

MINUTES
CITY OF JEFFERSON COMMON COUNCIL
DECEMBER 16, 2003

The Tuesday, December 16, 2003, meeting of the City of Jefferson Common Council was called to order at 7:30 p.m. by Mayor Brawders. Members present were: Ald. Coffman, Ald. Wagner, Ald. Bare, Ald. Gang, Ald. McGrath, Ald. Stewart and Ald. Stevens. Absent was: Ald. Carnes. Also present were: City Attorney Brantmeier, City Engineer Ludwig and City Clerk/Treasurer Stewart.

PUBLIC PARTICIPATION

Roy Johnson, 1027 Watertown Avenue, addressed the Council regarding a lot line dispute. He stated that for years, the map generated by the County has shown that the lot line goes thru his house. He stated that he has contacted the City numerous times to try to get this resolved without resolution. Mr. Johnson threatened legal action against the City unless the dispute was settled in a timely manner. *Engineer Ludwig indicated that the map is generated by the County and the disputed line goes back to the 1800s. He stated that the City purchased the Lubahn Park property (which is adjacent to Mr. Johnson's property) on a land contract. Engineer Ludwig stated that the City could not quit claim the sliver of property in question until the City held clear title of the property.*

Gary Thompson, 1145 Beyer Court, then addressed the Council. He thanked the Council for the reassessment, because it enabled him to learn a lot about the City of Jefferson. He stated that he hoped the City would not wait another seven years before reassessing again. Mr. Thompson stated that he feels sorry for anyone who builds now, because they will be assessed unfairly. He stated that in his opinion others in the town were paying a lot less in taxes than he had been for the last several years. He stated that he thought it was nice that someone whose value went up 25% would not see much of a tax increase, but he felt that the levy should have decreased by 25%. He stated that he wanted to thank the office staff in City hall who assisted him in getting the information. He noted that they were extremely helpful. He stated that he felt that the land values in the City were not consistently assessed and wondered how the City can go thru an assessment and still have inequities. He stated that lots are being sold in his neighborhood for about what he is assessed, but why aren't similar sized lots in the other part of town assessed the same. He encouraged the Council to set forward a land value designation and stated that they should come up with some equitable method. In closing Mr. Thompson stated that he felt we should go thru another revaluation next year and then adopt a percentage to increase properties on a yearly basis.

Robert Mercer, 216 South Whitewater, addressed the Council regarding his assessment and taxes. Mr. Mercer questioned why the City has not been run more efficient and why are taxes going up. Mr. Mercer stated that his home is assessed at 122,500, a 186% increase over the previous year. He stated that no one came in his home. He stated that his property is in poor condition and no improvements have been made in the last 20 years. Mr. Mercer stated that if we are paying for a reassessment why aren't they actually assessing the thing. He stated that this is outrageous and should be corrected.

PUBLIC HEARING AND ACTION ON AN ORDINANCE TO AMEND SECTION 17.04(2)(B) OF THE CITY OF JEFFERSON MUNICIPAL CODE RELATED TO REZONING

Mayor Brawders called the public hearing to order.

City Clerk/Treasurer Stewart read the Notice of Public Hearing.

City Engineer Dan Ludwig gave an explanation of the proposed amendment to the official map.

Mayor Brawders then announced that if any citizen wished to address the Common Council on this issue, they could stand and give their name and address and address the Council at this time.

Warren Gross, 1024 North Watertown Avenue, stated that he was opposed to the potential rezoning of the properties. He stated that he already is of the opinion that there are problems with Mr. Rupprecht's rental properties. He questioned what types of development would be allowed? He stated that he felt that the range of potential uses was too great and likened the possibilities to a half loaded gun. He stated that he felt it was a poor move to rezone an area to commercial when all of the other area is residential. Mr. Gross stated that he felt we have enough strip malls.

Mayor Brawders then gave an explanation of the Plan Commission recommendations regarding the potential rezoning.

Dean Probst, N4976 Highway 26, stated that he was opposed to the potential rezoning. Mr. Probst gave a detailed rundown of the properties in the area and the past and present uses of them. Mr. Probst felt that in the past properties were rezoned and promises were made as to what would be done with them and those promises were not kept. Mr. Probst stated that he also has concerns about potential contamination in the areas of these properties and was concerned about spot zoning. He stated that without access to Highway 26 he did not feel that commercial zoning was a good option; he added that he felt the City was putting the cart before the horse. He encouraged the Council only to consider the potential rezoning after access to State Hwy 26 has been granted. In closing, Mr. Probst stated that leopards do not change their spots and encouraged the Council to consider the applicant's past performance.

