

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

October 11, 2021

Time: 11:30a.m.

Location: Rusk County Board Room – LEC

Committee Present: Randy Tatur, Marty Reynolds, Ken Brown, Tony Hauser, Calvin Vacho, Al Christianson

Staff Present: Andy Albarado, Miranda Kron, Connie Meyer, Hollis Helmecci (via BlueJeans), Kitzie Winters (via BlueJeans)

CALL TO ORDER by Chair Tatur at 11:32a.m

APPROVAL OF MINUTES

Motion by Brown, second by Hauser to approve September 13, 2021 minutes. Motion carried.

DISCUSSION/POSSIBLE MOTION

Library

Capital Projects & Facility Maintenance Issues: Concerns of the function of the Fire Alarm which is out of date and is the original alarm installed when the building was built. The cost estimate to replace the alarm is \$19,657.00 to purchase outright or \$11,500.00 and \$255.00 per mo. for 36 mo. to rent to own. Cost reviewed with committee and the Library Board will review at the next Library meeting.

Renovation Updates/EFIS Timeline: The Contractor has concerns with the EFIS construction and will not guarantee the work if the weather is too cold which would increase the cost of installation due to extra measures taken during installation. The timeline of the EFIS should be minimum 40 degrees for 24-36 hours and will take a total of 5 days to complete start to finish. Another option is waiting for spring to install the new EFIS. The Committee members elect to wait until spring to have the EFIS put on vs paying additional cost to have the contractor heat-up prior to application.

Addressing Building Deficiencies: Center for Independent Living for Central Wisconsin documents presented as a request from the Library Director. The did a walk-through of the building and gave a list of items to be addressed within the library that were not ADA compliant. A list was sent to the Director prioritizing the items that need attention and to be completed to be compliant. IFLIS Grant will pay the fee of \$975.00 for the request. Future JM meeting to discuss with Library Board to have recommendations addressed to be ADA Compliant. Discussion on employee hours and wage report.

HVAC Report: No report.

Animal Shelter

Capital Projects and Facility Maintenance Issues: No report

Visitor's Center

Capital Projects and Facility Maintenance and Operation Issues: No report.
Parking lot will be sealed and painted at no cost to the County or City.

Joint Industrial Property Report

- Fritz Ave Multi-Tenant Building
Update on Maintenance Issues: No report.

Lease Proposal – Reynolds Properties:

The lease with Reynolds Property/Marshfield clinic was approved earlier this summer. Mr Reynolds would like to discuss new lease agreement due to maintenance in the building before it being used. He has proposed \$2.50/sq. foot plus utilities for the first 10 years. Documents presented to committee by Marty Reynolds for review. Marty left the meeting at 12:32p.m. due to conflict of interest.

Motion by Vacho, second by Brown to approve the new lease for \$2.50/sq. foot plus utilities for the first 10 years. Motion carried.

- Forest Industry Park
Meadowbrook Rd – Indeck: No report.
501 Doughty Rd: Lease is signed and will begin 01/01/2022
1402 Jez Rd – Forest Industry Warehouse: Appraisal ordered, approximately a 6wk waiting time until it will be completed.
ADF – Update on Maintenance Issues/HVAC Compressor Replacement: Concrete work being completed; seal and paint of the parking lot may have to wait. The roof leak is fixed. The AC Compressor is out and the cost estimate is \$10,559.00 to replace one compressor. Reynolds recommends doing a price check on replacing the whole unit due to the age of the AC unit. Andy will get cost estimate for full replacement.

Other Discussions, Reports, and Updates

Update Methodist Church Demolition: The timeline remains the same to start demo.

5R Trailers: Marty Reynolds went with the DNR to take pictures of assessable trailer with contents inside.

Motion to adjourn at 12:43p.m.

Adjournment