

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, MAY 21, 2024**

The Tuesday, May 21, 2024 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members' present were: Ald. Schroeder, Ald. Beyer, Ald. Obernberger, Ald. Tully, Ald. Pinnow, Ald. Teeter and Ald. Neils. Absent: None. Also present were: City Attorney Rogers, Police Chief Richter and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

None.

DISCUSSION: VACANT ALDERPERSON- AT-LARGE SEAT

Lynda Stone has resigned from her alderperson-at-large seat. The vacancy has been advertised. Any interested person should send Mayor Oppermann a letter expressing their interest in the position, by May 24, 2024.

AN ORDINANCE ABOLISHING AND/OR RENAMING CERTAIN COMMITTEES

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

**CITY OF JEFFERSON
ORDINANCE NO. 3-24**

WHEREAS, the City of Jefferson (the City) has established certain committees which are designed to address unique local concerns and interests; and

WHEREAS, some of these committees are no longer needed or their area of concern are now being addressed by other committees.

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

- Section 1.** §14-15 of the Code of Ordinances of the City, and named the Energy Independence Initiative Committee, is hereby abolished.
- Section 2.** The City's Ambulance Committee and ADA Advisory Committees are also abolished.
- Section 3.** The City's Media/Technology Commission shall be renamed the Communications Committee.
- Section 2.** This ordinance shall be effective on the date after its enactment and publication of this ordinance as required by law.

Ald. Tully, seconded by Ald. Beyer moved to approve Ordinance #3-24. On call of the roll, Motion carried unanimously.

AN ORDINANCE REPEALING CHAPTER 292 OF THE CITY OF JEFFERSON MUNICIPAL CODE

(To be introduced for second reading by Ald. Neils.)

**CITY OF JEFFERSON
ORDINANCE NO. 4-24**

WHEREAS, the City of Jefferson (the City) on May 20, 2008 adopted Ordinance Number 6-08, which regulates the construction, use, and display of signs within the legal boundaries of the City; and

WHEREAS, said ordinance is enumerated in the City’s code on Chapter 292; and

WHEREAS, the City has updated its Zoning Code which now includes the relevant registration of signs, making Chapter 292 no longer necessary;

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

Section 1. Chapter 292 of the City’s municipal code is hereby repealed in its entirety.

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

Ald. Neils, seconded by Ald. Pinnow moved to approve Ordinance #4-24. On call of the roll, Motion carried unanimously.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE ZONING MAP AMENDMENT FOR THE GENERAL DECELOPMENT PLAN (GDP)

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

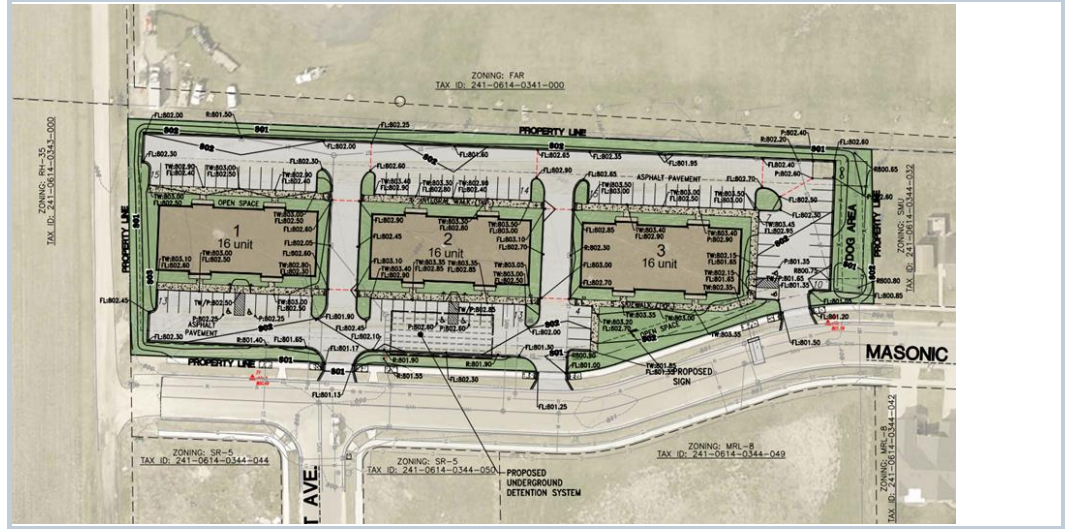
**CITY OF JEFFERSON
ORDINANCE NO. 5-24**

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

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-0344-043, 709 Masonic Blvd. from MRM-12 Multifamily Residential District to the zoning designation of MRM-12 PUD Overlay District over MRM-12 Multifamily residential District.

Description:

LOT 1, MEADOWS ESTATES, DOC 1446297.



Parcel #: 241-0614-0344-043

Address: 709, 715, and 725 Masonic Blvd.

Proposed Permanent Zoning Designation: MRM-12 Multifamily Residential with a PUD Overlay District.

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.