Roy Johnson, 1124 Watertown Avenue, stated that he was opposed to the rezoning. Mr. Johnson provided the Council with pictures and a narrative of the drainage problems in the area. He stated that he was concerned about the potential development of the area and the added lighting for the buildings. He stated that he felt that the Council's emphasis should be placed upon filling the existing stores downtown and not on building new retail areas. He stated that additional retail areas would only compete with the already struggling existing businesses

Peggy Stewart, 341 East Linden Drive, addressed the Council. Mrs. Stewart asked what the plan was for the property if it is rezoned.

Dan Vogel, 1209 North Watertown Avenue, stated that he was also opposed to the rezoning. Mr. Vogel questioned who should have received notices for the rezoning public hearing and when they should have been sent. He stated that he believed that his notice was received late and that some of his neighbors who weren't notified should have been. He stated that he did not feel the

notice given was proper. Mr. Vogel stated that he felt condos would be a good choice for the area, properties where there is some ownership. He questioned if the residents along Connelly Driver want their road to become a thoroughfare. Mr. Vogel stated that he had canvassed his neighbors and found a lot of opposition to the proposed rezoning.

Bob Rupprecht, W5391 Jahn Drive-Johnson Creek, then addressed the Council. Mr. Rupprecht stated that he was thinking of using some of the property for a potential strip mall. He stated that there are no services on the north side of town and that he had been approached by several people in the subdivision who would like something in the area. He stated that a potential gas station would not occur until an access to Highway 26 was granted. He stated that the request for rezoning was spurred on by encouragement from the people in the subdivision.

Brian Monogue, 1137 North Watertown Avenue, stated that he was opposed to the potential rezoning. He stated that he would not be opposed to multi or single family residences.

Sue Garity, 1037 North Watertown Avenue, stated that she was also opposed to the rezoning. She stated that the traffic that this potential development would spur would not be going past their homes, just those on Watertown Drive.

Kevin O'Brein, 1237 North Watertown Avenue, stated that he was opposed to the rezoning and also stated that he had not received a notice. He stated that they had chosen their location because they wanted a quiet place just outside of town. He stated that Watertown Avenue has enough traffic. He added that he was concerned about the young children in the neighborhood due to potential increased traffic. He stated that with the addition of the subdivision and the potential commercial development, that is not what he bargained for.

Sue Johnson, 1027 North Watertown Avenue, stated that she was also opposed to the rezoning. She stated that she bought the house because it was country. She stated that additional developments, lights, a public park and Deer Creek Court noise was not what she had hoped for for the area.

Dan Vogel and Roy Johnson questioned the appeal procedure if the Council rezoned the properties.

Hearing from no one else, Mayor Brawders closed the public hearing.

Ald. Bare introduced Ordinance #14-03 for its second reading.

**CITY OF JEFFERSON
ORDINANCE #14-03**

An ordinance to amend Section 17.04(2)(b) of the Municipal Code of the City of Jefferson related to rezoning.

The Common Council of the City of Jefferson Wisconsin, do ordain as follows:

Section 1. Section 17.04(2)(b) of the zoning map, City of Jefferson, Wisconsin, which is herein made a part, is amended to change district boundaries by deleting the following area from R-M (Multi-Family Residential) to BHN (Highway Commercial):

Description:

1144 N Watertown Avenue, Lot 2, CSM 3358-15-27
 1116 N Watertown Avenue, BEG W/ROW/L STH26, 1014.10FT N or S/S/L, S89DG57'W328. 16FT, S4DG34'W 72FT, N88DG42'W 179.88FT TO C/L OLD STH 25 S on SD C/L 81.18FT, E TO W/ROW/L STH 26, N to POB SUBJ to 33FT ROW OVER WLYEND
 1104 N Watertown Avenue, Lot 1, CSM 4003-19-194
 1040 N Watertown Avenue, BEG 596FT N OF S1/4/P, W TO OLD HWY 26, N FT, E to 1.4 LINE, S120FT TO POB. EX LD IN STH 26 IN 302-494
 1032 N Watertown Avenue, BEG 556FT N OF S1/4/P, W TO OLD HWY 26, N40FT, E TO ¼ LINE, S40FT TO POB. EX LD IN STH 26 IN 301-465
 LOT , CSM 3358-15-27
 BEG 716 FT N OF S 1/4/P), W TO OLD HWY 26, N149 FT, E TO ¼ LINE, 149 FT TO POB. EX LD IN STH 26 IN 301-048. EX CSM 4003-19-194

