

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
TUESDAY, MAY 6, 2025**

The Tuesday, May 6, 2025 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. Teeter, Ald. Beyer, Ald. Larson, Ald. Obernberger, Ald. Tully, and Ald. Mattke and Ald. Neils. Absent: None. Also present were: City Administrator Freitag, City Attorney Rogers, Public Works Director Clark and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

Mike Soleska, 140 S. Dewey Ave. let the council know that the the band shell looks good stained, and the bridge lights look good now that they are working, he would like the city to look at the traffic on Reinel Street, he would like more stop signs.

PROCLAMATION: 2025 POLICE WEEK



**MAYORAL PROCLAMATION
CITY OF JEFFERSON, WISCONSIN
2025 NATIONAL POLICE WEEK**

WHEREAS, The Congress and President of the United States have designated the week of May 11th - 17th, 2025 as National Police Week; and

WHEREAS, the members of the law enforcement agency of the City of Jefferson play an essential role in safeguarding the rights and freedoms of the City of Jefferson; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the law enforcement agency of the City of Jefferson unceasingly provide a vital public service;

NOW, THEREFORE, I, Dale Oppermann, Mayor of the City of Jefferson, call upon all citizens of Jefferson and upon all patriotic, civic and educational organizations to observe the week of May 11th - 17th,

2025 as Police Week with appropriate ceremonies and observances in which their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Jefferson to remember all law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes.

PROCLAMATION: GALLITZ GRADING 35 YEARS OF BUSINESS



Proclamation

Of The City of Jefferson

I, Mayor Dale Oppermann, do hereby recognize and congratulate Gallitz Grading Inc. for 35 years of serving the Jefferson Community.

WHEREAS, Tom and Kathy Gallitz started their business together in 1990 and have grown the business to include their children, employees and fleet of equipment over the past 35 years; and

WHEREAS, Gallitz Grading has completed many projects for the City of Jefferson and for developers within the City, the most recent being the 3,400' extension of Golf Drive, all related utilities and building parcels; and

WHEREAS, Gallitz Grading and the City of Jefferson have developed a great relationship during the past 35 years and will continue this relationship for years to come; and

NOW, THEREFORE, I, Mayor Dale Oppermann, wish to congratulate Tom and Kathy Gallitz of Gallitz Grading Inc., their family and all of their employees, for their 35 years of business and operation with many more to come.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 4**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for May 6, 2025, is hereby adopted.

- a. Vouchers Payable for May Payables in the amount of \$358,641.28, and April Manuals in the amount of \$13,783.00. Payroll Summary for April 18, 2025, in the amount of \$206,587.01, and May 2, 2025, amount of \$218,891.24.
- b. Council Minutes from April 15, 2025, of the Common Council.
- c. Jefferson Live Music Foundation- Concert's in the Park and Lions Rib Fest- \$5,000.
- d. Licenses as Approved by the Regulatory Committee:
 1. Operator's Licenses.
 2. Temporary Class B-Van-A-Mega-Mania, June 12-15, 2025, Jefferson County Fairgrounds.
 3. Temporary Class B- Kunes RV Show, May 9-11, 2025, Jefferson County Fairgrounds.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 4. On call of the roll, Motion carried unanimously with Ald. Mattke and Ald. Schroeder abstaining from voting on the Jefferson Concerts in the Park and Lions Rib Fest contribution.

RESOLUTION RECOGNIZING WORLD MIGRATORY BIRD DAY

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 5**

WHEREAS, migratory birds are some of the most beautiful and easily observed wildlife that share our communities, and

WHEREAS, many citizens recognize and welcome migratory songbirds as symbolic harbingers of spring, and

WHEREAS, these migrant species also play an important economic role in our community, controlling insect pests and generating millions in recreational dollars statewide, and

WHEREAS, migratory birds and their habitats are declining throughout the Americas, facing a growing number of threats on their migration routes and in both their summer and winter homes, and

WHEREAS, public awareness and concern are crucial components of migratory bird conservation, and

WHEREAS, citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining health bird populations, and

