

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, JULY 7, 2026**

The Tuesday, July 7, 2026, meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members' present were: Ald. Pernat, Ald. Beyer, Ald. Stallman, Ald. Obernberger, Ald. Neils, Ald. Teeter, Ald. Tully and Ald. Mattke. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark, Parks, Rec, & Forestry Director Holpfer, Police Chief Richter and Asst. Deputy Clerk/Treasurer Schmidt.

PUBLIC PARTICIPATION

William Last, 440 Collins Rd., requested that the late fee on his annual stormwater utility bill be waived, explaining that he resides out of state and was unaware of the new annual billing.

Phil Ristow, 727 Oakwood Ct., spoke in support of Ordinance No. 8-26 and encouraged the Council to adopt the ordinance as recommended by the Plan Commission.

Lori Pharo, 106 Maple Grove Circle, is opposed to a data center. She also expressed concerns regarding an email from Mayor Oppermann to Alderman Obernberger that was publicly shared.

Alderman Teeter relayed comments from Kathy Jergenson, 629 E. South St., who expressed concerns regarding the Tyson property cleanup, stating that she believes Tyson should be responsible for the costs rather than taxpayers. She also voiced opposition to a data center in Jefferson.

Mike Soleska, 140 S. Dewey Ave., is opposed to creating and extending Tax Increment Districts, stating that City funds should be used to maintain existing infrastructure and assets.

Sherry Dalton, 536 N. Midway Ave., expressed concerns regarding increased water bills. She also opposed a data center in Jefferson and objected to the use of public funds for the Tyson property cleanup.

Julia Chady, 214 E. Woolcock St., expressed concern that the Council could act on the Tyson property even though pages 79–151 of the meeting packet were inaccessible. She asked for more discussion about the cleanup costs, opposed data centers, and requested stronger ordinance language. She also questioned why Alderman Obernberger was not on any committees and asked for clarification on funding sources for organizations requesting City assistance.

Audrey Weber, 458 E. Dodge St., supported appointing Alderman Obernberger to Council committees and stated that she does not trust the Council. She expressed concern about using public funds for the Tyson property cleanup and said corporations connected to the property should be held accountable. She also opposed data centers in Jefferson and said the publicly shared email from Mayor Oppermann to Alderman Obernberger was disrespectful.

Mayor Oppermann reported receiving two emails for the record.

Susan Geyer, who did not provide an address, opposed using taxpayer funds for the Tyson property cleanup.

Ann Adkins, 703 Wisconsin Dr., opposes redevelopment of the former Tyson/Arrow site, expressed concern that fill could cause flooding in other areas, and opposed a data center in Jefferson.

Michael Luckey, Jefferson County Administrator, speaking on behalf of the Executive Committee of the Jefferson County Board of Supervisors, stated that the Executive Committee voted to support and advocate for the adoption of Ordinance No. 8-26.

AN ORDINANCE TO CLARIFY WHAT TYPES OF ACTIVITIES MAY BE ALLOWED IN MEDIUM INDUSTRIAL ZONE WITHIN THE CITY OF JEFFERSON, WISCONSIN

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

**CITY OF JEFFERSON
ORDINANCE NO. 8-26**

WHEREAS, the City of Jefferson (the City) has adopted a zoning code that regulates the type of activities that may be permitted in a given zoning area; and

WHEREAS, a question has arisen whether the production of certain food products is permitted in a Medium Industrial (MI) zone within the City; and

WHEREAS, the City wishes to clarify that it is the intent of the City that the production of certain food products are in fact permitted within the City's MI zoning districts.

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

- 1) §300-3.14(E)(1) is hereby repealed in its entirety.
- 2) §300-3.14(E)(1) shall be replaced as set forth below.

Any business whose principal activity is the growing, production, or wholesaling of food products that are either grown or stored on-site or shipped to the site for indoor production purposes. This land use also includes the following activities: the seasonal display of plants and related products outdoors; the farming of aquatic plants and animals under controlled conditions utilizing recirculating (closed) system technology; and aquaponics, which is the symbiotic cultivation of plants and aquatic organisms in a recirculating system. On site production of dairy products (including cheese) is permitted. This land use does not include Heavy Industrial uses (Section 300.03.14(B)) such as slaughterhouses or other related production uses that may have industrial activities occurring outdoors, the potential to create certain nuisances which are detectable at the property line or may involve materials which pose a significant safety hazard.

