

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 16, 2024**

The Tuesday, January 16, 2024 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. Tully, Ald. Mattke, Ald. Schroeder, Ald. Teeter and Ald. Beyer. Absent: Ald. Lares and Ald. Stone. Also present were: City Administrator Freitag, City Attorney Rogers, City Director of Public Works Clark, Police Chief Richter, City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

None.

PUBLIC HEARING ON THE PROPOSED RESOLUTION WHERE THE CITY IS CONSIDERING MODIFYING ITS FARE SCHEDULE

- A. Call to Order.
- B. Reading of Notice of Public Hearing by the City Administrator.
- C. Explanation by the City Administrator.
- D. Person wishing to be heard; please state your name, address and reason for appearing.
- E. Close of Hearing.

ORDINANCE TO AMEND SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONING FOR TAX PARCEL NUMBER 241-0614-1224-003.

(To be introduced for Its First Reading by Ald. Tully.)

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

Section 1. Section 300-19 B. of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of 241-0614-1224-003, from RH-35 Rural Holding to the zoning designation of DR-8 Duplex Residential.

Description:

LOT 2, CSM 5869-33-342, DOC 1395679.

Parcel #: 241-0614-1224-003

Address: No Parcel Address

Proposed **Permanent Zoning** Designation: DR8 Duplex Residential.

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

MAYORAL APPOINTMENT:

Library Board Carolina Mantilla

Ald. Mattke, seconded by Ald. Beyer moved to approve the appointment. On a voice vote, Motion carried unanimously.

CONSENT AGENDA

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 71**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for January 16, 2024, is hereby adopted.

- A. Vouchers Payable for December 2023 in the amount of \$141,793.13, January Payables in the amount of \$93,444.78, and December 2023 Manuals in the amount of \$33,853.39. Payroll Summary for January 12, 2024, in the amount of \$220,502.10.
- B. Council Minutes from January 2, 2024, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 - 1. Operator’s Licenses.
 - 2. Class A Liquor and Beer License- Pride of Jefferson.
 - 3. Cigarette License- Pride of Jefferson.
 - 4. Taxicab License- Brown Cab, Inc.
 - 5. Refuse/Recycling License- John’s Disposal Services.
 - 6. Sales of Goods in the Right-Of-Way- Wood Fire Pizza, Mike Costa.
 - 7. Sales of Goods in the Right-of-Way- Chili Walk, Lion’s Club.
 - 8. Closure of Right-of-Way- Chili Walk, Lion’s Club.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 71. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE DEVELOPMENT AGREEMENT BETWEEN CITY OF JEFFERSON AND GREMAR, LLC

(To Be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 72**

WHEREAS, Gremar, LLC, (The developer) intends to purchase approximately 28.14 acres of undeveloped land from Kuehn Enterprises, LLC, and subdivide said land for the purposes of constructing residential units upon same; and

WHEREAS, the developer will be installing infrastructure to serve the residential subdivision, including roads, water, sewer, storm water, and electric power; and

WHEREAS, upon the completion or installation of this infrastructure the developer intends to dedicate this infrastructure to the City, who thereafter shall maintain same; and

WHEREAS, the parties have negotiated a development agreement which deals primarily with the installation of this infrastructure, and which requires the developer to furnish a letter of credit or a similar device, in amount agreeable to the City, that guarantees the completion of the aforementioned infrastructure improvements; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein approves a Development Agreement between the City of Jefferson and Gremar, LLC, and authorizes the Mayor and City Clerk to sign the Development Agreement on behalf of the City of Jefferson.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 72. On a call of the roll, the motion was carried unanimously.

RESOLUTION AUTHORIZING \$1,545,000 GENERAL OBLIGATION BOND FOR FIRE ENGINES AND OTHER EQUIPMENT OF THE FIRE DEPARTMENT

(To Be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 73**

BE IT RESOLVED by the Common Council of the City of Jefferson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$1,545,000 for the public purpose of paying the cost of fire engines and other equipment of the fire department.

Ald. Beyer, seconded by Ald. Schroeder moved to approved Res. No. 73. On call of the roll, motion carried unanimously.

David Ferris from Ehlers went over the four financial resolutions.

RESOLUTION AUTHORIZING \$1,005,000 GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENTS PROJECTS

(To Be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 74**

BE IT RESOLVED by the Common Council of the City of Jefferson, Jefferson County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, general obligation bonds in an amount not to exceed \$1,005,000 for the public purpose of paying the cost of street improvement projects.

Ald. Neils, seconded by Ald. Beyer moved to approve Resolution No. 74. On a call of the roll, the motion was carried unanimously.

RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS RELATING TO BOND ISSUES

(To Be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 75**

WHEREAS, initial resolutions authorizing general obligation bonds have been adopted by the Common Council of the City of Jefferson, Jefferson County, Wisconsin (the "City") and it is now necessary that said initial resolutions be published to afford notice to the residents of the City of their adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall, within 15 days, publish a notice to the electors in substantially the form attached hereto in the official City newspaper as a class 1 notice under ch. 985, Wis. Stats.

Ald. Beyer, seconded by Ald. Teeter moved to approve Resolution No. 75. On a call of the roll, the motion was carried unanimously.

