

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, OCTOBER 15, 2024**

The Tuesday, October 15, 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. Obernberger, Ald. Teeter, Ald. Tully, Ald. Mattke, Ald. Beyer, and Ald. Neils. Absent: Ald. Pinnow. Also present were: City Administrator Freitag, City Attorney Rogers, Police Chief Richter and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

None.

PROCLAMATION: SHEILA FROHMADER RECIPIENT OF THE 2024 PROFESSIONAL OF THE YEAR RECOGNIZED BY THE WISCONSIN ASSOCIATION OF SENIOR CENTERS



We're going outside.

Proclamation
*Of The
City of Jefferson*

WHEREAS, Sheila Frohmader began her employment with the city in 2004 when she started as the Senior Center Coordinator for the Parks and Recreation Department; and

WHEREAS, her main objectives and duties have centered around providing quality and meaningful senior services to Jefferson and the surrounding area; and

WHEREAS, Sheila has faithfully done so with steadfast attention for the past 20 years; and

WHEREAS, Her devotion and commitment to the city and the services she's responsible for has been recognized by the Wisconsin Association of Senior Centers at their recent state conference; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Jefferson, and on behalf of the citizens of the City of Jefferson, it is with gratitude and appreciation we invite the community in congratulating Sheila Frohmader for being the recipient of the 2024 Professional of the Year. On this day October 15, 2024.

Dale Oppermann
MAYOR

Timothy Freitag
CITY ADMINISTRATOR

Council Members

Toby Tully, Jr.
Peg Beyer
Jim Schroeder
Scott Obenberger

Joseph Mattke
Laurie Teeter
Chick Neils

PROCLAMATION: HONORING MRS. AGNES FROEMMING'S 106TH BIRTHDAY



We're going outside.

Proclamation
Of The
City of Jefferson

I, Mayor Dale Oppermann, do hereby recognize and congratulate Mrs. Agnes Froemming on her 106th Birthday on November 6, 2024.

WHEREAS, Mrs. Froemming lived in Jefferson for many years, owning and operation the Jefferson Department Store along with her late husband, Harvey; and

WHEREAS, Mrs. Froemming served thousands of students as a paraprofessional at Lakeside Lutheran High School for many years, riding the bus to and from school with them on a daily basis; and

WHEREAS, Mrs. Froemming was always a positive role model for her faith, her family, her students and her community; and

NOW, THEREFORE, I, Mayor Dale Oppermann, one of those students whose life was positively impacted by Mrs. Froemming, on behalf of the City of Jefferson and its residents wish Mrs. Agnes Froemming a Happy 106th Birthday on November 6, 2024.

Dale Oppermann
MAYOR

Timothy Freitag
CITY ADMINISTRATOR

Council Members

Toby Tully, Jr.	Joseph Mattke
Peg Beyer	Laurie Teeter
Jim Schroeder	Chick Neils
Scott Obenberger	

ORDINANCE AMENDING SECTION 300-10.31 OF THE JEFFERSON MUNICIPAL CODE OF THE CITY OF JEFFERSON RELATED TO REZONGING OF PARCELS #241-0614-1132-113 AND 241-0614-1132-115, 226 AND 238 RUSSELL COURT

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

**CITY OF JEFFERSON
PROPOSED ORDINANCE # 11-24**

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 241-0614-1132-115, 238 Russell Court and 241-0614-1132-113, 226 Russell Court from SR-D Single Family Residential to the zoning designation of DR-8 Duplex Residential District.

Description:

Being a redivision of Lot 1 and Lot 2 of Certified Survey Map No. 6413 Located in part of the Southwest ¼ of the Northwest ¼ part of the Southeast ¼ of the Northwest ¼, part of the Northwest ¼ of the Southwest ¼, and part of the Northeast ¼ of the Southwest ¼ all in section 11 town 6 North, Range 14 East, City of Jefferson, Jefferson County, Wisconsin.

Parcel #: 241-0614-1132-115 and 241-0614-1132-113

Address: 226 and 238 Russell Court.

Proposed Permanent Zoning Designation: DR-8 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.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 64**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for October 15, 2024, is hereby adopted.

- A. Vouchers Payable for October Payables in the amount of \$1,356,018.44. Payroll Summary for October 4, 2024, in the amount of \$229,064.29.
- B. Council Minutes from October 1, 2024, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 - 1. Operator's Licenses.

