

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
TUESDAY, DECEMBER 18, 2018**

The Tuesday, December 18, 2018 meeting of the City of Jefferson Common Council was called to order at 7:00 p.m. by Mayor Oppermann. Members present were: Ald. Brandel, Ald. Horn, Ald. Tully, Ald. Krause, Ald. Peachey and Ald. Lares. Absent: Ald. Miller and Ald. Beyer. Also present were: City Administrator Freitag, City Engineer Pinnow, City Attorney Thompson and Deputy Clerk/Treasurer Maahs.

PUBLIC PARTICIPATION

None.

CONSENT AGENDA

Ald. Tully introduced Resolution No. 86.

**CITY OF JEFFERSON
RESOLUTION NO. 86**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for December 18, 2018 is hereby adopted.

- A. Vouchers Payable for November, 2018 in the amount of \$324,404.80. Payroll Summary for December 7, 2018 in the amount of \$159,044.99.
- B. Council Minutes from the December 4, 2018 of the Common Council.
- C. Humane Society of Jefferson County 2019 Contract- \$20,953.21.
- D. 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. 86. Motion carried unanimously on call of the roll. Ald. Tully abstained.

SCHEDULE OF FEES 2019

Ald. Krause introduced Resolution No. 87.

**CITY OF JEFFERSON
RESOLUTION NO. 87**

RESOLUTION TO SET THE 2019 SCHEDULE OF FEES

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the Council hereby adopts the 2019 Schedule of Fees (as attached).

BE IT FURTHER RESOLVED, that the Common Council may revise or otherwise alter the schedule by Resolution throughout the year as deemed necessary.

CITY OF JEFFERSON
2019 Schedule of Fees
GENERAL ADMINISTRATION

Category	FEE TYPE	PRICE	NOTES	MUNICIPAL CODE SECTION
ANIMAL LICENSES	Cat License	\$11/\$16	Altered/Unaltered	113
	Dog License	\$11/\$16	Altered/Unaltered	113
	Dog/Cat License for Pets 5 Months Old After July 1 st	\$5.50/\$8	Altered/Unaltered	113
	Late Fee	\$10	After March 31 st	113-12B/ 113-2
	Running At Large	\$50/\$100	1 st Offense/2 nd Offense	113-6(A)(3)
LIQUOR LICENSES	Beer License	\$100	Class "A" & "B"	160-3A/160-3B
	Class "B" Site License	\$500		160-3J
	Liquor License	\$500	Class "A" & "B"	160-3D/160-3E
	Cider License	\$0	Must have Class "A" Beer	
	Special Class "B" License	\$10		160-3B(2)
	Wine License	\$100		160-3F
LICENSES/PERMITS	Cigarette License	\$100		251-3(B)(2)
	Concerts/Amusement	\$20	Per Day	108-4(B)
	Circuses/Menageries	\$50		108-4(A)
	Pawn License	Varies	See Code for Cost	205
	Junk License	\$35		
	Lease of City Right of Way	\$50		240-8(A)
	Milk License	\$5		144-3
	Refuse Collection Fee	\$100		235
	Mobile Home License	\$100	50 Spaces/Year	185-4
	Sale of Goods in Right of Way	\$20		270-1
	Farmers Market	\$65/\$85	Before/After April 1 st	270-2
	Transient Merchant	\$50		270-3
	Taxi Cab	\$25		
MISCELLANEOUS	Copies	\$0.25	8 ½ X 11 – B&W	
		\$1	8 ½ x 11 - Color	
	Copies, Zoning Map	\$1	8 ½ X 11 - Color	
		\$5	8 ½ X 14 - Color	
		\$10	11 X 17 - Color	

