

RUSK COUNTY JOINT MANAGEMENT COMMITTEE

October 26, 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 and G. Shilts

City Staff Present: A. Christianson Jr., R. Grotzinger

Others Present: E. Webster

CALL TO ORDER by Chair Christianson at 1:01 p.m.

APPROVAL OF MINUTES – September 28, 2023 Minutes

Motion by Hraban, seconded by Kenyon to approve the September 28, 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

Dawn Fleming, Animal Control Officer and Chairman of Animal Control T. Wedwick requested approval of RFQ for the addition to the Animal Shelter for a cat room from Dimension IV Madison Design Group for \$11,500.00 with \$5,000.00 in kind with a \$6,500.00 remaining balance.

Motion by Hraban, seconded by Tatur to approve Dimension IV Madison Design Group Architect for \$11,500.00 with \$5,000.00 in kind and final payment of \$6,500.00. Motion carried.

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 – Gary Shilts – Facility Manager spoke with Doug Verdegan who will be working on the HVAC work the first week of November at the Library.

Report on progress on Lechleitner Builders Contract, and action on invoice for 2023 new mobilization – No Report

MAINTENANCE

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

Gary Shilts, Facility Manager gave an overview of his report on the Joint Management Buildings.

ADF PLANT – No Report

DOUGHTY RD BUILDING

Action to authorize purchase of rain handlers – Rain handlers can not be found to purchase.

Action to rent lift to facilitate installation of rain handlers on west side – Lift will be rented if and when we purchase enough rain handlers for the building.

ENTERPRISE CENTER

Report on tenant requests or concerns, if any – Tenant RCTC purchased a new phone system. The boiler system is being maintained and will likely need to be replaced.

FRITZ AVENUE PLANT

Report on recommendation for HVAC replacement/rehabilitation work – Marty and Gary will look at the heating system and make recommendations.

GATES AVENUE MFG. PLANT

Report on tenant requests or concerns, if any – They will have a brief tour of the plant at the end of the meeting and a door has been dented that Rands will be taking care of.

See item N, below.

JEZ RD. BUILDING – Tatur had a call and would like to make an offer and would be discussed.

APPRAISALS

Review appraisals of joint properties and submit invoice for same.

Chair Christianson handed out the Appraisal report from Gargulak Appraisal Services, LLC of the Enterprise Center - \$802,000.00, ADF Industrial Building - \$702,000.00, Doughty Road Industrial Building - \$600,000.00 and Jezz Road Industrial Building - \$377,000.00.

Motion by Kenyon, seconded by Hraban to approve Gargulak Appraisal Service invoice for \$7,750.00. Motion carried.

PAST PROJECTS SUMMARY

Report on year to date revenues vs. expenditures by location. – It was noted that Mrs. Wilk provided this to Chair Christianson, who thanked her for doing so.

CHAIRMAN’S REPORT

Chairman’s report – No Report

TOUR GATES AVENUE PLANT

SET DATE FOR THE NEXT JMC MEETING – Thursday, November 30, 2023 at 1:00 p.m.

ADJOURNMENT

Motion by Tatur, seconded by Hraban to adjourn at 2:13 p.m. Motion carried.