

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, JULY 19, 2022**

The Tuesday, July 19, 2022 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. Brandel, Ald. Mattke, Ald. Tully, Ald. Schroeder, Ald. Beyer, Ald. Lares and Ald. Teeter. Absent: Ald. Neils. Also present were: City Administrator Freitag, City Engineer Pinnow, City Attorney Rogers, City Clerk/Deputy Treasurer Copsey, and Police Chief Richter.

**PUBLIC PARTICIPATION**

None.

**PRESENTATION:** Chris Johnson from Nestle Purina Pet Care went over the expansion plan Nestle would like to do at the current Nestle facility. The expansion would create 75+ new jobs and will take about 2 years to complete. They would like a TID district set up for them with TID payments to the company to not exceed the same of \$2,000,000 during the 20-year life of the Tax Increment District and also would like the City to give them part of the right-of-way on the east side of the property. The city would need to move the sidewalk currently there closer to the road.

**ORDINANCE AMENDING §265-4(D)9 OF THE JEFFERSON MUNICIPAL CODE TO ADD AN ADDITIONAL AREA FORBIDDING PARKING BETWEEN THE HOURS OF 2:00 AM AND 6:00 AM WITH CERTAIN EXCEPTIONS**

(To be introduced for its second reading by Ald. Tully.)

**CITY OF JEFFERSON  
ORDINANCE NO. 4-22**

**WHEREAS**, the City of Jefferson has a comprehensive plan regulating when and where its citizens may park within the City of Jefferson; and

**WHEREAS**, the City of Jefferson has caused to be constructed a public parking lot located adjacent to Riverside Alley in the City to be known henceforth as Riverside Alley North Parking Lot; and

**WHEREAS**, the Common Council has determined that it is in the best interest of the City of Jefferson to forbid overnight parking in the aforementioned Riverside Alley North Parking Lot with certain exceptions.

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

**Section 1.** Section 265-4(D)9 of the Jefferson Municipal Code is amended to include the Riverside Alley North Parking Lot (parcel nos. 241-0614-0234-057 and 241-0614-0234-087) as an area in which no parking is allowed between the hours of 2:00 AM and 6:00 AM.

**Section 2.** Section 1 notwithstanding, the 16 most northwestern stalls located in Riverside Alley North Parking Lot are available for parking between the hours of 2:00 AM and 6:00 AM and any time

subject to the time restriction set forth in §265-4(D)(2) of the Jefferson Municipal Code.

**Section 3.** The provisions of § 265-4(G) of the Jefferson Municipal Code are deleted in its entirety.

**Section 4.** This ordinance shall be effective on the date after its enactment and publication as required by law.

Ald. Tully, seconded by Ald. Lares moved to approve Ordinance No. 4-22.

Ald. Schroeder motioned, seconded by Ald. Beyer to decrease the number of the northwestern stalls to 13 lots.

Ald. Brandel raised some concerns about the overnight parking areas.

On call of the roll, Motion carried 6-1 on the amendment to the ordinance.

On call of the roll, motion carried 5-2 to approve Ordinance No 4-22.

#### **CONSENT AGENDA**

(To be introduced by Ald. Schroeder.)

#### **CITY OF JEFFERSON RESOLUTION NO. 24**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for July 19, 2022, is hereby adopted.

- A. Vouchers Payable for July 2022 in the amount of \$819,843.54. Payroll Summary for July 15, 2022 in the amount of \$175,271.59.
- B. Council Minutes from July 5, 2022 of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  1. Operator's Licenses.
  2. Liquor Licenses.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 24. On call of the roll, Motion carried unanimously.

#### **RESOLUTION AUTHORIZING HIRING OF MEGA RENTALS FOR LOCAL DETOUR SETUP**

(To be introduced by Ald. Mattke.)

#### **CITY OF JEFFERSON RESOLUTION NO. 25**

**WHEREAS**, WDOT has notified the City of Jefferson that the Main Street Bridge will be reconstructed over an approximate ten-month period beginning in September of 2022; and

**WHEREAS**, the City of Jefferson is responsible for providing the local detour signage during the construction period; and

**WHEREAS**, the City Engineer has procured proposals to sign the local detour route during the South Main Street Bridge reconstruction and recommends the lowest qualified quote from Mega Rentals in the amount of \$15,095;

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves an Agreement to provide signage for the local detour route during the WDOT reconstruction of South Main Street at a cost of \$15,095 to be paid out of the Capital Improvement fund;

**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. Mattke, seconded by Ald. Brandel moved to approve Resolution No. 25. On call of the roll, Motion carried unanimously.

**RESOLUTION ACCEPTANCE OF NEW EXCAVATION/WORK IN RIGHT-OF-WAY PERMIT**

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON  
RESOLUTION NO. 26**

**WHEREAS**, the City of Jefferson requires any resident, contractor or City department to complete a Right-of-Way permit form for any work or excavations to be completed within the City Right-of-Way; and

**WHEREAS**, the City Engineer has completed an updated Excavation/Work in Right-of-Way Permit form and Cost Recovery Agreement with new fee structure; and

**WHEREAS**, City staff and Council has reviewed and approved the new documents for implementation on all future projects;

**NOW, THEREFORE BE IT RESOLVED**, the Common Council of the City of Jefferson, Wisconsin adopts the Excavation/Work in Right-of-Way Permit Right and Cost Recovery Agreement along with associated fees presented herein.

Ald. Teeter, seconded by Ald. Tully moved to approve Resolution No. 26. On call of the roll, Motion carried unanimously.