Ald. Teeter, seconded by Ald. Obernberger, moved to approve Resolution No. 64. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE CITY'S COMPREHENSIVE OUTDOOR RECREATION PLAN

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 65**

WHEREAS, The City of Jefferson has allocated monies in the 2024 Capital Improvement Plan for consulting services to update the City's Comprehensive Outdoor Recreation Plan also known as the CORP; and

WHEREAS, The city's park and recreation department recently submitted a public RFP for consulting services to update the plan; and

WHEREAS, After three firms had submitted responses, and participated in interviews the selection committee has chosen Synder & Associates to complete the process of updating the plan for a submitted amount of \$26,235.00; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the City Administrator to award and enter a contract with Synder & Associates for services related to updating the City's Comprehensive Outdoor Recreation Plan for an amount not to exceed \$35,000. Monies for services will be paid out of the Capital Parks Project line-item account #66-50000-40-451.

Ald. Neils, seconded by Ald. Tully moved to approve Resolution No. 65. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING POSTPONING THE NOVEMBER 5, 2024, COMMON COUNCIL MEETING BECAUSE OF THE ELECTION

(To be introduced by Ald. Beyer.)

CITY OF JEFFERSON

RESOLUTION NO. 66

WHEREAS, the City of Jefferson Common Council typically meets on the first and third Tuesday of each month, in this case November 5, 2024, but because of the Election being that date,

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein the November 5, 2024 Common Council meeting will be postponed to November 7, 2024.

Ald. Beyer, seconded by Ald. Mattke moved to approve Resolution No. 66. On call of the roll, Motion carried unanimously.

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 12, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES

(To be introduced by Ald. Tully.)

CITY OF JEFFERSON RESOLUTION NO. 67

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. 12 (the "District") is proposed to be created by the City as a blighted area 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, prior to its publication, a copy of the notice of public hearing was also sent to the owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 24, 2024, 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. 12, City of Jefferson", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2025.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area 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 less than 35% 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 the elimination of blight of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 12, 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, 2025, 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.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 67. On call of the roll, Motion carried unanimously.

RESOLUTION ACCEPTING THE RESIGNATION OF AN UNEXPIRED TERM OF ALDERPERSON JEN PINNOW

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON
RESOLUTION NO. 68**

WHEREAS, the Mayor and City Clerk recently received notification that Jen Pinnow has resigned her position as Alderperson-At-Large prior to the completion of her term of office;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, is to solicit letters of interest from qualified Candidates to fill the Vacant Alderperson-At-Large seat, for the remainder of the term, which expires in April 2026.

Ald. Mattke, seconded by Ald. Schroeder moved to approve Resolution No. 68. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE SALE OF 700 MASONIC BLVD

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 69**

WHEREAS, the City of Jefferson is the legal owner of a 2-acre parcel of land located at 700 Masonic Blvd. in the City of Jefferson, WI 53549; and

WHEREAS, the City of Jefferson wishes to sell said parcel of land; and

WHEREAS, the City has received from Bielinski Homes, Inc., an offer to purchase dated 8/27/2024 for said parcel for \$130,000, subject to certain contingencies; and

WHEREAS, the parties have also agreed to the terms set forth in a Counter-Offer signed on 9/10/2024; and

WHEREAS, it is the best interest of the City to sell said parcel so that several residential units can be constructed on same.

NOW THEREFORE the Common Council of the City of Jefferson hereby authorizes the sale of the parcel of land located at 700 Masonic Blvd., Jefferson, WI 53549 for \$130,000 to Bielinski Homes, Inc., pursuant to the terms of the Offer to Purchase and Counter-Offer.

Ald. Schroeder, seconded by Ald. Teeter moved to approve Resolution No. 69. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE PURCHASE OF CAN-AM BY SIDE

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 70**

WHEREAS, the City of Jefferson Police Department was allowed to participate in a test program with Rob's Performance Motorsports LLC for the use of a new 2023 Can-Am SSV Defender side by side in 2024 at no cost to the City;

WHEREAS, Rob's Performance Motorsports has offered the city an opportunity to use this vehicle free of charge for the remainder of 2024 and have also offered to contribute \$8,059.35 towards the purchase of this vehicle if the City so desires;

WHEREAS, the vehicle has been a great addition to the Police Department and has allowed the department to police in new, effective ways.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the purchase of the 2023 Can-Am SSV Defender ST 62 HD9 from Rob's Performance Motorsports in an amount not to exceed \$16,000. Funds to purchase this vehicle will be allocated from budgeted unspent 2024 Capital Project Fund proceeds or Capital Project Fund fund balance.

BE IT FURTHER RESOLVED, that the City of Jefferson offers its gratitude to the owners and employees of Rob's Performance Motorsports, LLC for the free use and contribution towards the purchase of the vehicle.

Ald. Obernberger, seconded by Ald. Mattke moved to approve Resolution No. 70. On call of the roll, Motion carried unanimously.

Ald. Mattke, seconded by Ald. Neils moved to adjourn the Jefferson Common Council Meeting at 7:32 p.m., carried unanimously on a voice vote.