Parcel #: 241-07-14-35-34-000
 241-07-14-35-34-003
 241-07-14-35-34-004
 241-07-14-35-34-005
 241-07-14-35-34-006
 241-07-14-35-34-017
 241-07-14-35-34-059

Address: 1144/1146 N. Watertown Avenue
 1116 N. Watertown Avenue
 1104 N. Watertown Avenue
 1040 N. Watertown Avenue
 1032 N. Watertown Avenue
 Lot 3, CSM 3358-15-27
 Beg 716 ft N of S 1/4/P), W to Old Hwy 26, N149 ft, E to ¼ Line, S149 ft to POB. Ex Ld in STH 26 in 301-048. Ex CSM 4003-19-194

Section 2. This ordinance shall take effect and be in full force after passage and publication as provided by law and notification and attestation of the district boundary changes incorporated herein the zoning map, City of Jefferson.

Ald. Wagner stated that he was worried about this rezoning. He stated that he was concerned about housing in Jefferson. He would not support this.

Ald. Bare stated that the Plan Commission did want more multi-family properties, like Deer Creek Court, in the area. Ald. Bare stated that he was not aware that there were two properties in

the area that were not being rezoned. He stated with that information, he could not support the rezoning request. He stated that if development was to occur in this area in the future, the plotted street would be needed to take traffic off of North Watertown Road.

Ald. Gang that he has too many questions regarding the rezoning and was concerned about spot zoning and the drainage problem. He commended Rupprecht for his initiative but stated that he felt he needs a better plan.

Ald. McGrath also stated that he needed to see more of a plan for the area; he stated that it is too wide open at this time.

Ald. Bare, seconded by Ald. Wagner moved to recommend Proposed Ordinance #14-03 for discussion. On call of the roll, motion was defeated unanimously.

AN ORDINANCE TO CREATE SECTION 12.15(1)(G) RELATED TO TEMPORARY CLOSURE OF PUBLIC RIGHT-OF-WAY

Ald. Gang introduced Proposed Ordinance #16-03 for its second reading.

**CITY OF JEFFERSON
ORDINANCE #16-03**

An ordinance to create Section 12.15(1)(g) of the Municipal Code of the City of Jefferson related to Temporary Closure of Public Right-of-Way.

The Common Council of the City of Jefferson Wisconsin, do ordain as follows:

Section 1. The Common Council of the City of Jefferson do ordain as follows:

Section 2. Chapter 12.15(1)(g) is hereby created as follows:

FEE: \$50/day.

Section 3. This ordinance shall take effect and be in full force after passage and publication as provided by law.

Ald. Wagner stated that approval of Ordinance #16-03 was unanimous at Regulatory Committee.

Ald. Gang, seconded by Ald. Stevens moved to recommend Ordinance #16-03. On call of the roll, motion carried unanimously.

AN ORDINANCE TO AMEND SECTION 12.02(4)(C) RELATED TO TRANSIENT MERCHANT APPLICATION FEES

Ald. McGrath introduced Ordinance #17-03 for its second reading.

**CITY OF JEFFERSON
ORDINANCE #17-03**

An ordinance to amend Section 12.02(4)(c) of the Municipal Code of the City of Jefferson related to Transient Merchant Application Fees.

The Common Council of the City of Jefferson Wisconsin, do ordain as follows:

Section 1. The Common Council of the City of Jefferson do ordain as follows:

Section 2. Chapter 12.02(4)(c) is hereby amended as follows:

- (c) At the time the registration is returned a fee of \$50 shall be paid to the Clerk to cover the cost of processing the registration. The applicant shall sign a statement appointing the Clerk his agent to accept service of process in any civil action brought against the applicant arising out of any sale or service performed by the applicant in connection with the direct sales activities of the applicant in the event the applicant cannot after reasonable effort be served personally.

Section 3. This ordinance shall take effect and be in full force after passage and publication as provided by law.

Ald. Wagner stated that approval of Ordinance #17-03 was unanimous at Regulatory Committee.

Ald. Stewart asked if this affected vendors at the Farmer's Market.

City Clerk/Treasurer Stewart stated that "cattle fair" is licensed under a different section of the Municipal Code.

