

## **MARCH 17, 2021 PROPERTY COMMITTEE MEETING MINUTES**

5:15 PM Meeting at Ladysmith City Hall Council Chambers. Members present: Bill Morgan, Mark Platteter, John Kenyon

Others present: Asst. DPW- Doug Parker, Admin- Alan Christianson, Mayor-Kalvin Vacho, Councilman Marty Reynolds.

### **Call to Order:**

Chair Bill Morgan called the meeting to order at 5:15 PM.

### **Old Public Works Shop:**

Demo old shop building at 300 Miner Ave W or lease to Jaycees was the topic of discussion. DPW Gorsegner reported that heating and electric cost the city \$570 +or- per month this past winter with minimal heat and electric use. The Jaycees currently lease a tin shed from Rusk County but the area is crowded and makes work on floats difficult. Mr. Reynolds supports the use of the building as long as the building is usable and able to be leased out and also supported demolishing the building should it become a liability and/or a downtown eyesore. DPW Gorsegner would like to salvage useful components from the building for other city owned buildings before the building is scheduled for demo. Administrator Christianson will talk with the Ladysmith Jaycees and discuss leasing options and insurance requirements on the old shop building at 300 Miner Ave W. This item will be discussed at a future Property Committee Meeting.

### **Auction Unused Items:**

Administrator Christianson asked permission to sell the score board at the Mount Senario Athletic Field and an Air handler unit in storage.

*Motion by Bill Morgan to recommend Council approve selling the score board and air handler unit, Second by John Kenyon. Motion carried by voice vote.*

### **Visitors Center/Boxcar/Caboose:**

Chair Morgan shared background information about the property in and around the Visitors Center. The property was WDOT Hwy 27 ROW then sold to Russ Thompson who then sold the property to the City who filled in the low-lying area and built the Visitors Center. The Thompsons have supported the Visitors Center and Rail Display development but have declined to sign the easement allowing state approved plans to be prepared for a new covering for the caboose and boxcar. The current blacktop access road on the east side of the Visitors Center is on Thompson's property. Mr. Thompson cites the reason for declining the easement is lack of visibility for his business. Mr. Morgan advocated for a "Thompson Excavating" sign to be erected on the south side of Fritz Ave W @ Hwy 27 in trade for the easement. Mr. Gorsegner noted that any signage along Hwy 27 needs WDOT / DNR approval. Mr. Christianson will look into the possibility of noted signage.

Chair Morgan noted the poor condition of the boxcar ramp, SOO line display ramp and fading paint on the flatcar shed. Mr. Morgan then provided a verbal quote of \$1,800 from Dave Roth to power wash and paint the two ramps and flatcar shed. Mr. Kenyon noted repairs are needed on the ramps prior to painting.

Chair Morgan said he had talked with Paula Carow who donated some steel grates that can be used to cover three opening on the SOO Rail Display. Mr. Morgan reported he had talked with Dave Bailey who provided a verbal quote of \$600.00 to alter the steel grates/ make mounting brackets and install over the three opening within the rail display.

Chair Morgan said he had talked with JL Electric about completing the lighting in the newly completed portion of the SOO Rail Display covering. A verbal quote of \$5000.00 was reported by Mr. Morgan from JL Electric to complete lighting.

Chair Morgan reported the grounds around the SOO Rail Display are a mess after Verdegan Construction completed the rail display cover extension. Mr. Morgan is working with Thompson excavating to repair the damage.

*Motion by Bill Morgan to recommend Council approve verbal quotes from Dave Roth \$1,800 power wash & paint ramps & flatcar shed, Dave Bailey \$600 alter and mount steel grates over three rail display openings, \$5,000 JL Electric complete rail extension covering lighting, Second by John Kenyon. Motion carried by voice vote.*

**Fire Dept. Wall / Foundation:**

Chair Morgan reported he is concerned about moisture being trapped in the emergency services (Fire Dept.) walls since no weep holes are visible. Paul Giencke had repaired part of the upper masonry weep holes on the building in 2020. Mr. Morgan has received a verbal quote of \$500 from Mr. Giencke to investigate the lower walls for moisture problems. This investigation will most likely involve core drilling specific locations around the building perimeter.

*Motion by John Kenyon to recommend Police & fire Commission approve the investigation expense of \$500 as a maintenance expense to the fire Dept., Second by Mark Platteter. Motion carried by voice vote.*

**Adjourn:**

Meeting adjourned 5:57 PM by Chair Morgan

Minutes by Doug Parker 3/18/21