Category	FEE TYPE	PRICE	NOTES	MUNICIPAL CODE SECTION
	DVDs-Not Cable	\$20		
	False Alarm	\$0	1 st & 2 nd Offense	103-1
		\$100	3 rd Offense	103-1
		\$300	4 th Offense	103-1
		\$500	5 th and Subsequent	103-1
	NSF Checks	\$50		
	Property Information Request – Over the Phone	\$10	More Than 1 Source	
	Room Tax	5%	5% Gross Receipts minus 5% Retained by Merchant	90-6
	Room Tax	5%	5% Gross Receipts minus 5% Retained by Merchant	90-6
	Special Assessment Letters	\$20		
OPERATOR'S LICENSES	Operator's License – New	\$32/\$42	1 yr/2yrs	160-3G
	Operator's License – Renewal	\$25/\$35		
	Provisional License	\$15	Valid for 60 Days	160-3H
	Temporary License	\$20	Valid for 2 Weeks	160-3I
RENTALS	Meeting Room Rental	\$40	Per Day	
	Meeting Room – Kitchen	\$10	With Room Rental	

CITY OF JEFFERSON
2019 Schedule of Fees
PARKS, RECREATION & FORESTRY

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FORESTRY	Violating Trees & Urban Forestry Ordinances	\$1,000	Per Day	256-1(L)
	Tribute Tree Program	\$325		
PARKS	Violating "Use of In Line Skates" Ordinances	\$10-\$20 \$25-\$50	1 st Offense 2 nd Offense	265-15(J)
	Park Improvement Fee	\$500		300-96(B)(1)
	Park Fee	\$500		300-96(A)(2)
	Ball Diamond Reservation	\$70		
	Ball Diamond Deposit	\$40		
	Ball Diamond Preparation/game	\$40	Fischer Field	Res. 98 2016
	Ball Diamond Preparation/game	\$25	Riverfront	
	Ball Diamond Preparation/game	\$20	Jefferson High School	
	Park Shelter Rental	\$40	Weekday	
	*\$100 Deposit Required	\$55	Weekend	
	Rotary Park Shelter	\$100	Can be reserved up to two years in adv.	
	*\$200 Deposit Required			
	Rotary Park Shelter (Non-Profit)	\$25	Can be reserved up to two years in adv.	
	*\$100 Deposit Required			
	Community Garden	\$15		
	*\$50 Key Deposit			
	Dog Permit	\$10		
Boat Launch Annual Permit	\$25/\$4	\$4 for second permit	204-6	
Boat Launch Daily Permit	\$5		204-6	
Boat Launch Violation	\$20		204-6	
RECREATION	Contracted Programs	70-30		
	Swimming Lessons - Group	\$32 \$40	School District Res. Non-School Dist. Res	
	Swimming Lessons – Private	\$40 \$50	School District Res. Non-School Dist. Res	
	JFAC Passes – Individual	\$30 \$37.50	School District Res. Non-School Dist. Res	

	Additional passes per person	\$15 \$18.75	School District Res. Non-School Dist. Res	
	Swimming Passes – Punch Pass	\$25	Good for 10 Admissions	
AQUATIC CENTER	Aquatic Center Rentals	\$70	Per Hour: \$10/additional 20 people	
STREET BANNER	Over the Street Banner	\$125/Wk. \$75/2 nd Wk. \$25/3 rd Wk.		
STREET BANNER	Over the Street Banner (Non-Profit)	\$50/Wk. \$25/2 nd		
VFW REC CENTER RENTAL	More than 4 hours	\$300	Per agreement with Lessee – City receives ½ of fee	Res 70 2015
	4 hours or less	\$200		

CITY OF JEFFERSON
2019 Schedule of Fees
ENGINEERING/PUBLIC WORKS

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FEES	Annexation	\$500		
	Erosion Control Plan Review	\$25 base fee + \$0.0025 per ft ² of disturbed area		
	Comp Plan Amendment Review	\$250	NEW	
	CSM Review (In Town)	\$250		
	CSM Review (Extraterritorial)	\$250		
	Stormwater – ERU	\$3.84	Per Month - Residential	
	Lateral Inspection	\$100	Each Additional trip is \$25	
	Reviewing Plats	\$100	Per Lot	
	Site Plan Review	\$200		
PERMITS	Conditional Use	\$250		
	Stormwater/Erosion Control – Erosion Control and Stormwater Management	\$50 base fee + \$0.0025 per ft ² of disturbed area + \$0.010 per ft ² of impervious area		
	Stormwater/Erosion - Erosion Control	\$25 base fee + \$0.0025 per ft ² of disturbed area		
	Excavation	FREE	With Approval of City Engineer	

