

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, JULY 6, 2021**

The Tuesday, July 6, 2021 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Member's present were: Ald. Neils, Ald. Beyer, Ald. Teeter, Ald. Brandel, Ald. Young, Ald. Miller, Ald. Lares and Ald. Tully. Absent: None. Also present were: City Administrator Freitag, Attorney Rogers, City Engineer Pinnow, City Clerk/Deputy Treasurer Copsey, and Police Captain Richter.

PUBLIC PARTICIPATION

None.

PRESENTATION: BIRD CITY OF WISCONSIN DESIGNATION

Chuck from Bird City of Wisconsin came to congratulate and honor the City on becoming a Bird City Wisconsin member. He went over all of the great things that the City has done to become a Bird City Wisconsin member.

ORDINANCE REPEALING AND RE-ENACTING THE ZONING ORDINANCE OF THE CITY OF JEFFERSON, WISCONSIN.

(To be introduced for its first reading by Ald. Brandel.)

**CITY OF JEFFERSON
ORDINANCE NO. 5-21**

WHEREAS, the City Council of the City of Jefferson ordains as follows:

WHEREAS, the City developed and adopted a new Zoning Ordinance in an effort to protect property values, create an environment in which reinvestment is encouraged, establish clear development procedures, and match regulations to the City's existing and/or desired future land use pattern; and

WHEREAS, the Plan Commission has reviewed changes to the locations of existing zoning districts on a proposed zoning district map; and

WHEREAS, the City hosted open to the public meetings throughout the process as an opportunity for residents and property owners to ask questions and provide comments regarding a proposed new City-wide zoning map; and

WHEREAS, a Public Hearing was noticed and held on June 22, 2021 for the purpose of hearing citizen comments on the proposed zoning changes; and

WHEREAS, the Plan Commission recommended approving zoning changes as shown on the "City of Jefferson Zoning Map".

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Jefferson approves the “City of Jefferson Zoning Map” as the City’s official zoning map, replacing all previously approved zoning maps.

FURTHERMORE, be is also resolved that Chapter 300: Zoning Ordinance of the City of Jefferson, adopted on July 20, 2021, and the Official Zoning Map shall be effective as of September 1, 2021.

ORDINANCE TO REPEAL AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF JEFFERSON, WISCONSIN.

(To be introduced for its first reading by Ald. Miller.)

**CITY OF JEFFERSON
ORDINANCE NO. 6-21**

WHEREAS, the City Council of the City of Jefferson ordains as follows:

WHEREAS, the City developed and adopted a new Zoning Ordinance in an effort to protect property values, create an environment in which reinvestment is encouraged, establish clear development procedures, and match regulations to the City’s existing and/or desired future land use pattern; and

WHEREAS, the Plan Commission has reviewed changes to the locations of existing zoning districts on a proposed zoning district map; and

WHEREAS, the City hosted open to the public meetings throughout the process as an opportunity for residents and property owners to ask questions and provide comments regarding a proposed new City-wide zoning map; and

WHEREAS, a Public Hearing was noticed and held on June 22, 2021 for the purpose of hearing citizen comments on the proposed zoning changes; and

WHEREAS, the Plan Commission recommended approving zoning changes as shown on the “City of Jefferson Zoning Map”.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Jefferson approves the “City of Jefferson Zoning Map” as the City’s official zoning map, replacing all previously approved zoning maps.

FURTHERMORE, be is also resolved that Chapter 300: Zoning Ordinance of the City of Jefferson, adopted on July 6, 2021, and the Official Zoning Map shall be effective as of September 1, 2021.

ORDINANCE AMENDING THE NUMBER OF CLAS A INTOXICATION LIQUOR LICENSES THAT MAY BE ISSUED IN THE CITY OF JEFFERSON, WISCONSIN.

(To be introduced for its first reading by Ald. Young.)

**CITY OF JEFFERSON
ORDINANCE NO. 7-21**

(To be introduced for first reading by Ald Young.)

WHEREAS, the City of Jefferson (the City) has adopted provisions in its municipal code of ordinances regulating the number of “Class A” intoxicating liquor licenses that the City may issue; and

WHEREAS, the City has recently removed a provision in its code prohibiting the issuance of “Class A” intoxicating liquor licenses upon premises where the sale of gasoline is conducted or carried on; and

WHEREAS, the City believes that, as a result, there will be a higher demand for “Class A” intoxicating liquor licenses.

NOW THEREFORE, the Common Council does hereby ordain as follows:

Section 1. Section 160-5(E)1 of the code of the City of Jefferson is deleted in its entirety and restated to read that the City shall issue not more than 12 “Class A” intoxicating liquor licenses.

Section 2. This Ordinance shall be effective on the date after its enactment and publication of this ordinance as required by law.

CONSENT AGENDA

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 27**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for July 6, 2021 is hereby adopted.