**RESOLUTION APPROVING SPECIFICATIONS AND STANDARDS OF UTILITY AND STREET CONSTRUCTION**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 27**

**WHEREAS**, the City of Jefferson has completed comprehensive Specifications and Standards for Utility and Street Construction; and

**WHEREAS**, this document shall be used for all future developments that occur within the City of Jefferson that are located within public right-of-way or which utilities are dedicated to the City of Jefferson; and

**WHEREAS**, City staff and Council has reviewed and approved the document for implementation on all future projects;

**NOW, THEREFORE BE IT RESOLVED**, the Common Council of the City of Jefferson, Wisconsin adopts the Specifications and Standards for Utility and Street Construction presented herein.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 27. On call of the roll, Motion carried unanimously.

**RESOLUTION AUTHORIZING RIVERSIDE ALLEY TO BECOME ONE-WAY TRAFFIC**

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON  
RESOLUTION NO. 28**

**WHEREAS**, the City of Jefferson (the City) owns and manages a system of public roads located within the City; and

**WHEREAS**, the City, pursuant to §265-2 of the City's Municipal Code, also maintains an official traffic map that shows the location of all such public roads; and

**WHEREAS**, the City has recently made significant improvements to one of the City's public roads, namely Riverside Alley; and

**WHEREAS**, the Common Council has determined that the public welfare would be better served to make the aforementioned Riverside alley a one-way street.

**NOW THEREFORE BE IT RESOLVED**, by the Common Council of The City of Jefferson, that the following change of The City's official traffic map is hereby made:

- a) Riverside Alley shall henceforth be a one-way street northbound commencing at the north right-of-way of West Dodge Street extending north for .17 miles to the southern boundary line of tax parcel 241-0614-0234-057.
- b) That the City's official traffic map shall be changed accordingly.
- c) That pursuant to §265-9 of the City's Municipal Code, the Police Department shall procure, erect, and maintain official signs giving notice of the changes set forth above.

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

**RESOLUTION AUTHORIZING CONTRACT TO INSTALL PEDESTRIAN BRIDGE LIGHTING**

(To be introduced by Ald. Lares.)

**CITY OF JEFFERSON  
RESOLUTION NO. 29**

**WHEREAS**, the City of Jefferson intends to light the Milwaukee Street pedestrian bridge with color changing light options and solicited quotes from contractors interested in completing the installation for the **MILWAUKEE STREET PEDESTRIAN BRIDGE LIGHTING PROJECT**; and

**WHEREAS**, the scope of work includes installation of 24 lights, junction boxes, control panel, conduit and other associated appurtenances, said items to be purchased directly by the City of Jefferson; and

**WHEREAS**, the City received a total of one quote from interested contractors with the lowest qualified quote being Jefferson Current Electric, Inc. in the amount of \$24,600; and

**WHEREAS**, the City Engineer reviewed the quote and recommends award of contract to Jefferson Current Electric, Inc.;

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein approves the Jefferson Current Electric, Inc. quote for the **MILWAUKEE STREET PEDESTRIAN BRIDGE LIGHTING** in the amount of \$24,600;

**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 action on behalf of the City of Jefferson upon the review and consent of the City Attorney.

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

**RESOLUTION AUTHORIZING DEVELOPERS AGREEMENT BETWEEN NESTLE PURINA AND CITY OF JEFFERSON**

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON  
RESOLUTION NO. 30**

**WHEREAS**, Nestle Purina Pet Care, Inc. (the “Company”) desires to expand and improve its manufacturing facility located at 150 West Riverview Drive, Jefferson, Wisconsin 53549 (the “Property”); and

**WHEREAS** the Company's investment in the Project is anticipated to be a minimum of \$100 million, add at least seventy-five (75) full time employees with average starting wages of \$25 hour or more, and result in the addition of 25,000 square feet or more of new facility space; and

**WHEREAS**, the expansion of the existing facility and investment in new equipment is anticipated to increase the Company's manufacturing capacity and accommodate new production lines, which is anticipated to increase output volume by thirty percent (30%) or more; and

**WHEREAS**, the City desires to encourage economic development and is open to grant certain financial incentives to do so; and

**WHEREAS**, the City and the Company have agreed to the scope and type of improvements and obligations needed and required for the Project; and

**WHEREAS**, the City believes that the Project more fully described in the Developer Agreement, and that its approval and construction, will stimulate economic activity and provide economic benefits to the City; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it hereby approves and authorizes a Developer Agreement between the City of Jefferson and Nestle Purina Pet Care, Inc., regarding the expansion and improvement project contemplated for property located at 150 West Riverview Drive, including the following City of Jefferson obligations:

- The City will take steps that are necessary for the creation of an Industrial Tax Increment District (TID) that will overlay upon the Company's existing facility located at 150 West Riverview Drive. The City will provide a cash TID payment to the Company on an annual basis from the property taxes generated by the project as reimbursement to the Company for "project costs" (as defined in the Tax Increment Finance State Statute and Project Plan) that will be incurred by the Company. The maximum TIF payment shall not exceed the sum of \$2,000,000 during the 20-year life of the Tax Increment District; and
- The City will collaborate with the Company, so that the Company is able to comply with the City's setback requirement for the Project, including the partial relocation of Main Street (STH-26) right-of-way which borders the property and the relocation of sidewalk within the right-of-way at City expense.

**BE IT FURTHER RESOLVED**, by the Common Council that the Mayor, City Clerk, Finance Director, and City Administrator are authorized to sign the Developer Agreement and any documents associated with this matter on behalf of the City of Jefferson upon the review and consent of the City Attorney.

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

Ald. Lares, seconded by Ald. Schroeder moved to adjourn the Jefferson Common Council Meeting at 7:49 p.m., carried unanimously on a voice vote.