

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
TUESDAY, JANUARY 3, 2017**

The Tuesday, January 3, 2017 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members present were: Ald. Brandel, Ald. Peachey, Ald. Miller, Ald. Krause, Ald. Horn, Ald. Tully and Ald. Lares. Absent: Ald. Beyer. Also present were: City Administrator Freitag, Engineer Pinnow, City Attorney Brantmeier and City Clerk/Deputy Treasurer Kuehl.

PUBLIC PARTICIPATION

None.

Mayor Oppermann read thank you cards from several City staff members for the Chamber gift certificates they received from the Mayor and Council.

RESOLUTION NO. 91 - CONSENT AGENDA

Ald. Horn introduced Resolution No. 91.

**CITY OF JEFFERSON
RESOLUTION NO. 91**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for January 3, 2017 is hereby adopted.

- A. Vouchers Payable for December, 2016 in the amount of \$49, 496.21 and January, 2017 in the amount of \$53,527.98. Payroll Summary for December 23, 2016 in the amount of \$157,042.91
- B. Council Minutes from the December 20, 2016 Meetings of the Common Council.
- C. Licenses as Approved by the Regulatory Committee.
 1. Operator's Licenses
 2. Special Class B Licenses

Ald. Horn, seconded by Ald. Lares moved to approve Resolution No. 91. Motion carried unanimously on call of the roll with Ald. Tully abstaining from the minutes.

RESOLUTION NO. 92 – APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 7, CITY OF JEFFERSON, WISCONSIN

Ald. Brandel introduced Resolution No. 92

**CITY OF JEFFERSON
RESOLUTION NO. 92**

WHEREAS, the City of Jefferson (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on February 21, 2012 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Jefferson County, the Jefferson School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the RDA, on December 21, 2016 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the RDA designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the RDA must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

THEREFORE, BE IT RESOLVED by the Common Council of the City of Jefferson that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 7, City of Jefferson", are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2017.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains a mixed-use district based on the identification and classification of the property included within the District; and
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property within the territory to be added to the District by amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that none of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs of the District relate directly to promoting mixed-use development in the District consistent with the purpose for which the District was created.
 - (g) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (h) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The amended Project Plan for "Tax Incremental District No. 7, City of Jefferson" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2017, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Ald. Brandel, seconded by Ald. Miller moved to approve Resolution No. 92. Motion carried unanimously on call of the roll.

RESOLUTION NO. 93 – AUTHORIZING THE CITY OF JEFFERSON TO ENGAGE THE SERVICES OF BAKER TILLY VIRCHOW KRAUSE, LLP FOR A SANITARY SEWER RATE STUDY

Ald. Peachey introduced Resolution No. 93.

**CITY OF JEFFERSON
RESOLUTION NO. 93**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the City Administrator and Wastewater Utility Superintendent to engage the services of Baker Tilly Virchow Krause, LLP, for the purpose of completing a sanitary sewer rate study in an amount not to exceed \$15,000.

Ald. Peachey, seconded by Ald. Brandel moved to approve Resolution No. 93. Motion carried unanimously on call of the roll.

RESOLUTION NO. 94 - AUTHORIZING A PROCEDURE TO DISPOSE OF SURPLUS PROPERTY LOCATED AT 321 THRUSH LANE

Ald. Krause introduced Resolution No. 94.

**CITY OF JEFFERSON
RESOLUTION NO. 94**

WHEREAS, the City of Jefferson recently obtained title to a single family lot located at 321 Thrush Lane in the form of a donation by the previous owner; and

WHEREAS, the Finance Committee has determined that the property is surplus real estate and is advising that the City take steps to sell the property to the highest bidder; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it hereby directs the City Administrator, City Finance Director, and City Attorney to sell the single family lot located 321 Thrush Lane to the highest bidder subject to the following parameters:

- Property to be sold to the highest bidder per the submittal of sealed bids following advertising in the local news media;
- Interested parties be given 45 days following advertising in the local news media to submit a sealed bid to the City Administrator;
- Interested parties being noticed that any perspective purchaser must assume responsibility for all special assessments levied against the property, including a special assessment for the extension of public sewer service to the property in 2010;
- Property to be deed restricted so as to require the construction of a single family residence on the property with construction commencing within 12 months of closing on the property and completion of the improvement within 24 months of closing on the property as determined by the issuance of an occupancy permit; and

- City shall maintain the opportunity to re-acquire the property if construction of a single family residence does not commence within 12 months of closing at the original selling price;
- City has not established a minimum selling price but maintains the ability to reject any all bids that may be less than the fair market value of the real estate as determined by the Common Council; and
- Common Council shall reject all bids or sell the property to the best bidder within 30 days of the bid deadline as determined by the City Administrator.

Ald. Krause, seconded by Ald. Horn moved to approve Resolution No. 94. Motion carried unanimously on call of the roll.

Ald. Peachey seconded by Ald. Lares moved to adjourn the January 3, 2017 meeting of the Common Council at 7:25 p.m. On a voice vote, motion carried unanimously.

The minutes of the January 3, 2017 meeting of the Common Council are uncorrected. Any corrections made thereto will be noted in the proceedings at which time the minutes are approved and referenced above.