



# RUSK COUNTY JOINT MANAGEMENT

FEBRUARY 29, 2024

## AGENDA

1:00 P.M.

### LOCATION: RUSK COUNTY GOVERNMENT CENTER LEC BOARD ROOM

**Notice: Committee Members-John Kenyon Al Christianson Sr., Randy Tatur, Mike Hraban, Tony Hauser, M. Reynolds. Staff -A. Christianson Jr., D. Fleming, A. Heath, C. Meyer, G. Shilts, C. Swearingen, J. Wilk.**

1. **CALL THE MEETING TO ORDER**
2. **TOUR**
  1. Tour of Fritz Ave Plant, led by Mr. Reynolds. This time at the start of the meeting is to accommodate the tenants.
3. **APPROVAL OF MINUTES**
  1. Approval of January 25, 2023, Committee minutes.
4. **BUILDING/MAINTENANCE ISSUES**
  - A. Animal Shelter
    1. Update cat room addition.
  - B. Library
    1. Update on HVAC work at Library.
    2. Review status of lower-level window and other repairs.
  - C. Maintenance
    1. Report on work completed at JMC overseen facilities since previous meeting.
    2. 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.
    3. Requests for Rusk County maintenance department.
    4. Possible action on Apex Engineering Proposal to design vehicle exhaust systems for Dahlstrom Trucking space at Fritz Avenue Plant, and for RCTC space at Enterprise Center.
  - D. ADF Plant.
  - E. Doughty Rd Building.
    1. Review proposals for design of long considered in-fill building and to authorize proceeding with that design work.
  - F. Enterprise Center
    1. Report on tenant requests or concerns, if any.
  - G. Fritz Avenue Plant
    1. Administrative Coordinator' report on Corporate Counsel's interpretation of lease language relating to utility costs and any recommended changes.
    2. Report on recommendation for HVAC replacement/rehabilitation work.
    3. Possible action on Dahlstrom Trucking lease.
  - H. Gates Avenue Mfg. Plant
    1. Action on request to lease space.
  - I. Jez Rd. Building
  - J. Farmer's Market/ Parking Lot
    1. Review/approve adding greenspace adjacent to planned market pavilion.
  - K. Past Projects Summary
    1. Report on year-to-date revenues vs. expenditures by location.
  - L. Chairman's Report
    1. Chairman's report on past accomplishments of the Joint Management Committee and comments on directions the Committee can take moving forward.
  - M. Closed Session – Announced by Chair
    1. Action to go into closed session under authority granted in S. 19.85 (1) (e) Wis. Stats. to deliberate or negotiate the purchasing of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; to wit; to consider and approve elements of a draft lease of proposed new space so that an offer can be structured for submission to the prospective tenant.

**Open session – Possible Motion on Topic of Closed Session**
  - N. Next meeting is tentatively Thursday, March 28, 2024, at 1 p.m.
5. **ADJOURN**