	Rezoning	\$500		
RECYCLING/GARBAGE	Recycling/Refuse Fee	\$14.56	Per Month - Residential	
	Recycling/Refuse Fee	\$189.40	Commercial Customers (must meet Ord. Req.)	

**CITY OF JEFFERSON
2019 Schedule of Fees
POLICE DEPARTMENT**

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FEES	New Vehicle Registration	\$19.50	PD Keeps \$11.50	
	Renew Vehicle Plates	\$10.00	PD Keeps \$5.50	
	Towing	\$100		265-16.1.
	Photocopy in Person	\$.25	Per Page	
	Photocopy by Mail	\$1.00	Per Page	
	Photocopy by Fax	\$1.00	Per Page	
	Photographs on CD	\$10.00	1-9 Photos	
	Photographs on CD	\$20.00	10-19 Photos	
	Photographs on CD	\$30.00	20-30 Photos	
	Emailed Copy	\$1.00	Per Page	
	Video/Audio Recordings	\$20.00	Each Copy	
	Towed Vehicle Storage Fee	\$5.00	Daily	
	Warrant Pickup Fee	\$45.00		
LICENSES	Bike License	\$1.00		265-14

CITY OF JEFFERSON
2019 Schedule of Fees
BUILDING INSPECTION/HOUSING

Category	FEE TYPE	PRICE	NOTES	MUNICIPAL CODE SECTION
PERMITS	Building- Commercial/Industrial	\$6/per \$1000 of Project Cost	+Base Fee of \$40	
	Building-Projects >\$5M Commercial/Industrial	\$2 per \$1000 after 1 st \$5M		
	Building-Residential	.15/sq/ft	+Base Fee of \$40	
	Additions/Remodel	\$6/per \$1000	+Base Fee of \$40	
	Occupancy	\$75		
	Sprinkler System Review	\$150/area <5000 sq/ft		
	Sprinkler System Review	\$300/area >5000 sq/ft		
	Sign Permit Fee(Commercial/Industrial	\$75		
	Fence Permit	\$50		
	Electrical	Varies	+Base Fee of \$30	
	HVAC	Varies	+Base Fee of \$30	
	Plumbing	Varies	+Base Fee of \$30	

CITY OF JEFFERSON
2019 Schedule of Fees
WASTEWATER TREATMENT PLANT

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
HOLDING TANK & SEPTAGE TANK DISCHARGES	Holding Tank Discharges			
	Total Strength Charge	\$8.49		230-5(4)(a)
	Dumping Charge	\$5.00		230-5(4)(a)
	Surcharge of 25%	\$2.12		230-5(4)(a)
	Total Charge per 1000 Gallons	\$15.61		230-5(4)(a)
	Septage Tank Discharges			
	Total Strength Charge	\$44.31		230-5(4)(a)
	Dumping Charge	\$7.50		230-5(4)(a)
	Surcharge of 25%	\$11.08		230-5(4)(a)
	Total Charge per 1000 Gallons	\$62.89		230-5(4)(a)
SEWAGE	Normal Domestic Sewage	\$4.29	Per 1000 Gallons	230-5(C)(2)
		\$3.20	Per 100 Cubic feet	230-5(C)(2)
	Sewage of Greater Than Normal Strength			
	Parameter: BOD 5	\$0.538	Per Pound	230-5(C)(3)(a)
	SS	\$0.275	Per Pound	230-5(C)(3)(a)
	N (Ammonia)	\$1.699	Per Pound	230-5(C)(3)(a)
	P (Phosphorus)	\$7.730	Per Pound	230-5(C)(3)(a)
SEWER CONNECTION FEES	Meter Size: 5/8"	\$1,100	2006-2021	230-6 (C)
	3/4"	\$1,650	2006-2021	230-6 (C)
	1"	\$2,750	2006-2021	230-6 (C)
	1 1/2"	\$5,500	2006-2021	230-6 (C)
	2"	\$8,800	2006-2021	230-6 (C)
	3"	\$16,500	2006-2021	230-6 (C)
	4"	\$27,500	2006-2021	230-6 (C)
	6"	\$55,000	2006-2021	230-6 (C)
SEWER USER CHARGES	Meter Size: 5/8"	\$16.30	Per Month	230-5(B)(2)
	3/4"	\$24.00	Per Month	230-5(B)(2)