- A. Vouchers Payable for July 2021 in the amount of \$887,384.06. Payroll Summary for June 18, 2021 in the amount of \$179,547.41.
- B. Council Minutes from June 15, 2021 of the Common Council.
- C. School District Facility Use Agreement.
- D. Licenses as Approved by the Regulatory Committee.
 1. Operator’s Licenses.
 2. Class B Picnic License – Jefferson Live Music Foundation.
 3. Sales of Goods in the ROW-2 Can Smoke BBQ.

Ald. Beyer, seconded by Ald. Lares moved to approve Resolution No. 27. On call of the roll, Motion carried unanimously with Ald. Lares and Ald. Miller abstaining from the minutes.

**AUTHORIZING HIRING OF MSA PROFESSIONAL SERVICES, INC FOR CONSTRUCTION
ADMINISTRATION**

(To be introduced by Ald Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 28**

WHEREAS, MSA Professional Services, Inc. (MSA) has provided the City of Jefferson a proposal and contract for providing construction management services for the residential development of Meadows Estates Subdivision; and,

WHEREAS, proposed services in the amount of \$65,400 include construction administration, construction staking, construction observation, post construction record drawings and completion of a Certified Survey Map for street dedication; and

WHEREAS, the Finance Committee recommends retaining MSA for the above described services; and

WHEREAS, these engineering services will be paid for from Tax Incremental District #8;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein approves an Agreement with MSA Professional Services Inc. to provide construction administration services for Meadows Estates Subdivision at a cost of \$66,700.

BE IT FURTHER RESOLVED, by the Common Council that the City Administrator is authorized to execute said Agreement on behalf of the City of Jefferson after review by the City Attorney.

Ald. Neils, seconded by Ald. Tully moved to approve Resolution No. 28. On call of the roll, Motion carried unanimously.

AUTHORIZING THE SUBORDINATION OF MORTGAGES

(To be introduced by Ald Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 29**

RESOLUTION AUTHORIZING THE SUBORDINATION OF MORTGAGES

WHEREAS, a corporate entity known as Chady Properties, LLC owns a property located at 111 S. Main Street, Jefferson, Wisconsin (hereinafter the Property), and

WHEREAS, until recently, the Property was subject to the following mortgage liens set forth below, in order of priority:

- A. Mortgage to Premier Bank in the original amount of \$195,000 and recorded on September 5, 2017;
- B. Mortgage to the City of Jefferson in the original amount of \$50,000 and recorded on September 5, 2017;

C. Mortgage to the City of Jefferson in the original amount of \$15,000 and recorded on January 18, 2018; and

WHEREAS, the current balances on the mortgages to the City of Jefferson are respectively, \$36,280 and \$11,900; and

WHEREAS, Chady Properties, LLC has borrowed additional sums from Premier Bank to refurbish and improve the property; and

WHEREAS, the new mortgage note to Premier Bank is now \$205,000; and

WHEREAS, both Chady Properties, LLC and Premier Bank wish the City of Jefferson to subordinate its existing mortgage liens on the property so that Premier Bank’s lien remains primary.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin, that City staff is hereby authorized to execute any document necessary to subordinate the City’s mortgage liens to the one held by Premier Bank existing on the property.

Ald. Tully, seconded by Ald. Young moved to approve Resolution No. 29. On call of the roll, Motion carried unanimously.

AUTHORIZING AWARD OF CONTRACT B FOR THE CONSERVANCY PLACE SUBDIVISION CONSTRUCTION

(To be introduced by Ald Lares.)

**CITY OF JEFFERSON
RESOLUTION NO. 30**

WHEREAS, the City of Jefferson received one bid from contractors interested in completing the construction for **Contract B for the CONSERVANCY PLACE SUBDIVISION IMPROVEMENTS project**; and

WHEREAS, the value of the lowest bidder is included in the following table:

Company	Base Bid
Gallitz Grading Inc.	\$361,511.00

WHEREAS, the overall bid scope of work included Stormwater pond excavation, additional lot grading, topsoil seeding, fertilizing and mulching and miscellaneous items; and

WHEREAS, the project budget for this scope was \$215,000; and

WHEREAS, the City of Jefferson and Gallitz Grading have negotiated a change order with modified scope in grading to provide a credit of \$151,000 with a resulting bid of \$210,511; and

WHEREAS, Town & Country Engineering and City staff reviewed the project bid results and recommends award of the Base bid with accepted Change Order #1 for Contract B of Conservancy Place subdivision in the amount of \$210,511; and

WHEREAS, funds for this project have been allocated in the City's Capital Improvement Fund and Stormwater Improvement Fund;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the Gallitz Grading, Inc. bid and Change Order #1 for **Contract B of the CONSERVANCY PLACE SUBDIVISION** in the amount of \$210,511;

BE IT FURTHER RESOLVED, by the Common Council that the City Administrator is herein authorized and directed to execute any contract or document associated with the above.

Ald. Lares, seconded by Ald. Brandel moved to approve Resolution No. 30. On call of the roll, Motion carried unanimously.

Ald. Lares, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:27 p.m., carried unanimously on a voice vote.