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR SECTION 300-10.31 OF THE MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO THE ZONING MAP AMENDMENT FOR THE SPECIFIC IMPLEMENTATION PLAN (SIP)

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

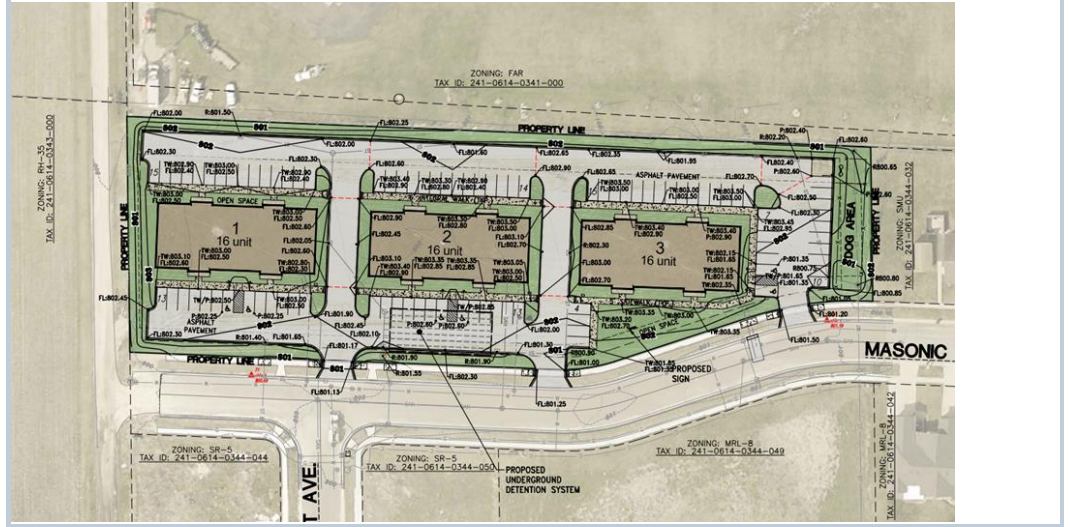
**CITY OF JEFFERSON
ORDINANCE NO. 6-24**

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

Section 1. Section 300-10.31 of the Zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries of parcel number 241-0614-0344-043, 709 Masonic Blvd. from MRM-12 Multifamily Residential District to the zoning designation of MRM-12 PUD Overlay District over MRM-12 Multifamily residential District.

Description:

LOT 1, MEADOWS ESTATES, DOC 1446297.



Parcel #: 241-0614-0344-043

Address: 709, 715, and 725 Masonic Blvd.

Proposed Permanent Zoning Designation: MRM-12 Multifamily Residential with a PUD Overlay District.

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.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 17**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for May 21, 2024, is hereby adopted.

- A. Vouchers Payable for May Payables in the amount of \$453,928.70. Payroll Summary for May 17, 2024, in the amount of \$182,461.01.
- B. Council Minutes from May 7, 2024, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 1. Operator's Licenses.
 2. Temporary Class B Picnic License- Thrive- Kikkoman Groundbreaking- June 12, 2024.
 3. Temporary Class B Picnic License- Fiesta Latina- July 20, 2024.

Ald. Teeter, seconded by Ald. Pinnow moved to approve Resolution No. 17. On call of the roll, Motion carried unanimously, with Ald. Obernberger abstained approving the vouchers.

RESOLUTION AWARDING CONTRACT B FOR THE 2024 SOUTHWEST INDUSTRIAL PARK DEVELOPMENT

(To Be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 18**

WHEREAS, the City of Jefferson, Jefferson County, Wisconsin (the “Issuer”) obtained five bids from contractors for Contract B for the 2024 Southwest Industrial Park Development (the “Project”) with Rock Road Companies, Inc. of Janesville, WI being the low bidder; and

WHEREAS, the Finance Committee has reviewed the bids and concurs with the recommendation of the Director of Public Works and Town & Country Engineering to award the project to Rock Road Companies, Inc. for the base, alternate and supplemental bids, for a total of \$5,231,614.44 and recommends the same to the Common Council; and

WHEREAS, the award is contingent on a developers agreement being adopted between the City of Jefferson and Kikkoman Foods, Inc.; and

WHEREAS, the Issuer expects to finance the Project on a long-term basis by issuing tax-exempt bonds or other tax-exempt obligations (collectively, the "Bonds");

WHEREAS, because the Bonds will not be issued prior to the completion of the Project, the Issuer must provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, the City of Jefferson (the "Governing Body") of the Issuer deems it to be necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Issuer that:

Section 1. Expenditure of Funds. The Issuer shall make expenditures as needed from its funds on hand to pay the cost of the Project until proceeds of the Bonds become available.

Section 2. Declaration of Official Intent. The Issuer hereby officially declares its intent under Treas. Reg. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$258,089.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Issuer pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. The Resolution shall be made available for public inspection at the office of the Issuer's Clerk within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19 and shall remain available for public inspection until the Bonds are issued; and

BE IT FURTHER RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein awards Contract B for the 2024 Southwest Industrial Park Development to Rock Road Companies, Inc.; and

BE IT FURTHER RESOLVED, by the Common Council of the City of Jefferson 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 following its review by the City Attorney.

Ald. Obernberger, seconded by Ald. Teeter moved to approve Resolution No. 18. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING APPROVAL OF OLIVER CONSTRUCTION OF WI, LLC PROPOSAL

(To Be introduced by Ald. Pinnow.)

**CITY OF JEFFERSON
RESOLUTION NO. 19**

WHEREAS, the City of Jefferson in Accordance with The City of Jefferson Purchasing Policy called three local contractors for City Hall Improvement Quotes; and

WHEREAS, the Oliver Construction of WI, LLC was the only Contractor that offered a Proposal; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein accepts the Proposed Bid from Oliver Construction of WI, LLC in the amount Not to Exceed \$22,430.00; and

BE IT FURTHER RESOLVED, by the Common Council of the City of Jefferson 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 following its review by the City Attorney.

Ald. Pinnow, seconded by Ald. Neils moved to approve Resolution No. 19. On call of the roll, Motion carried unanimously.

Ald. Beyer, seconded by Ald. Obernberger moved to adjourn the Jefferson Common Council Meeting at 7:18 p.m., carried unanimously on a voice vote.