- 3) §300-3.14(E)(2)(c) is hereby repealed in its entirety.

4) §300-3.14(E)(2)(c) shall be replaced as set forth below.

On-site processing of seafood and food fermentation is permitted; provided the activity is conducted entirely within an enclosed building and no odors are detectable from the property line.

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

Ald. Stallman, seconded by Ald. Beyer, moved to approve Ordinance No. 8-26. On call of the roll, Motion carried unanimously.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

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 7, 2026, is hereby adopted.

- A. Vouchers Payable for July Payables in the amount of \$642,516.31 Payroll Summary for June 26, 2026, amount of \$244,266.08.
- B. Council Minutes from June 16, 2026, of the Common Council.
- C. Licenses as Approved by the Regulatory Committee:
 - 1. Operator's Licenses.
 - 2. Sales of Goods in the ROW- Kikkoman Cookout-Katsu Shack, LLC- July 18, 2026.
 - 3. Sales of Goods in the ROW- Kikkoman Cookout-Kona Ice- July 18, 2026.
 - 4. Sales of Goods in the ROW- Kikkoman Cookout-Nani's Restaurant- July 18, 2026.
 - 5. Sales of Goods in the ROW- Kikkoman Cookout-Soho Gourmet- July 18, 2026.
 - 6. Sales of Goods in the ROW- Jefferson Wrestling Club- July 20th – September 20th.
 - 7. Sales of Goods in the ROW- JMSA- October 3rd- Rotary Park, Fall Fest.

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

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 5

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 25**

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 5 (the “District”) was created by the City on May 2, 2001 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will ~~WHEREAS~~, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 13 as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended 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 amendment of 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 Project 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 School District of Jefferson, 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 June 23, 2026 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan.

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

1. The boundaries of the District named "Tax Incremental District No 5, City of Jefferson" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Common Council finds and declares that:
 - (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) 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).
 - (c) Under the amended Project Plan, a total of \$7,300,000 in excess tax increments will be transferred to the Recipient District.
 - (d) The District and the Recipient District lie within the same overlapping taxing jurisdictions.
 - (e) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.
 - (f) The Recipient District is a blighted area district which qualifies it as an eligible recipient of excess revenue.
4. The Project Plan for "Tax Incremental District No 5, City of Jefferson" (see Exhibit A), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 25. On call of the roll, motion carried 7-1.

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF TAX INCREMENTAL DISTRICT NO. 7

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 26**

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. 7 (the "District") was created by the City on February 21, 2012 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will allow excess revenue to be transferred to Tax Incremental District No. 13 as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended 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 amendment of 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 Project 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 School District of Jefferson, 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 June 23, 2026 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan.

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

1. The boundaries of the District named "Tax Incremental District No. 7, City of Jefferson" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Common Council finds and declares that:

- (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) 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).
 - (c) Under the amended Project Plan, a total of \$1,850,000 in excess tax increments will be transferred to the Recipient District.
 - (d) The District and the Recipient District lie within the same overlapping taxing jurisdictions.
 - (e) The District has sufficient revenue to pay for all current Project Costs and has sufficient excess revenue to pay for eligible project costs of the Recipient District.
 - (f) The Recipient District is a blighted area district which qualifies it as an eligible recipient of excess revenue.
4. The Project Plan for "Tax Incremental District No. 7, City of Jefferson" (see Exhibit A), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 26. On call of the roll, motion carried 7-1.

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 13, APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 27**

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. 13 (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 School District of Jefferson, 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 to 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 June 23, 2026 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. 13, City of Jefferson", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2026.
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)(ae)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. 13, 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, 2026, 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. Mattke, seconded by Ald. Neils moved to approve Resolution No. 27. On call of the roll, motion carried 7-1.

RESOLUTION APPROVING THE TEMPORARY CLOSURE OF RIGHT-OF-WAY BEHIND CITY HALL

(To be introduced by Ald. Pernat.)

**CITY OF JEFFERSON
RESOLUTION NO. 28**

BE IT RESOLVED by the Common Council of the City of Jefferson, Wisconsin that the two City Hall parking lots located on the corner of West Dodge Street and South Gardner Avenue is hereby temporarily closed on Wednesday, August 12th at 3:00 p.m. to Friday, August 14th at 3:00 p.m. for the City Employee Family Picnic that will take place on Thursday, August 13th.

