

# **RUSK COUNTY JOINT MANAGEMENT COMMITTEE**

**February 29, 2024**

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Location: Rusk County Government Center – LEC Board Room

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

County/City Staff Present: C. Meyer, J. Wilk, A. Heath, C. Swearing and A. Christianson Jr.

Others Present: E. Webster, R. Meszaro

**CALL TO ORDER** by Chair Christianson at 1:00 p.m.

## **TOUR**

Tour of Fritz Ave Plant, led by Mr. Reynolds. - Toured Fritz Ave Plant from 1:00 p.m. until 1:35 p.m., meeting will continue in the Rusk County Law Enforcement Center.

Return from recess at 1:43 p.m. in the LEC.

**APPROVAL OF MINUTES** – January 25, 2024 Minutes

*Motion by Tatur, seconded by Hraban to approve the January 25, 2024 minutes as presented. Motion carried.*

*Motion by Kenyon, seconded by Hauser to adjust the Agenda as requested by Chairman Christianson. Motion carried.*

## **BUILDING/MAINTENANCE ISSUES:**

DISCUSSION AND POSSIBLE MOTION

### **FARMER'S MARKET/ PARKING LOT**

Review/approve adding greenspace adjacent to planned market pavilion.

Administrator Christianson handed out options to add green space for the Farmers Market when putting up the pavilion. Discussion held.

*Motion by Tatur, seconded by Kenyon to approve options 1 and 2 for the Farmers Market Pavilion green space as amended.*

*Motion carried.*

*Motion by Tatur, seconded Kenyon to amend the motion to forward onto the Rusk County Property Committee. Motion carried.*

## **ANIMAL SHELTER**

Update cat room addition – Administrator Coordinator Heath gave an update on the Animal Shelter addition proposal for \$636,000.00. Discussion held.

## **LIBRARY**

The Library Agreement was handed out to all Committee members and questioned the invoice for maintenance. She would also like to be informed when maintenance is being done by the County or City Maintenance.

Update on HVAC work at Library – M. Reynolds gave an update on the HVAC work at the Library.

Review status of lower level window repairs – Chair Christianson spoke with Lechleitner Building about the window repair to the lower level in the Library.

## **MAINTENANCE**

Report on work completed at JMC overseen facilities since previous meeting.

Discussed the report that was given to the Committee.

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. – No Discussion.

Requests for Rusk County maintenance department. – No Discussion

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. – No Discussion.

**ADF PLANT** – No Discussion.

### **DOUGHTY RD BUILDING**

Review proposals for design of long considered in-fill building and to authorize proceeding with that design work. – A letter was read by Administrator Christianson.

### **ENTERPRISE CENTER**

Report on tenant requests or concerns, if any – Administrator Coordinator Heath gave a report on an abandoned Semi-Tractor at the Enterprise Center.

Approve revised and extended lease for RCTC space. – Chair Christianson explained the error made by himself on the Joint Management Agenda. The Chair has requested to change Agenda Item F2 to read Barefoot Painter space instead of RCTC. Mayor Christianson gave an overview of the extended lease requested.

*Motion by Hauser, seconded by Kenyon to approve the lease for Barefoot Painter for \$4.00 per square foot at the Enterprise Center. Motion carried.*

Enterprise boiler quotes. – The Facility Manager gave some replacement quotes (\$55,000.00 - \$95,000.00) for the boiler at the Enterprise Center to the Committee that is failing.

### **FRITZ AVENUE PLANT**

Administrative Coordinator's report on Corporate Counsel's interpretation of lease language relating to utility costs and any recommended changes. – Rusk County Admin Coordinator gave Corporation Council recommendation of the interpretation of the lease language related to utilities.

Report on recommendation for HVAC replacement/rehabilitation work. – No report.

Possible action on Dahlstrom Trucking lease. No report.

### **GATES AVENUE MFG. PLANT**

Report on request to lease space – Sam O'Keefe has requested to lease space in Gates Avenue building in March and April for \$2.00 per square foot plus utilities.

*Motion by Kenyon, seconded by Hraban to approve the lease to Sam O'Keefe for March and April for \$2.00 per square foot plus utilities. Motion carried.*

**JEZ RD. BUILDING** – No Discussion.

### **PAST PROJECTS SUMMARY**

Report on year to date revenues vs. expenditures by location – Finance Director J. Wilk gave an overview of the revenues and expenditures by location.

### **CHAIRMAN'S REPORT**

Chairman's report on past accomplishment of the Joint Management Committee and comments on directions the committee can take moving forward. – J. Kenyon read a letter written by the Chairman Christianson.

*Motion by Hauser, seconded by Kenyon to enter into closed session at 3:35 p.m. All responded yes.*

### **CLOSED SESSION** – Announced by Chair

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** – at 3:52 p.m.

Chair Christianson informed the public that the Joint Management Committee approved \$166,950.00 for engineering plans to infill the Jez Rd and Doughty Rd Building for 60,000 square footage paid by the City of Ladysmith.

**SET DATE FOR THE NEXT JMC MEETING** –Thursday, March 28, 2024 at 1:00 p.m.

**ADJOURNMENT**

*Motion by Hraban, seconded by Hauser to adjourn at 3:54 p.m. Motion carried.*