

**MINUTES
CITY OF JEFFERSON COMMON COUNCIL
CITY HALL COUNCIL CHAMBERS
WEDNESDAY, APRIL 2, 2025**

The Wednesday, April 2, 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. Tully, Ald. Beyer, Ald. Larson, Ald. Mattke, Ald. Obernberger and Ald. Neils. Absent: None. Also present were: City Administrator Freitag, Attorney White, Public Works Director Clark, Lieutenant Taylor and City Clerk/Deputy Treasurer Copsey.

PUBLIC PARTICIPATION

Todd Clark, Director of Public Works, went over the streets that will be repaired this year, starting next week.

Clerk Copsey stated that the election went very well on the April 1st.

RECOGNITION: Chris Nash for his 28 years of Service on the Plan Commission.

UPDATE: Park and Recreation Director Holpfer went over the Meadow Springs Conservancy Burning.

CONSENT AGENDA

(To be introduced by Ald. Teeter.)

**CITY OF JEFFERSON
RESOLUTION NO. 123**

BE IT RESOLVED, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for April 2, 2025, is hereby adopted.

- a. Vouchers Payable for April Payables in the amount of \$674,123.17. Payroll Summary for March 21, 2025, in the amount of \$204,930.25.
- b. Council Minutes from March 18, 2025, of the Common Council.
- c. 2025 Surf Shack Lease.
- d. Licenses as Approved by the Regulatory Committee:
 1. Operator's Licenses.
 2. Class B Beer License- Jefferson Baseball Blue Devil's.
 3. Class A Liquor and Beer License- Pride of Jefferson.
 4. Cigarette License- Pride of Jefferson.
 5. Temporary Class B- Gemetlichkeit Days, Inc.- Fairview Sports Bar- May 10th, Jefferson Fair Grounds 12-13th, and Rotary Park- September 14th.

Ald. Teeter, seconded by Ald. Beyer, moved to approve Resolution No. 123. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING DEVELOPER'S AGREEMENT WITH INTERNATIONAL INVESTMENT GROUP CORPORATION

(To be introduced by Ald. Schroeder.)

**CITY OF JEFFERSON
RESOLUTION NO. 124**

WHEREAS, the City of Jefferson, Wisconsin (hereinafter the City) entered into a Developer's Agreement on October 1, 2019 with International Investment Group Corporation; and

WHEREAS, a true and accurate copy of the Developer's Agreement (hereinafter the Agreement) is attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the City has been informed that the motel that was the subject of the Agreement is to be sold to Best 4, LLC d/b/a BW Plus Jefferson Hotel, Brian Park – Owner; and

WHEREAS, the City is in agreement with this transaction.

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

- 1) That the terms and conditions set forth in the Agreement be assigned to Best 4, LLC d/b/a BW Plus Jefferson Hotel – Brian Park as Owner (hereinafter the Buyer).
- 2) That the assignment is done with the understanding that the Buyer will be required to fulfill all obligations set forth in the Agreement.
- 3) That the next payment to be made by the City under the terms of the Agreement will be made to the Buyer no later than October 1, 2025 (there will be no proration) and thereafter until the City's obligation has been fulfilled.
- 4) That the parties hereto shall sign a formal agreement incorporating the terms set forth in this Resolution.

Ald. Schroeder, seconded by Ald. Larson moved to approve Resolution No. 124. On call of the roll, Motion carried unanimously.

RESOLUTION FURTHER AMENDING THE DEVELOPER'S AGREEMENT WITH KUEHN ENTERPRISES, LLC

(To be introduced by Ald. Tully.)

**CITY OF JEFFERSON
RESOLUTION NO. 125**

WHEREAS, the City of Jefferson, Wisconsin (hereinafter the City) has previously entered into a Developer's Agreement on November 13, 2012 (the agreement) with Kuehn Enterprises, LLC (the Owner/Developer); and

WHEREAS, the agreement was amended on February 4, 2025; and

WHEREAS, the parties hereto withs to further amend the agreement; and

WHEREAS, the most recent amendment is in the best interest of the City;

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

- 1) That the aforementioned amendment (attached hereto on Exhibit A) is found to be in the best interest of the City.
- 2) That the City Staff is authorized to execute any necessary documents and take such other steps to fulfill the intent of the amendment to the agreement.

Ald. Tully, seconded by Ald. Mattke moved to approve Resolution No. 125. On call of the roll, Motion carried unanimously.

RESOLUTION AUTHORIZING EMERGENCY REPAIRS AT THE JEFFERSON FIRE STATION

(To be introduced by Ald. Neils.)

**CITY OF JEFFERSON
RESOLUTION NO. 126**

WHEREAS, the Jefferson Fire Station sustained damage to the west side of the structure during a period of high winds in 2024, including the loss of vinyl siding and damage to the furring strips which hold said vinyl siding in place; and

WHEREAS, the repair project was originally funded with a \$20,000 reservation of fund balance in the 2023 audit of City operations. The project was delayed by lack of contractor interest in completing the repairs; and

WHEREAS, the project was re-bid with two bids received and a number of contractors declining to submit bids. Said bids ranged from \$22,516 to \$42,000 with the low bid submitted by Schloesser Construction, Inc., of Fort Atkinson, Wisconsin; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Jefferson, Wisconsin that it herein approves and authorizes a contract with Schloesser Construction, Inc., in an amount not to exceed \$22,516 to complete the required repairs to the Jefferson Fire Station. Said contract is to be funded with a new reservation of fund balance in the 2024 audit of City operations.

Ald. Neils, seconded by Ald. Schroeder moved to approve Resolution No. 126. On call of the roll, Motion carried unanimously.

Ald. Obernberger, seconded by Ald. Teeter moved to adjourn the Jefferson Common Council Meeting at 7:20 p.m., carried unanimously on a voice vote.