

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

December 28, 2023

Location: Rusk County Government Center – LEC Board Room

Committee Present: M. Hraban, J. Kenyon, R. Tatur, M. Reynolds and T. Hauser.

A. Christianson absent.

County/City Staff Present: C. Meyer, J. Wilk, C. Swearing, D. Fleming, A. Christianson Jr. and G. Shilts

Others Present: E. Webster

CALL TO ORDER by Vice-Chair Tatur at 1:00 p.m.

APPROVAL OF MINUTES – November 30, 2023 Minutes

Motion by Hraban, seconded by Kenyon to approve the November 30, 2023 minutes as presented. Motion carried.

BUILDING/MAINTENANCE ISSUES:

ANIMAL SHELTER

Update cat room addition – Dawn Fleming, Animal Shelter Manager gave an update on the addition and the air flow quality in the current shelter.

LIBRARY

Update on HVAC work at Library – Christine Swearingen and Marty Reynolds gave an update on HVAC work at the Library.

Review status of lower level window repairs – Plywood is still in the place of the window on the lower level of the Library which the additional heater is positioned through the window.

MAINTENANCE

Report - Gary Shilts gave a report on work completed at JMC overseen facilities since previous meeting.

Report on progress on fabrication/installation of snow and ice guards over exterior meters, heating and cooling equipment, other wall and roof penetrations, and doors at all JMC managed locations. – Work is complete.

Requests for Rusk County maintenance department. - None

Action on Apex Engineering Proposal to design vehicle exhaust systems for Dahlstrom Trucking space at Fritz Avenue Plant. – Marty Reynold gave a report/update on the exhaust systems.

Motion by Kenyon, seconded by Hauser to approve the Contract for Apex Engineering not to exceed \$5,000.00 for Fritz and Enterprise Center for exhaust systems. Motion carried.

ADF PLANT –

Action to renew ADF lease – Al Jr. gave an update on the ADF lease renewal plus utilities. The base is \$2.69, 2024 - \$2.74, 2025 - \$2.79, 2026 - \$2.84, 2027 - \$2.89, 2028 - \$2.94 plus utilities was presented.

Motion by Kenyon, seconded by Hraban to approve the updated lease for ADF for the following years; 2024 - \$2.74, 2025 - \$2.79, 2026 - \$2.84, 2027 - \$2.89, 2028 - \$2.94 plus utilities. Motion carried.

DOUGHTY RD BUILDING – Tenant should be out by the end of the month.

ENTERPRISE CENTER

Report on tenant requests or concerns, if any – The back door has been open.

FRITZ AVENUE PLANT

Action to renew Dahlstrom Trucking lease – A lease was presented for Dahlstrom Trucking for one year. The committee would like to continue the discussion at the January 2024 meeting.

Report on recommendation for HVAC replacement / rehabilitation work. – The furnace needs to be repaired.

GATES AVENUE MFG. PLANT

Report on tenant requests or concerns – Discussed contracting Apex Engineering for an exhaust system in Gates and constructing a temporary wall.

JEZ RD. BUILDING – No report

APPRAISALS

Thought, if any, on recently provided appraisals – Discussed what to do in the future with the buildings.

PAST PROJECTS SUMMARY

Report on year to date revenues vs. expenditures by location – No report.

CHAIRMAN’S REPORT

Chairman’s report – No report.

SET DATE FOR THE NEXT JMC MEETING – Tentatively Thursday, January 25, 2024 at 1:00 p.m.

TOUR BUILDINGS AT 501 DOUGHTY RD. W. AND 1402 JEZ ROAD – This will be done in January.

ADJOURNMENT

Vice-Chair Tatur adjourned at 2:19 p.m.