	1"	\$40.00	Per Month	230-5(B)(2)
	1 1/2"	\$81.00	Per Month	230-5(B)(2)
	2"	\$129.00	Per Month	230-5(B)(2)
	3"	\$242.00	Per Month	230-5(B)(2)
	4"	\$403.00	Per Month	230-5(B)(2)
	6"	\$806.00	Per Month	230-5(B)(2)
	6" contract	\$468.00	Per Month	230-5(B)(2)
	Rural Customer Surcharge	25%		230-5(B)(2)
RESIDENTIAL CLASS CUSTOMER CHARGES	0-300 cubic ft	\$21.00	Tier 1	230-5(B)(3)
	300-700 cubic ft	\$30.00	Tier 2	230-5(B)(3)
	700-up cubic ft	\$43.00	Tier 3	230-5(B)(3)
MISC. FEES	Septage Hauling Permit	\$50.00		230-14(A)

CITY OF JEFFERSON
2019 Schedule of Fees
EMERGENCY MEDICAL SERVICES

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FEES	BILLING:			
	ALS1	\$1,250		
	ALS2	\$1,570		
	BLS	\$1,030		
	Mileage	\$26		
	BLS- On Scene Care	\$515		
	ALS- On Scene Care	\$950		
	Oxygen	\$150		
	Spinal Immobilization	\$170		
	Standby	\$150/hour		
FEES	Extra Personnel	\$120		
FEES	No Transportation	\$130**	First Occurrence	
FEES	No Transportation	\$210**	Second Occurrence	
	No Transportation	\$300**	Third Occurrence	
	Helicopter Transportation	\$1000**		

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****Any No Transport with more than 15 minutes on scene care will be charged at these rates**

CITY OF JEFFERSON
2019 Schedule of Fees
Fire Department

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FEES	Fire Inspection Fee	VARIES SEE BELOW	Charges put on the tax roll yearly	139-10

(1). Residential Multi-family:

3 - 35 units	\$6.00 per unit
36 - 60 units	\$250
61 - 100 units	\$275
100 or more	\$300

(2). The fee for hotels and motels shall be the same as for residential property, except that the fee shall be calculated on a per room basis.

(3). The fee for mobile homes shall be the same as for residential property, except that the fee shall be calculated on a per mobile unit basis.

(4). High life safety facilities (hospital, nursing homes, and community-based residential facilities) square footage refers to the floor area of any building or structure:

Under 5,000 square feet	\$75
5,000 - 25,000 square feet	\$150
25,000 - 100,000 square feet	\$225
100,000 - 300,000 square feet	\$450
Over 300,000 square feet	\$450, plus \$100 per additional 25,000 square feet over 300,000 square feet

(5). All other buildings subject to the Wisconsin Commercial Building Code. Square footage refers to the total floor area of any building or structure:

Under 5,000 square feet	\$50
5,000 - 25,000 square feet	\$100
25,000 - 100,000 square feet	\$150
100,00 - 300,000 square feet	\$300
300,000 - 1,000,000 square feet	\$600
Over 1,000,000 square feet	\$1,000

* Premises located within the City shall be inspected, pursuant to Wisconsin Statutes

* All buildings, structures and premises owned by the City of Jefferson, other government body, or public school district shall be exempt from the annual fire prevention inspection fee.

