

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

May 4, 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: C. Meyer, D. Fleming, A. Heath and G. Shilts

City Staff Present: A. Christianson

Others Present: A. Rathsack, E. Webster, C. Swearing, M. Reynolds, J. Spooner, P. Carow, M. Mendleski and T. Wedwick

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

APPROVAL OF MINUTES – April 27, 2023 Minutes

Motion by Hraban, seconded by Hauser to approve the April 27, 2023 Minutes. Motion carried.

BUILDING/MAINTENANCE ISSUES:

ANIMAL SHELTER

Review status of project to add space for cats to include available funding, next steps to develop and pay for approved plans, proposed timeline and other important considerations.

Terry Wedwick, Chairman of Animal Control Committee gave a proposed rough draft of the cat room addition at the Animal Shelter. The next step to proceed with the addition includes a quote from Tony Lumber, getting bids and securing the funds for the addition. J. Spooner and P. Carow informed the Committee on funding available for the addition.

Review quote, if available, for paving access and parking areas – No report.

LIBRARY

Proposal(s) for HVAC work at Library are due May 17th, with walk thru held on May 2nd.

Chair advised of the walk through at the Library on May 2nd for the HVAC work.

Action on mold remediation Proposal: \$3,928.67.

Motion by Hraban, seconded by Hauser to approve the remediate on the mold from the library windows removed for \$3,928.67.

Motion carried.

MAINTENANCE

R.C. Maintenance Dept. report of work completed at above listed facilities since previous meeting. – No report.

Action on inventory of exterior meters, heating equipment and components at all locations, which would benefit from installation of ice/snow shields, using Westlake example.

Chair spoke about the issues of the ice/snow shields for all buildings that may need to be installed.

Motion by Hauser, seconded by Kenyon to do an inventory of all buildings to see what ice/snow shields need to be installed.

Motion carried.

Other comments to or from County maintenance department. - None

Consider/approve Apex Proposal to design vehicle exhaust systems for Enterprise Center, Gates Avenue Plant, and Jez Rd. building.

Chair handed out an APEX Engineering HVAC system quote for proper ventilation and an email from Gary Shilts, Rusk County Facility Manager about removal of County stored items.

Action on Proposal to perform mold remediation at Fritz Avenue Plant, Enterprise Center or other impacted facilities. Discussion held.

ADF PLANT

Determine whether paving project at west end is on Highway Department's work schedule and possible action to approve. – No Report.

DOUGHTY RD BUILDING

Consider/approve Proposal, if any, to rent lift to facilitate installation of rain handlers on west side.

Discussed the rain handlers that will be installed and when a lift can be obtained.

Consider undertaking preliminary planning (only) to link Jez Rd. buildings, and why. – No Report.

ENTERPRISE CENTER

Review and possible approval of draft RFP for recently vacated space, if available. – No Report.

FRITZ AVENUE PLANT

Consider/approve Proposal(s), if any, for rehabilitation work. – No Report.

Consider whether or not to make this property available for sale; at what price; and with what protections for current tenants. No Report.

Action on mold remediation Proposal: \$8,030.06.

Discussed the proposal of the mold remediation, it's the consensus of the Committee that the quote is high and needs to be looked into before approval.

GATES AVENUE MFG. PLANT

Consider whether or not to make this property available for sale or to revise lease rates. – No Report.

Action to authorize mold sampling.

Motion by Kenyon, seconded by Hraban to authorize Gary Shilts, Rusk County Facility Manager to do mold sampling at Gates Avenue MFS Plant. Motion carried.

JEZ RD. BUILDING – No Report.

APPRAISALS

Possible action to approve appraisals at any or all of the following addresses: 501 Doughty Rd. W.; 1402 Jez Road; and, 1101 Barnett Rd. (Enterprise Center).

Discussion held on reasons to do appraisals proposed by Chair Christianson.

POTENTIAL PURCHASE/SALE OF PROPERTY

Review of past Ladysmith ED projects, most of which were sold or, if not, leased owing to mortgages or tenant's preference.

Chair handed out list of City Only Economic Development Projects and gave an overview indicating if they have been sold and on the tax roll.

Importance of ED efforts as demonstrated by past projects.

Chair handed out list of projects initiated by or overseen by Joint Management and gave his overview.

The next meeting will be on May 25 at 1:00 p.m. in the LEC.

ADJOURNMENT

Motion by Hraban, seconded by Kenyon to adjourn at 2:29 p.m. Motion carried.