Ald. Pernat, seconded by Ald. Teeter moved to approve Resolution No. 28. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING AGREEMENT FOR CONSTRUCTION MANAGER

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 29**

WHEREAS, the City of Jefferson will be relocating and constructing a new Department of Public Works building as part of the new Wastewater Treatment Plant Project, where Construction Manager services will be needed for this project; and

WHEREAS, the City advertised a Request for Qualifications (RFQ) for a Construction Manager for this Project and received eleven proposals; and

WHEREAS, the Facilities Committee selected and interviewed four of the companies that submitted RFQ proposals and is recommending Miron-Construction Company Inc. of Madison, WI for the Construction Manager for the Department of Public Works building construction; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the agreement with Miron-Construction Company Inc. for the Construction Manager for the Department of Public Works Building construction project; 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. Beyer, seconded by Ald. Tully moved to approve Resolution No. 29. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING PURCHASE OF STEEP SLOPE-RETENTION POND MOWER

(To be introduced by Ald. Mattke.)

**CITY OF JEFFERSON
RESOLUTION NO. 30**

WHEREAS, the Jefferson Wastewater Utility obtained three quotes from vendors for a Steep Slope-Retention Pond Mower; and

WHEREAS, the Finance Committee has reviewed the quotes and concurs with the recommendation of the Director of Public Works to purchase the RC Mowers Model R-60 from EJ Equipment, Inc. in Sturtevant, WI for \$65,701.00 and recommends the same to the Common Council; and

WHEARAS, funds from surplus auction sales and from Stormwater Utility will be used to purchase the mower; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the purchase of the RC Mowers Model R-60 from EJ Equipment, 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. Mattke, seconded by Ald. Pernat moved to approve Resolution No. 30. On call of the roll, motion carried unanimously.

DISCUSSION: FOOD AND BEVERAGE PARK PHASE II IMPORVEMENTS

Did not discuss.

RESOLUTION AUTHORIZING WISCONSIN READY FOR REUSE PROGRAM HAZARDOUS SUBSTANCE LOAN AND GRANT APPLICATION FOR 1 ROCK RIVER ROAD

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 31**

WHEREAS, the City of Jefferson (the "City") owns the former industrial property located at 1 Rock River Road and 135 West Linden Drive, commonly known as the One Rock River Road Redevelopment Project (the "Project"); and

WHEREAS, by Resolution No. 106, adopted and approved on January 4, 2025, the Common Council declared the former Tyson Foods property located at 1 Rock River Road and 135 West Linden Drive, identified by Tax Parcel Nos. 241-0614-1124-005 and 241-0614-1121-036, to be blighted and authorized the acquisition of such property for purposes of blight elimination and urban redevelopment; and

WHEREAS, following adoption of Resolution No. 106, the City acquired the One Rock River Road parcel, located at 1 Rock River Road and identified as Tax Parcel No. 241-0614-1124-005, in April 2025 as part of its ongoing efforts to eliminate blight, facilitate environmental remediation, and advance redevelopment of the former Tyson Foods property and adjacent riverfront area; and

WHEREAS, the Project consists of approximately 12.6 acres of former meat processing and industrial property that requires environmental investigation, remediation, demolition, asbestos abatement, and related response actions prior to redevelopment; and

WHEREAS, the City intends to redevelop the Project into a mixed-use development consisting of multi-family residential housing, commercial space, an expansion of Rotary Park, and public access improvements along the Rock River; and

WHEREAS, the State of Wisconsin Department of Natural Resources ("WDNR") administers the Ready for Reuse Program pursuant to Wis. Stat. § 292.72, under which it offers grants and zero-interest loans to eligible governmental entities to facilitate the cleanup and redevelopment of contaminated brownfield properties; and

WHEREAS, the City has prepared a Ready for Reuse Program Hazardous Substance Loan and Grant Application requesting a grant in an amount not to exceed \$200,000 and a zero-interest loan in an amount not to exceed \$1,500,000 to assist with eligible environmental remediation activities at the Project; and

WHEREAS, the City understands that the grant component is limited to a maximum request of \$200,000, and that a portion of the loan may be forgivable if approved by WDNR and/or the United States Environmental Protection Agency; and

WHEREAS, the City further understands that the loan component, if awarded, may assist the City in preserving bonding capacity while advancing cleanup and redevelopment of the Project; and

WHEREAS, the total estimated environmental remediation cost for the Project is approximately \$5,500,000, with the remaining project costs to be funded through City general obligation borrowing and tax incremental financing as described in the City's application; and

WHEREAS, the City has identified or intends to identify lawful sources of local match and other project funding, which may include general obligation borrowing, tax incremental financing, donor tax incremental district funds, grants, developer contributions, and/or other available sources as may be approved by the Common Council; and

WHEREAS, the Common Council finds that obtaining Ready for Reuse financial assistance will advance the remediation and productive reuse of a significant brownfield property, improve public health and environmental quality, expand housing opportunities, increase public access to the Rock River, and further the City's economic development objectives.

