

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

June 29, 2023

Location: Rusk County Government Center – LEC Board Room

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

County Staff Present: J. Buchholz-Jones, C. Meyer, D. Fleming, A. Heath, A. Rathsack and G. Shilts

City Staff Present: A. Christianson Jr.

Others Present: E. Webster, C. Swearing, M. Reynolds and J. Spooner.

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

APPROVAL OF MINUTES – May 25, 2023 Minutes

Motion by Hraban, seconded by Reynolds to approve the May 25, 2023 minutes as presented. Motion carried.

LIBRARY

Open Proposal(s) for HVAC for the Library – Bids are as follows:

Chippewa Valley Mechanical \$145,950.00

Northwest Refrigeration Services \$97,878.00

Doug's Plumbing and Heating \$67,445.00

Report on progress on Lechleitner Builders Contract.

Will resume work on the Library exterior in August.

BUILDING/MAINTENANCE ISSUES:

ANIMAL SHELTER

Report on project to add space for cats.

Joanne Spooner gave an overview of the Building Expenses for the Animal Shelter when it was built.

Review quote for paving access and parking areas and note need for budgetary approval.

Gary Shilts reported on the paving at the Shelter.

ENTERPRISE CENTER

Action on response(s) to RFP for vacant space.

Due on June 20th for the Proposed use of Space, Barefoot Painter LLC would like to lease for \$3.75 sq. ft, \$9,150.00 per year. County would like a security deposit of 1 month rent on new leases. Discussion held.

Motion by Kenyon, seconded by Tatur to accept Barefoot Painter LLC for \$3.75 sq. ft. at the vacant space. Motion carried.

Approval of contract cleaning service.

Discussed the approval of a cleaning service of the common area at the Enterprise Center.

Motion by Kenyon, seconded by Hraban to hire a cleaning service (George Lawrence) to clean for \$30.00 per hour for up to 5 hours per week. Motion carried.

GATES AVENUE MFG. PLANT

Report on tenant requests or concerns.

West Cove Lanes is leasing of April of 2022 and has lapsed in May, June has not been paid.

Motion by Kenyon, seconded by Hauser to allow month to month lease contingent on lease payment for June 2023. Motion carried.

Discussion and possible action on renewal/eviction of tenant in default of lease. No Report

MAINTENANCE

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

Gary emailed a report on overseen facilities work to all Committee members.

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 Report.

Requests for Rusk County maintenance department - None

Action on Apex Engineering Proposal to design vehicle exhaust systems for Enterprise Center, Gates Avenue Plant, and Jez Rd. building. Attachment - Chair handed out an engineering Proposal from Apex.

ADF PLANT

Approval of electrical upgrades in lieu of rent paid for by tenant.

Ashley Heath gave a report on the tenant paying for electrical services in lieu of rent.

Motion by Hraban, seconded by Hauser to approve the electrical upgrade in lieu of rent paid by tenant and send a letter to request approval from the County/City before proceeding with work on the building in lieu of rent. Motion carried.

Report/action on Proposal to pave dumpster access area on west side of facility.

Gary gave a proposal to pave dumpster access area on the west side of the facility for \$43,532.67 from the Rusk County Highway Department. Discussion held.

DOUGHTY RD BUILDING

Action to authorize purchase of rain handlers.

Discussed installing the rain handlers and purchasing more.

Action to rent lift to facilitate installation of rain handlers on west side – No Discussion

Action to authorize layout design to link Jez Rd. buildings at a cost of \$1,600 (SEH).

Discussed the authorize layout design to link the buildings together.

Motion by Hauser, seconded by Hauser to authorize layout design to link Jez Rd building. Motion carried.

FRITZ AVENUE PLANT

Report on recommendation for HVAC replacement/rehabilitation work.

Report on mold remediation work. - No report.

JEZ RD. BUILDING – No Report

APPRAISALS

Administrative Coordinator report and action on appraisal Proposals for the following addresses: 501 Doughty Rd. W.; 1402 Jez Road; and, 1101 Barnett Rd. (Enterprise Center). on proceeding.

Ashley Heath would like to proceed with appraisal for the Joint Management buildings.

Motion by Hraban, seconded by Kenyon to approve hiring an Appraiser to appraise Joint Management Buildings not to exceed \$4,750.00. Motion carried.

PAST PROJECTS SUMMARY

CORRESPONDENCE

Chairman's report, including potential new joint project option, and clarification of a point made in April 12, letter from City to County.

Chair spoke about Economic Development.

Motion by Hauser, seconded by Hraban to enter into Closed Session at 2:30 p.m. All responded yes.

CLOSED SESSION – announced by the Joint Management 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 properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session; to wit; to consider purchase of a manufacturing facility which is currently available for sale.

OPEN SESSION – 2:35 p.m.

ADJOURNMENT

Motion by Hauser, seconded by Hraban to adjourn at 2:36 p.m. Motion carried.