CITY OF JEFFERSON
2019 Schedule of Fees
Fire Department
Hazardous Materials Emergency Response

Category	FEE	PRICE	NOTES	MUNICIPAL CODE SECTION
FEES	BILLING:			
	COMMAND AND SUPPORT VEHICLES			
	Mobile Command Post	\$100/hr.		
	Fire Department Command Car	\$85/hr.		
	OPERATIONS VEHICLES			
	Ambulance	\$150/hr.		
	Fire Engine	\$225/hr.		
	Fire Tender	\$175/hr.		
	Fire Truck Aerial	\$275/hr.		
	Squad/Rescue	\$225/hr.		
	Specialty Equipment(crane, excavator)	<i>Actual Cost</i>		
	EQUIPMENT AND MATERIALS			
	Self Contained Breathing Apparatus	\$100/use		
	Personal Protective Equipment	Replacement Value or Cleaning Charge		
	Containment and Spill Control Equipment	Replacement value		
	Monitoring and Detection Equipment	\$100/use		
	Miscellaneous Incidentals	<i>Actual Cost</i>		
	PERSONNEL CHARGES			
	Support Personnel	\$35/hr.		
	Operations Personnel	\$45/hr.		
Command Personnel	\$55/hr.			
Specialty Technician(chemist, industry specialist)	<i>Actual Cost</i>			

Ald. Krause, seconded by Ald. Brandel moved to approve Resolution No. 87. Motion carried unanimously on call of the roll.

TENTATIVE AGREEMENT BETWEEN THE JEFFERSON PROFESSIONAL POLICE ASSOCIATION LOCAL #115 AND THE CITY OF JEFFERSON

Ald. Lares introduced Resolution No. 88.

**CITY OF JEFFERSON
RESOLUTION NO. 88**

Approving a Tentative Agreement with the Wisconsin Professional Police Association Local #115 for a Successor Collective Bargaining Agreement for Years 2019 – 2020

WHEREAS, the collective bargaining agreement between the City of Jefferson and Wisconsin Professional Police Association Local #115 expires at the end of day December 31, 2018; and

WHEREAS, both parties have negotiated a tentative agreement for a successor contract covering years 2019 and 2020; and

WHEREAS, the members of the Wisconsin Professional Police Association bargaining unit have ratified the tentative agreement by vote of its members; and

WHEREAS, the Jefferson Finance Committee has reviewed the tentative agreement and is recommending ratification to the Common Council; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it hereby approves the tentative agreement for a successor collective bargaining agreement with the Wisconsin Professional Police Association for years 2019 and 2020. The major provisions of the tentative agreement include:

- A two year contract covering the period January 1, 2019 to December 31, 2020;
- A three (3) percent across-the-board wage increase adjustment for Year 2019;
- Expanding the residency requirement for Sworn Police Officers to 30 miles from the City border; and
- A contract reopener to bargain wages for Year 2020 and to discuss an “opt out” payment for health insurance for bargaining unit members not taking health insurance.

BE IT FURTHER RESOLVED, by the Common Council that the City Administrator is authorized to execute the resulting Collective Bargaining Agreement covering years 2019 and 2020 upon review by the City Attorney.

Ald. Lares, seconded by Ald. Horn moved to approve Resolution No. 88. Motion carried unanimously on call of the roll.

RESOLUTION AMENDING THE COMPREHENSIVE PARK AND OPEN SPACE PLAN

Ald. Peachey introduced Resolution No. 89.