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

1. The City is authorized to apply for the Ready for Reuse Program, including a Hazardous Substance Grant in an amount not to exceed \$200,000 and a Hazardous Substance Loan in an amount not to exceed \$1,500,000, for the Project, together with any forgivable loan component or other favorable terms for which the Project may qualify.
2. If WDNR approves the application, the Mayor, City Administrator, City Clerk, and other appropriate City officials are authorized to negotiate, execute and deliver, on behalf of the City, the Ready for Reuse financial assistance agreement, any grant agreement, loan agreement, promissory note or other

municipal obligation, certification, reimbursement request, assurance, and any other documents required by the Wisconsin Department of Natural Resources to obtain, secure, and administer such financial assistance.

3. The City is authorized to issue, if required and approved in final form, a promissory note under Wis. Stat. § 67.12(12), or such other municipal obligation authorized under Chapter 67, Wisconsin Statutes, as may be acceptable to WDNR and recommended by bond counsel, to secure repayment of any Ready for Reuse loan awarded to the City.
4. City staff and consultants are authorized to make corrections, complete factual blanks, update cost estimates, confirm parcel and acquisition information, and attach supporting materials as necessary to complete and support the Ready for Reuse application package.

Ald. Neils, seconded by Ald. Mattke moved to approve Resolution No. 31. On call of the roll, motion carried unanimously.

ADJOURN TO CLOSED SESSION PURSUANT TO SECTION 19.85(1)(C) OF THE WISCONSIN STATE STATUTES TO CONSIDER EMPLOYMENT, PROMOTION, COMPENSATION PERFORMANCE EVALUATION DATA OF ANY PUBLIC EMPLOYEE OVER WHAT THE GOVERNMENTAL BODY HAS JURISDICTION OR EXERCISES RESPONSIBILITY TO CONSIDER EMPLOYMENT OF FULL-TIME SENIOR CENTER COORDINATOR

Ald. Mattke, seconded by Ald. Beyer moved to go into Closed Session. On call of the roll, motion carried unanimously.

Ald. Obernberger, seconded by Ald. Neils moved to reconvene to Open Session. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING HIRING OF JEFFERSON SENIOR CENTER COORDINATOR
(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 32**

WHEREAS, the Department of Parks, Recreation, and Forestry has accepted the retirement notice of Sheila Frohmader after 22 years of service to the Jefferson Senior Center, thus creating a need to fill the position; and

WHEREAS, the Park, Recreation, & Forestry Commission (AKA PRF Commission) was directed to conduct and oversee the search for a new Coordinator, and has accordingly noticed and advertised the position opening; and

WHEREAS, the PRF Commission selected two finalist candidates for the Position from the pool of candidates submitting credentials for the position, and with the assistance of members of the Park and Recreation Commission and the Senior Center Advisory Board, recently conducted interviews with said candidates; and

WHEREAS, the PRF Commission is recommending the appointment of Heather Fox as the new Senior Center Coordinator of the Department of Parks, Recreation, and Forestry; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein approves and authorizes the appointment of Heather Fox, as the new Senior Center Coordinator of Parks, Recreation, and Forestry subject to the following:

- Satisfactory completion of a background check, drug screen and pre-employment physical.
- Ms. Fox is to be placed at Step One, Grade 7 of the Jefferson Compensation Plan;
- Ms. Fox will be placed at 5 years of service on the Jefferson Paid-Time-Off (PTO) Schedule; and
- She will begin her new duties as Senior Center Coordinator on or before July 27, 2026.

Ald. Tully, seconded by Ald Teeter. moved to approve Resolution No. 32. On call of the roll, motion carried unanimously.

Ald. Mattke, seconded by Ald. Beyer moved to adjourn the Jefferson Common Council Meeting at 8:52 p.m., carried unanimously on a voice vote.