

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
CITY HALL COUNCIL CHAMBERS  
TUESDAY, SEPTEMBER 20, 2022**

The Tuesday, September 20, 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. Neils, Ald. Lares and Ald. Teeter. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, City Engineer Pinnow, City Clerk/Deputy Treasurer Copey, and Police Chief Richter.

**PUBLIC PARTICIPATION**

City Engineer Pinnow gave an update on the downtown street scape. He also went over the Sanborn Ave project. He is working with the contractor, as some of it hasn't been completed by the contractor as planned. Engineer Pinnow let the council know about the conservancy place pond, and that it did have Gallitz Grading come into fine grade around the pond area. It is still too wet for Gallitz to complete the work, but they will as soon as it dries out enough to do so.

Dorene Shuda, 850 S. Whitewater Ave., would like to know about signage and if we can do anything about the profanity signage on N. Main Street at a residential property.

Dinah Beilke, 846 S. Whitewater Ave., would like to express her concerns about the pond at the conservancy place. The DNR will be at the pond on Friday at 2 pm.

Joel Fischer, from 309 Brickyard Court, also has concerns about the pond at the end of Brickyard Court.

Dan Calloway, 417 Pond View Court, the owner of the pond, went over the history of the ponds and the draining of other water into the Brickyard Court Pond and the problem with the ponds.

**PRESENTATION: SCHOOL DISTRICT OF JEFFERSON- SUPERINTENDENT URNESS**

Superintendent Urness gave a presentation on the upcoming election referendum questions for the School District of Jefferson.

**APPOINTMENTS BY MAYOR AND CONFIRMED BY CITY COUNCIL**

Tourism Committee..... Anna Jensen, Executive Director of Chamber  
Tourism Committee.....Megan Cooper, Tourism Commission Representative Chamber

Ald. Neils, seconded by Ald. Mattke moved to approve the appointments to the Tourism Committee. On call of the roll, motion carried unanimously.

**ORDINANCE MODIFYING SECTION 265-19 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON THAT WAS ADOPTED ON JANUARY 18, 2022**

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

**CITY OF JEFFERSON**

## PROPOSED ORDINANCE #6-22

**WHEREAS**, the City of Jefferson (the City) has previously adopted several ordinances regulating the use and operation of all-terrain vehicles (ATVs) and utility-terrain vehicles (UTVs), the latest version of which was adopted on January 18, 2022; and

**WHEREAS**, the City finds that the use of ATVs and UTVs have not been problematic for the safety and well-being of the citizens of the City and, therefore, the use of these vehicles can be expanded as set forth below.

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

### Section 4 – ATV/UTV Routes

A. ATV/UTV usage shall be authorized on all City streets except as follows:

1. No operation on Racine Street (USH 18) until written approval of same has been received from the Wisconsin Department of Transportation.
2. No usage on Business State Highway 26 North on Main Street from Puerner Street to North Watertown Avenue/Junction Road.

Section 6 – Speed Limits. All ATV/UTV operators shall observe the posted speed limits on City streets.

Section 8(J) – Groups of 25 or more ATV/UTV operators shall notify the Jefferson Police Department before entering the legal boundaries of the City.

Section 12 – Sunset Provision. Ordinance 265-19 as modified herein shall terminate six months at 11:59 PM after adoption unless extended by the Common Council of the City of Jefferson.

Section 14 – Effective Date. This ordinance shall take effect after passage, publication, and attestation as required by law.

Section 15 – Legal Effect. All provisions of the existing 265-19 that are not in conformity herein are hereby repealed. All other provisions are reaffirmed.

### **CONSENT AGENDA**

(To be introduced by Ald. Schroeder.)

### **CITY OF JEFFERSON RESOLUTION NO. 42**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for September 20, 2022, is hereby adopted.

- A. Vouchers Payable for September 2022 in the amount of \$541,268.11 and August Manuals in the amount of \$3,512.12. Payroll Summary for September 9, 2022 in the amount of \$167,910.09.
- B. Council Minutes from September 6, 2022 of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
  - 1. Operator's Licenses.
  - 2. Closure of City ROW- Fireside Alley-Chamber of Commerce- October 20<sup>th</sup> for Boo Bash.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 42. On call of the roll, Motion carried unanimously.

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 10, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES**

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON  
RESOLUTION NO. 43**

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. 10 (the "District") is proposed to be created by the City as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 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).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent 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 Plan Commission, on August 24, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, 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. 10, City of Jefferson", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2022.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be an industrial district based on the identification and classification of the property included within the District.
  - (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 in the District 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) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
  - (f) The City estimates that none of the territory within the District 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).
  - (g) The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.

(g) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

4. The Project Plan for "Tax Incremental District No. 10, City of Jefferson" (see 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, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

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 Section 70.65 of the Wisconsin Statutes.

David Ferris, from Ehlers, went over the TID.

Ald. Tully, seconded by Ald. Schroeder moved to approve Resolution No. 43. On call of the roll, Motion carried unanimously.

**RESOLUTION TERMINATING THE FLUORIDATION OF THE CITY'S WATER SUPPLY**

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON  
RESOLUTION NO. 44**

**WHEREAS**, the City of Jefferson (the City) owns and maintains a water system for the benefit of its citizens; and

**WHEREAS**, the City has added a chemical known as fluoride to its water system for many years; and

**WHEREAS**, the cost of fluoride has increased dramatically in recent months; and

**WHEREAS**, fluoride can corrode or otherwise damage the mechanical equipment of the City's water system; and

**WHEREAS**, the benefit of fluoridation can be duplicated by the use of fluoride toothpaste and mouthwash; and

**WHEREAS**, there is no state or federal requirement that the City fluoridate its water supply.

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

- A) That the Jefferson Water Department is hereby authorized to discontinue the fluoridation of its water supply at any time after the passage of this Resolution.
- B) That the Jefferson Water Department inform its customers that its water supply is no longer being fluoridated. That such notification be in a form thought advisable by the Department.

Dr. Mike Bender, an area dentist, gave a background on where fluoride came from and the positives of fluoride in the drinking water.

Olivia Nichols, from the under public health clinic in Fort Atkinson for Jefferson County. She provides oral health for under poverty people who can't afford oral health on their own. She does not think the city should stop using fluoride in the water.

Wastewater Superintendent Clark gave his reasons for why he wanted to not have the fluoride in the water any longer.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 44. On call of the roll, Motion failed 6-2.

Ald. Neils, seconded by Ald. Mattke moved to adjourn the Jefferson Common Council Meeting at 8:07 p.m., carried unanimously on a voice vote.