**CITY OF JEFFERSON
RESOLUTION NO. 89**

WHEREAS, the Comprehensive Park and Open Space Plan will provide a City wide system of park and open spaces, highlighting the local natural resources and serve to preserve and enhance those natural resources which are invaluable; and

WHEREAS, a Comprehensive Park and Open Space Plan will facilitate the provision of a park and open space system that can provide opportunities for City residents to participate in a wide variety of recreation activities thereby enhancing the quality of life; and

WHEREAS, a Comprehensive Park and Open Space Plan is a requirement of the Stewardship Grant Program for funding; and

WHEREAS, the Comprehensive Park and Open Space Plan meets the standards of the Wisconsin Statewide Comprehensive Outdoor Recreation Plan 2018-2022; and

WHEREAS, on November 19, 2018 the City of Jefferson Parks, Recreation and Forestry Commission approved a Comprehensive Park and Open Space Plan which includes goals and objectives for the department, a master plan for Rock River Landing Park, and has taken the city's branding into consideration for promoting outside activities within the city as well as the abundance of water resources; and

BE IT RESOLVED by the Common Council of the City of Jefferson, Wisconsin that the 2018 City of Jefferson Comprehensive Park and Outdoor Recreation Plan is hereby adopted.

Ald. Peachey, seconded by Ald. Brandel moved to approve Resolution No. 89. Motion carried unanimously on call of the roll.

AUTHORIZING DESIGN ENGINEERING FOR THE NORTH INDUSTRIAL PARK EXPANSION PROJECT

Ald. Tully introduced Resolution No. 90.

**CITY OF JEFFERSON
RESOLUTION NO. 90**

AUTHORIZING HIRING OF TOWN & COUNTRY ENGINEERING, INC FOR DESIGN SERVICES

WHEREAS, Town & Country Engineering, Inc. has provided the City of Jefferson a proposal and contract for providing design services for the extension of North Parkway for the expansion of the North Industrial Park;

WHEREAS, proposed services include completion of a topographic site survey, preparation of engineering plans, specifications and bidding services to the City of Jefferson;

WHEREAS, the Streets Committee recommends retaining Town & Country Engineering Inc. for design services at a cost of \$45,100; and

WHEREAS, the services will be paid for out of 2019 Capital Improvement Fund;

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein approves an Agreement to provide design services with Town & Country Engineering, Inc. at a cost of \$45,100.

BE IT FURTHER RESOLVED, by the Common Council that the City Administrator is authorized to execute said Agreement on behalf of the City of Jefferson after review by the City Attorney.

Ald. Tully, seconded by Ald. Horn moved to approve Resolution No. 90. Motion carried unanimously on call of the roll.

RESOLUTION MOVING THE JANUARY 1, 2019 MEETING TO JANUARY 2, 2019

Ald. Lares introduced Resolution No. 91.

**CITY OF JEFFERSON
RESOLUTION NO. 91**

WHEREAS, the City of Jefferson Common Council typically meets on the first and third Tuesday of each month, in this case January 1, 2019 but because of the New Year's Holiday being that date,

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein moves this first meeting to Wednesday, January 2, 2019.

Ald. Lares, seconded by Ald. Brandel moved to approve Resolution No. 91. Motion carried unanimously on call of the roll.

AUTHORIZING APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JEFFERSON AND GORMAN AND COMPANY, INC. FOR THE REDEVELOPMENT OF PROPERTY LOCATED 138 CANDISE STREET.

Ald. Horn introduced Resolution No. 92.

**CITY OF JEFFERSON
RESOLUTION NO. 92**

Authorizing Approval of a Development Agreement between the City of Jefferson and Gorman and Company, Inc., for the Redevelopment of Property Located 138 Candise Street

WHEREAS, Gorman and Company, Inc., a Wisconsin Limited Liability Company located in Oregon, Wisconsin intends to redevelop the former Foremost Buildings Manufacturing Facility located at 138 Candise Street into approximately 36 historic housing units of which at least eight (8) units will be available to persons of lower and moderate income. The Project represents a total investment in property acquisition and building construction in excess of \$9 million. The Property is currently listed on the State and Federal Register of Historic Places; and

WHEREAS, the City of Jefferson desires to encourage the development of a variety of housing styles, including affordable house, promote economic development, expand its tax base, create new jobs, attract industry, and promote the preservation of historic architecture and buildings within its corporate limits; and

WHEREAS, the City of Jefferson and Gorman and Company, Inc., are desirous to enter into a development agreement that sets forth the obligations and responsibilities of each party as may be relating to the redevelopment of the former Foremost Buildings Manufacturing Property located at 138 Candise Street; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein approves a development agreement with Gorman and Company, Inc., for the redevelopment of 138 Candise Street in approximately 36 historic housing units and authorizes the Mayor, City Administrator, and City Clerk to execute said development agreement upon the review and consent of the City Attorney.