WHEREAS, since 1993 World Migratory Bird Day (formerly International Migratory Bird Day) has become a primary vehicle for focusing public attention on the nearly 350 species that travel between nesting habitats in our communities and throughout North America and their wintering grounds in South and Central America, Mexico, the Caribbean, and the southern U.S., and

WHEREAS, hundreds of thousands of people will observe WMBD, gathering in town squares, community centers, schools, parks, nature centers, and wildlife refuges to learn about birds, take action to conserve them, and simply to have fun, and

WHEREAS, while WMBD officially is held each year on the second Saturday in May, its observance is not limited to a single day, and planners are encouraged to schedule activities on the dates best suited to the presence of both migrants and celebrants, and

WHEREAS, WMBD is not only a day to foster appreciation for wild birds and to celebrate and support migratory bird conservation, but also a call to action,

NOW THEREFORE I Dale Oppermann, as Mayor of the City of Jefferson, do hereby proclaim May 10th, 2025 as

World Migratory Bird Day

In the City of Jefferson and I urge all citizens to celebrate this observance and to support efforts to protect and conserve migratory birds and their habitats in our community and the world at large. Dated this 6th day of May in the year 2025.

Ald. Neils, seconded by Ald. Teeter moved to approve Resolution No. 5. On a voice vote, Motion carried unanimously.

RESOLUTION AUTHORIZING UPGRADE OF CITY PHONE SYSTEM AND SERVICE

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 6**

WHEREAS, in Fall of 2024 the City was notified by AT&T that the copper lines that serve the City's telephone service were being "retired" and that the City would need to find a different source for their telephone service.

WHEREAS, City staff reached out to several vendors and asked for telecom solutions and received three quotes for service. After staff review, it was found that all the proposals provided very similar service and vendor reliability.

THEREFORE, BE IT RESOLVED, by the Common Council of the City of Jefferson, Jefferson, Wisconsin that the City Administrator is hereby authorized to enter into an agreement with Creative Carrier Solution for new phone equipment for the City Hall, Library, Fire/EMS, Senior Center, WWTP/Water Building and Public Works Buildings in an amount not to exceed \$760 for upfront costs and monthly reoccurring charges for three years in the amount of \$935.27.

BE IT FURTHER RESOLVED, that the City Administrator is hereby authorized to enter into an agreement with Premium Computers for needed hardware and cabling to accommodate the VoIP System installation in an amount not exceed \$6,000.

Ald. Schroeder, seconded by Ald. Mattke moved to approve Resolution No. 6. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING A PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR THE 1 ROCK RIVER ROAD AND 135 W. LINDEN STREET PROPERTIES

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 7**

WHEREAS, the City of Jefferson recently purchased the 1 Rock River Road and 135 W. Linden Street Properties (the Site) from Jefferson County. Jefferson County previously foreclosed on both parcels due to a property tax payment delinquency; and

WHEREAS, the City intends to prepare the Site for redevelopment and work collaboratively with a developer to redevelop the Site; and

WHEREAS, the Site operated as a meat/food processing facility from 1875 to 2016, then several warehousing owner/operators controlled the Site until the recent foreclosure; and

WHEREAS, numerous environmental spills and releases at the Site have been reported to the Wisconsin Department of Natural Resources (WDNR). A total of 18 spills, three leaking underground storage tank (LUST), and four environmental repair program (ERP) cases were opened by the WDNR between 1989 and 2000, and all these projects have been closed by the WDNR as of March 2000; and

WHEREAS Geosyntec recently completed a Phase I Environmental Site Assessment for the Site. Multiple recognized environmental conditions were identified which warrant the collection of subsurface soil, groundwater, and/or soil vapor samples to determine if releases have occurred; and

WHEREAS, at the request of the City, Geosyntec has prepared a proposal for a robust Phase II Environmental Site Assessment that assesses soil, groundwater, and soil vapor conditions beneath the Site to allow for sufficient data collection to allow the City and its partners to understand the potential environmental liabilities and viability of redevelopment at the Site. City staff are recommending implementation of the Geosyntec Phase II Environmental Site Assessment; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein approves a proposal from Geosyntec Consultants of Milwaukee, Wisconsin for a Phase II Environmental Site Assessment for the 1 Rock River Road and 135 W. Linden Street Properties at a not to exceed cost of \$122,000 and authorizes the City Administrator and Mayor to execute said proposal on behalf of the City of Jefferson upon the review and consent of the City Attorney. A portion of the proceeds of a

recently awarded WEDC Site Assessment Grant will be utilized by the city to reimburse itself for a portion of the cost of the Phase II Environmental Site Assessment.

