

**MINUTES  
CITY OF JEFFERSON COMMON COUNCIL  
TUESDAY, FEBRUARY 19, 2019**

The Tuesday, February 19, 2019 meeting of the City of Jefferson Common Council was called to order at 7:07 p.m. by Mayor Oppermann. Members present were: Ald. Miller, Ald. Beyer, Ald. Horn, Ald. Tully, Ald. Krause, Ald. Lares and Ald. Peachey. Absent: Ald. Brandel. Also present were: City Administrator Freitag, City Engineer Pinnow, City Attorney Rogers and City Clerk/Deputy Treasurer Copsey.

**PUBLIC PARTICIPATION**

None.

**CONSENT AGENDA**

Ald. Tully introduced Resolution No. 115.

**CITY OF JEFFERSON  
RESOLUTION NO. 115**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for February 19, 2019 is hereby adopted.

- A. Vouchers Payable for February, 2019 in the amount of \$432,815.11. Payroll Summary for February 1, 2019 in the amount of \$167,738.61 and Payroll Summary for February 15, 2019 in the amount of \$162,492.46.
- B. Council Minutes from the February 5, 2019 of the Common Council.
- C. Licenses as Approved by the Regulatory Committee.
  - 1. Operator's Licenses
  - 2. Special Class B Licenses

Ald. Tully, seconded by Ald. Lares moved to approve Resolution No. 115. Motion carried unanimously on call of the roll.

**RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 9, CITY OF JEFFERSON, WISCONSIN**

Ald. Horn introduced Resolution 116.

**CITY OF JEFFERSON  
RESOLUTION NO. 116**

**RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 9, CITY OF JEFFERSON, WISCONSIN**

**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. 9 (the “District”) is proposed to be created by the City as a mixed-use 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).

**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 RDA, on January 23, 2019 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 RDA 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 and

**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. 9, City of Jefferson", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2019.
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 a combination of industrial and commercial uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a mixed-use 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) 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).
- (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 9, City of Jefferson" (attached as 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, 2019, 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.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

Ald. Horn, seconded by Ald. Miller moved to approve Resolution 116. Motion carried unanimously on roll of the call.

**RESOLUTION AUTHORIZING THE PURCHASE OF TWO ONE-TON PICKUPS AND TRUCK BEDS**

(Ald. Peachey introduced Resolution No. 117.)

**CITY OF JEFFERSON  
RESOLUTION NO. 117**

**AUTHORIZING THE PURCHASE OF TWO ONE-TON PICKUPS AND TRUCK BEDS**

**WHEREAS**, Director of Public Works Pinnow and Parks Recreation and Forestry Director Keller recently solicited quotes for replacement of two one-ton pickup trucks for the Jefferson Public Works Department and Parks Department along with associated dump bodies; and

**WHEREAS**, Directors Pinnow and Keller are recommending acceptance of the low quote from Griffin Ford of Fort Atkinson for the purchase of two 2019 Ford F-350 one-ton trucks in the amount of \$54,929; and

**WHEREAS**, Directors Pinnow and Keller are recommending acceptance of the only qualified quotes from Caspers Truck Equipment for two dump bodies in the amount of \$20,154; and

**WHEREAS**, the Jefferson Capital Improvement Project and Equipment Replacement Budget includes an appropriation in the amount of \$ \$90,000 to fund the purchase of two One-Ton Pickups and associated costs of equipping the vehicle with dump bodies; and

**WHEREAS**, the Jefferson Finance Committee has reviewed and recommended the purchases of said trucks and equipment;

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes the purchase of two 2019 Ford F-350 One-Ton Pickups from Griffin Ford in the amount of \$54,929 and two dump bodies from Caspers Truck Equipment in the amount of \$20,154.

Ald. Peachey, seconded by Ald. Krause moved to approve Resolution 117. Motion carried unanimously on roll of the call.

**RESOLUTION AUTHORIZING A FEDERAL TRANSIT ADMINISTRATION REQUIRED SAFETY MANAGEMENT POLICY**

(Ald. Beyer introduced Resolution No. 111.)

**CITY OF JEFFERSON  
RESOLUTION NO. 111**

**Authorizing a Federal Transit Administration required Safety Management Policy**

**WHEREAS**, Section 5329(d) of the Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21) Act signed into law by President Barack Obama on July 6, 2012; and

**WHEREAS**, (MAP-21) granted the Federal Transit Administration (FTA) the authority to establish and enforce a comprehensive framework to oversee the safety of public transportation throughout the United States; and

**NOW, THEREFORE BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the City adopts a Safety Management Policy as required by the FTA that establishes a framework as an explicit element of the City's responsibility by establishing a safety policy; identifying hazards and controlling risks; goal setting, planning and measuring performance.

Ald. Beyer, seconded by Ald. Tully moved to approve Resolution No. 111. Motion carried unanimously on call of the roll.

Ald. Peachey, seconded by Ald. Lares moved to adjourn the February 19, 2019 meeting of the Common Council at 7:20 p.m. On a voice vote, motion carried unanimously.