

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

November 30, 2023

Location: Rusk County Government Center – LEC Board Room

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

County Staff Present: C. Meyer and G. Shilts

City Staff Present: A. Christianson Jr.

Others Present: E. Webster

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

APPROVAL OF MINUTES – October 26, 2023 Minutes

Motion by Tatur, seconded by Hauser to approve the October 26, 2023 minutes as presented. Motion carried.

BUILDING/MAINTENANCE ISSUES:

ANIMAL SHELTER

Action to approve new designer selection and cost of design of cat room addition

County Board and City Council has approved the plans for the cat room addition.

Review quote for paving access and parking areas and need for 2024 budgetary approval – No report.

LIBRARY

Action on Proposal(s) for HVAC work at Library

Marty spoke with Doug Verdegan/Doug's Heating and Plumbing and the boiler has not been received for installation. Facility Manger will put a heater in the basement area.

Review status of lower level window repairs

Discussed the windows that are currently boarded up.

MAINTENANCE

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

Facility Manager gave a report on work completed at JMC facilities.

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. - No Report.

Action on Apex Engineering Proposal to design vehicle exhaust systems for Dahlstrom Trucking space at Fritz Avenue Plant. - No Report.

Action to establish policy requiring first contact on maintenance needs by tenants to be made with County Facilities manager, or manager's designee, and determine who will make contacts with tenants. - No Report.

ADF PLANT – No Report.

DOUGHTY RD BUILDING – No Report.

ENTERPRISE CENTER

Report on tenant requests or concerns, if any – Nothing to report.

FRITZ AVENUE PLANT

Report on recommendation for HVAC replacement/rehabilitation work – Discussed replacing the HVAC.

Action to renew Rockwell 2 and Rockwell 3 leases.

The City Administrator gave an overview of the proposed lease for Rockwell for the Fritz II and Fritz III buildings.

Motion by Kenyon, seconded by Hraban to approve the lease to Rockwell for Fritz II in 2024 \$1.66/10,320 sq. ft. and Fritz III buildings for the next five years 2024-\$1.70, 2025-\$1.73, 2026-\$1.76, 2027-\$1.79, 2027-\$1.82 for 15,341 sq. ft. .

Motion carried.

GATES AVENUE MFG. PLANT

Report on tenant requests or concerns, if any

Action to renew Bioregion lease

The City Administrator gave an overview of the proposed lease agreement with Bioregion for the next 2 years for 12,000 sq. ft. at the Gates Avenue Plant.

Motion by Hraban, seconded by Hauser to approve the lease for Bioregion for the next 2 years for 12,000 sq. ft. Motion carried. Kenyon abstained.

JEZ RD. BUILDING – Discussed the unlocked door at the building.

APPRAISALS

Thought, if any, on recently provided appraisals – Discussed replacement cost of buildings vs the appraisals by Garculak Appraisal.

PAST PROJECTS SUMMARY

Report on year to date revenues vs. expenditures by location – No Report.

CHAIRMAN'S REPORT

Chairman's report – No Report.

SET DATE FOR THE NEXT JMC MEETING – Tentatively Thursday, December 28, 2023 at 1:00 p.m.

TOUR GATES AVENUE PLANT – Committee recessed from the LEC and reconvened at the Gates Avenue Plant.

ADJOURNMENT

Chair adjourned at 2:32 p.m. at the Gates Avenue Plant.