Ald. Horn, seconded by Ald. Peachey moved to approve Resolution No. 92. Motion carried unanimously on call of the roll.

AUTHORIZING A JEFFERSON HOUSING PROGRAM LOAN TO GORMAN & COMPANY, INC. TO HELP FINANCE DEVELOPMENT OF NEW HOUSING UNITS TO BE LOCATED AT 138 WEST CANDISE STREET.

Ald Tully introduced Resolution No. 93.

**CITY OF JEFFERSON
RESOLUTION NO. 93**

Authorizing a Jefferson Housing Program Loan to Gorman & Company, Inc., to help Finance Development of New Housing Units to be Located at 138 West Candise Street

WHEREAS, the Gorman and Company, Inc., previously requested a Jefferson Housing Program loan to help finance development of new housing to be located at 138 West Candise Street. Said Project is to include the conversion of the former Foremost Buildings Manufacturing Facility to approximately 36 historic apartments of which at least eight (8) will be available to persons of low and moderate income. The Project represents a total investment in property acquisition and building construction of approximately \$9 million; and

WHEREAS, the City's Housing Program Loan Review Committee met to consider the Gorman & Company, Inc., Loan Application and recommended approval of loan. The Loan Review Committee's finding's included:

- The project will expand housing opportunities in the City of Jefferson;
- The project will make new housing units to persons of low and moderate income that otherwise would not be available;
- The project will revitalize an underused property on the Rock River near the City's historic downtown; and
- The project will expand the property tax base of the City and will encourage other development near the new housing units.

WHEREAS; the Common Council approved a \$500,000 loan to the Gorman and Company, Inc., in January of 2017 to assist with financing the new housing units to be located at 138 West Candise Street;

WHEREAS; due to an increase in project cost, driven largely by the need to remove the property from the floodplain by construction of a sheet pile and earthen levy, the Gorman and Company, Inc., is requesting additional housing loan assistance; and

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that it herein authorizes a new loan from the City of Jefferson Housing Program to Gorman & Company, Inc., for the purpose of helping finance the development of new housing units to be located at 138 W. Candise Street subject to the following conditions:

- A loan amount of \$650,000
- A loan term of 18 years with interest accruing at 1% per year;
- A loan amortization term of 18 years with equal annual payments pending available cash flow. If the project cash flow is insufficient to make the annual loan payment, the remaining loan balance will accrue into the following year with no default on the loan;
- The entire loan and accrued interest will be due and payable at the end of the 18 year term;

- The loan is conditioned upon developer securing financing for the entire project, including but not limited to a commercial bank loan, affordable housing program loans or grants, WHEDA tax credits and Federal and State Historic Property tax credits;
- If funding for the whole project is secured, the Jefferson Housing Program Loan will be disbursed by Chicago Title Insurance Company pro rata with the first construction mortgage loan proceeds, after at least 15% of the equity has been contributed and disbursed; and
- The loan is to be secured by a second mortgage on the property.

BE IT FURTHER RESOLVED, by the Common Council that the Mayor, Administrator, and City Clerk are authorized to execute all documents related to this matter on behalf of the City of Jefferson subject to the review and approval of the City Attorney.

Ald. Tully, seconded by Ald. Brandel moved to approve Resolution No. 93. Motion carried unanimously on call of the roll.

AUTHORIZING THE CITY ADMINISTRATOR DO ALL THE THINGS NECESSARY TO SUBMIT AN APPLICATION TO THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION FOR A COMMUNITY DEVELOPMENT INVESTMENT PROGRAM GRANT.