RESOLUTION PROVIDING FOR THE SALE OF NOT TO EXCEED \$2,550,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024A

(To Be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 76**

WHEREAS, the City of Jefferson, Jefferson County, Wisconsin (the "City") has adopted initial resolutions (the "Initial Resolutions") authorizing the issuance of general obligation bonds for the following public purposes and in the following not to exceed amounts:

- (a) \$1,545,000 for fire engines and other equipment of the fire department; and
- (b) \$1,005,000 for street improvement projects.

WHEREAS, the Common Council hereby finds and determines that the projects described in the Initial Resolutions are within the City's power to undertake and therefore serve a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes.

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

Section 1. Combination of Issues. The issues referred to above are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds, Series 2024A" (the "Bonds") in an amount not to exceed \$2,550,000 for the purposes above specified.

Section 2. Sale of the Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Sale. The City Clerk (in consultation with Ehlers & Associates, Inc. ("Ehlers")) be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete Notice of Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk (in consultation with Ehlers) shall cause an Official Statement to be prepared and distributed. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 5. Reimbursement. The Common Council hereby officially declares its intent pursuant to Treasury Regulation Section 1.150-2 to reimburse any expenditures made in connection with the projects described in the Initial Resolutions prior to the issuance of the Bonds with the proceeds of the Bonds in an amount not to exceed \$2,550,000.

Ald. Schroeder, seconded by Ald. Mattke moved to approve Resolution No. 76. On a call of the roll, the motion was carried unanimously.

RESOLUTION AUTHORIZING AN ADDENDUM TO THE VOLUNTEER EMS/FIREFIGHTER POLICY AND PROCEDURE MANUAL

(To Be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 77**

WHEREAS, the City of Jefferson previously adopted a Policy and Procedure Manual governing Firefighters and Emergency Medical Services personnel; and

WHEREAS, the City of Jefferson now desires to amend this Manual to include Volunteer Firefighter personnel, including their hiring, compensation, benefits, meetings and training, and attendance; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein adopts the Volunteer Firefighter Addendum to the previously adopted Firefighter and Emergency Medical Services personnel Policy and Procedure Manual.

Ald. Teeter, seconded by Ald. Beyer moved to approve Resolution No. 77. On a call of the roll, the motion was carried unanimously.

RESOLUTION AUTHORIZING THE REDIVISION OF LOTS 1-3 OF CERTIFIED SURVEY MAP NO. 5869 AND THE DISCONTINUANCE OF A PORTION OF GOLF DRIVE

(To Be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 78**

WHEREAS, the Common Council of the City of Jefferson has previously authorized and approved the platting of certain lands located within the City of Jefferson as set forth in Certified Survey Map No. 5869; and

WHEREAS, said Certified Survey Map was recorded as Document No. 1395679 with the Register of Deeds for Jefferson County, Wisconsin; and

WHEREAS, said lands are located in the Northeast $\frac{1}{4}$ the Northwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, T6N, R14E of the City of Jefferson, Wisconsin; and

WHEREAS, the aforementioned Certified Survey Map shows a public right of way known as "Golf Drive"; and

WHEREAS, said Certified Survey Map also shows a cul-de-sac at the south portion of Golf Drive abutting Lot 2; and

WHEREAS, it is now the intent of the City of Jefferson to discontinue the cul-de-sac and extend Golf Drive; and

WHEREAS, two small curved parcels of land will no longer be required to be part of Golf Drive and, therefore, can be discontinued; and

WHEREAS, the discontinued portions of Golf Drive as set forth on Page 2 of the attached Certified Survey Map; and

WHEREAS, no residential owners will be impacted in anyway; and

WHEREAS, the best interest of the City of Jefferson will be served by authorizing this attached Certified Survey Map and discontinuing a portion of Golf Drive as set forth above.

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

The attached Certified Survey Map which redivides Lot 1-3 of CSM No. 5869 and discontinues a small portion of Golf Drive is hereby approved and same may be recorded with the Register of Deeds for Jefferson County.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 78. On a call of the roll, the motion was carried unanimously.

RESOLUTION TO AUTHORIZE THE SHARED TAXI RIDE PROGRAM FARE INCREASES

(To Be introduced by Ald. Mattke.)

**CITY OF JEFFERSON
RESOLUTION NO. 79**

WHEREAS, the City of Jefferson recently submitted its 2024 State and Federal Operating Assistance Application for the Shared Taxi Ride Program to the Wisconsin Department of Transportation; and

WHEREAS, the City of Jefferson's application includes several minor fee increases that are required to offset program operating cost increases; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it hereby adopts the following adjustments to the Jefferson Shared Taxi Ride Program Fee Schedule:

- Regular (Base) Fare - \$4.00
- Elderly/Disabled Fare - \$3.00
- Adult/Student Fare - \$4.00
- Agency Fare - **\$8.00**, beyond service area - **\$2.25/mile**
- Additional Passenger - \$3.00
- Package Delivery - **\$8.00**
- Extra Bags 3@\$2.00
- Waiting Time Fee - **\$0.50** per minute
- Stop en Route - \$2.00
- Nutrition Site -\$2.00

BE IT FURTHER RESOLVED, by the Common Council that the Shared Taxi Ride Program fee adjustments are to be implemented upon adoption of this resolution.

Ald. Mattke, seconded by Ald. Neils moved to approve Resolution No. 79. On a call of the roll, the motion was carried unanimously.

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