Ald. Tully, seconded by Ald. Schroeder moved to approve Resolution No. 7. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING A PROPOSAL FOR A REGULATED MATERIALS ASSESSMENT FOR PROPERTIES LOCATED 1 ROCK RIVER ROAD AND 135 W. LINDEN STREET

(To be introduced by Ald. Beyer.)

**CITY OF JEFFERSON
RESOLUTION NO. 8**

WHEREAS, the City of Jefferson is the owner of property located at 1 Rock River Road and 135 W. Linden Street; having previously acquired title to these properties from Jefferson County; and

WHEREAS, the City has previously determined these properties to be “blighted” within the meaning of the Wisconsin Statutes; and

WHEREAS, the City ultimately intends to raze or “deconstruct” the building improvements existing on the site but must first complete a screening level assessment of regulated materials within the buildings; and

WHEREAS, the screening level assessment will focus primarily on large-quantity regulated materials, including an asbestos-containing materials survey, a lead-bearing paint survey, a polychlorinated biphenyl (PCB) bulk product survey, as well as a survey of other regulated building materials, and

WHEREAS, staff is recommending that Geosyntec Consultants be retained to complete the Regulated Materials Assessment for the subject properties; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it hereby approves a contract with Geosyntec Consultants of Milwaukee, Wisconsin to conduct a Regulated Materials Assessment for the subject properties at a cost not to exceed \$33,600 and authorizes the City Administrator to execute all documents on behalf of the City as may regard this matter following the review and consent of the City Attorney. Said contract costs are to be paid in part from the proceeds of a Site Assessment Grant that has previously been awarded by the Wisconsin Economic Development Corporation for the subject properties.

Ald. Beyer, seconded by Ald. Mattke moved to approve Resolution No. 8. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING ENTERING INTO A LEASE WITH NESTLE PURINA PET CARE COMPANY

(To be introduced by Ald. Larson.)

**CITY OF JEFFERSON
RESOLUTION NO. 9**

WHEREAS, the Nestle Purina PetCare Company has requested approval to lease approximately 143,580 square feet of parking lot property located at 1 Rock River Road; and

WHEREAS, this property is owned by the City of Jefferson which recently acquired title to said property from Jefferson County; and

WHEREAS, the term of the proposed lease begins on the effective date of the lease agreement and continues for a period of nine (9) months, ending on December 31st, 2025. During the term of the lease, the Nestle Purina PetCare Company will pay monthly rent to the City of Jefferson in the amount of \$9,000; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein approves a lease agreement with the Nestle Purina PetCare Company and authorizes the City Administrator to sign said lease agreement on behalf of the City of Jefferson.

Ald. Obernberger, seconded by Ald. Tully to amend the resolution that any proceeds of the lease would go to offset the cost of the property in the future. On call of the roll, motion carried 6-2.

Ald. Larson, seconded by Ald. Neils moved to approve Resolution No. 9. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING THE SALE OF A 4 ACRE PARCEL OF LAND TO JEFFERSON PLANT, LLC

(To be introduced by Ald. Obernberger.)

**CITY OF JEFFERSON
RESOLUTION NO. 10**

WHEREAS, the City of Jefferson (the City) is the owner of a 4-acre parcel of land (the Parcel) located in the City's north industrial park; and

WHEREAS, Jefferson Plant, LLC, a Wisconsin Limited Liability Company (the Company) wishes to acquire the Parcel so that it may construct a manufacturing facility upon same; and

WHEREAS, this transaction will benefit the City by increasing its tax base and provide employment for its citizens.

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

- 1) The City Administrator is hereby authorized to enter into an agreement to sell the parcel to Jefferson Plant, LLC.
- 2) The terms of this transaction are set forth in an Offer to Purchase attached hereto.

Ald. Obernberger, seconded by Ald. Mattke moved to approve Resolution No. 10. On call of the roll, Motion carried unanimously.

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