Ald. Krause introduced Resolution No. 94.

**CITY OF JEFFERSON
RESOLUTION NO. 94**

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF JEFFERSON, WISCONSIN,
DIRECTING THAT THE CITY ADMINISTRATOR DO ALL THINGS NECESSARY TO SUBMIT
AN APPLICATION TO THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION FOR
A COMMUNITY DEVELOPMENT INVESTMENT PROGRAM GRANT**

WHEREAS, the WEDC Community Development Investment Grant will advance redevelopment of 3.88 acres of property in accordance with adopted City plans.

WHEREAS, the 3.88-acre site includes property located at 138 West Candise Street in Jefferson, once used by the Foremost Company; and is detailed in the attached map;

WHEREAS, Foremost Company relocated to a location on the northeast side of the City of Jefferson in 2012 following intense flooding in 2008;

WHEREAS, the resulting inactivity on the Property has left an idle and underutilized site in the heart of Downtown Jefferson and in a key location along the Rock River;

WHEREAS, the Property is located within the floodplain and the Wisconsin Department of Natural Resources (Wis.DNR) requires remediation of the floodplain issues prior to any redevelopment of the Property;

WHEREAS, Gorman & Company, Inc. entered into a sales contract to acquire the Property in 2017 and plans to redevelop the site to include 36 units of new housing;

WHEREAS, Gorman & Company has secured Low Income Housing Tax Credits and Historic Tax Credits to finance the redevelopment of the Property;

WHEREAS, Gorman & Company has submitted a conditional use permit application with the Jefferson Plan Commission for consideration at their December 12, 2018 meeting;

WHEREAS, the City and Gorman & Company have drafted a development agreement regarding the redevelopment of the Property and the construction of a Riverwalk extension to connect the Property and Rotary Park. The development agreement is to be reviewed at a meeting of the Common Council on December 18, 2018;

WHEREAS the City and Gorman & Company's development agreement details the roles and responsibilities of each Party with respect to the plan's implementation;

WHEREAS Gorman & Company's redevelopment project requires additional funding to complete the project, including its removal the project from the floodplain;

WHEREAS, the Common Council directs that the City Administrator do all things necessary to submit an application for a Community Development Investment Grant;

WHEREAS, the Common Council finds that submittal of an application for a Community Development Investment Grant to be in the best interests of the public and promotes the health, safety and welfare of the community and respectfully requests that WEDC award a Grant to the City consistent with its application.

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

Section 1: The recitals cited above are hereby fully incorporated by reference.

Section 2: The Common Council finds that the Project essential to the long-term economic viability of the redevelopment of the Property and economic viability of the City and directs that it be included in a City application for a Community Development Investment Grant.

Section 3: Matching funds for the City's application for a Community Development Investment Grant are to be provided by Gorman & Company including its site acquisition costs and other investments Gorman has and intends to make in the Property with the City pledging to cover all grant administrative costs.

Section 4: The City Administrator is hereby authorized and directed to do all things necessary to complete an application for the WEDC Community Development Investment Program Grant for up to two hundred fifty thousand dollars (\$250,000) for those improvements and programs described in Section 2, hereof, and to submit same to the WEDC for its consideration.

Section 5: The Common Council approves the attached development agreement between the City of Jefferson and Gorman & Company, Inc.

Section 6: The Common Council finds that the City's submittal of an application for a Community Development Investment Grant to be in the best interests of the public and promotes the health, safety and welfare of the community and respectfully requests that WEDC award a Grant to the City consistent with its application.

This resolution is being adopted by the Common Council of the City of Jefferson at a duly scheduled meeting on December 18, 2018.

_____, Mayor

_____, City Clerk

Ald. Krause, seconded by Ald. Tully moved to approve Resolution No. 94. Motion carried unanimously on call of the roll.

Ald. Peachey, seconded by Ald. Lares moved to adjourn the December 18, 2018 meeting of the Common Council at 7:30p.m. On a voice vote, motion carried unanimously.