Ald. McGrath, seconded by Ald. Gang moved to recommend Proposed Ordinance #17-03. On call of the roll, motion carried unanimously.

ANNEXATION OF LAND OWNED BY DALE & JANET GAUGERT

Ald. Stevens introduced Proposed Ordinance #18-03 for its first reading.

**CITY OF JEFFERSON
PROPOSED ORDINANCE #18-03**

ANNEXING TERRITORY FROM THE TOWNSHIP OF AZTALAN

The Common Council of the City of Jefferson, Wisconsin, do ordain as follows:

SECTION 1: Territory Annexed. In accordance with s. 66.021 of the Wisconsin Statutes of 1989, the unanimous petition for direct annexation filed with the City Clerk on the 1st day of December, 2003, signed by the owner of all of the land in the territory (no electors reside therein), the following described territory in the Town of Aztalan, Jefferson County, Wisconsin, is annexed to the City of Jefferson, Wisconsin:

Part of the SE ¼ of the SE ¼ of Section 34 and SW ¼ of the SW ¼ of Section 35, T7N, R14E, Town of Aztalan, Jefferson County, Wisconsin, to wit: Beginning at

the SE corner of said Section 34; thence Westerly along the South line of said SE ¼ to the centerline of CTH "N"; thence Northly along said centerline 100 feet more or less to the SW corner of the parcel described in Vol. 319 of Deeds on Page 327; thence Easterly along the South line of said parcel to the Rock River; thence Southerly along the West line of said Rock River 100 feet more or less to the South line of said SW ¼; thence Westerly along said South line to the point of beginning, subject to a road right of way across the Westerly 33 feet.

SECTION 2. Effect of Annexation. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Jefferson for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Jefferson.

SECTION 3. Ward Designation. The territory described in Section 1 of this ordinance is hereby made a part of the 3rd Ward of the City of Jefferson, subject to the ordinances, rules and regulations of the City governing wards.

SECTION 4. Zoning Classification. The Plan Commission is directed to prepare an amendment to the zoning ordinance setting forth permanent classifications and regulations for zoning of the annexed area and submit its recommendations to the council.

SECTION 5. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 6. Effective Date: This ordinance shall take effect upon passage and publication as provided by law.

This was a first reading.

PUBLIC HEARING ON THE 2004 GENERAL, SPECIAL FUNDS AND WASTEWATER UTILITY BUDGETS AND ADOPTION OF THE 2004 GENERAL, SPECIAL FUNDS AND WASTEWATER UTILITY BUDGETS

Mayor Brawders called the public hearing to order.

City Clerk/Treasurer Stewart read the Notice of Public Hearing.

City Clerk/Treasurer Stewart then gave an explanation of the 2004 Proposed General, Special Fund and Wastewater Utility Budgets.

Clerk/Treasurer Stewart presented an explanation of the budget for 2004. The proposed General Fund budget for 2004 is \$4,539,503 as compared to \$4,421,905 for 2003 for an increase of 2.66%. The proposed tax levy for 2003 is \$2,819,503 as compared to the 2002 levy of \$2,610,651 for an increase of 8%. The City's proposed tax rate for 2003 is 7.64 mills as

compared to 9.30 mills for 2002 for a decrease of 17.76%. The proposed net tax rate for 2003 is 22.29 as compared to 28.08 for 2002 for a decrease of 20.61%.

Mayor Brawders then announced that if any citizen wished to address the Common Council on this issue, they could stand and give their name and address and address the Council at this time.

Gary Thompson, 1145 Beyer Court, addressed the Council regarding the 2004 Proposed Budget. Mr. Thompson stated that, as an accountant, he questioned the Council's action of dipping into reserve funds of approximately \$200,000. He stated that, from his perspective, if your revenues decrease you don't spend more, you should spend less. He stated that he didn't understand why the City was planning on spending over \$247,000 on building projects in 2004 in light of the revenue shortfall. He stated that he felt that the nonessential services should be cut. He stated that it is nice that everything comes out pretty for a home that's assessment went up 25%, but felt the levy should have decreased by that amount. He also stated that the City chose to operate its own Ambulance service and now the taxpayers are paying for that too. Mr. Thompson suggested that maybe the City should charge for false alarms or for additional police services. He stated that maybe Tyson and the Union should be charged for the additional policing the City has had to do over the last year.

City Clerk/Treasurer Stewart stated that she would like to clarify a couple of the statements that Mr. Thompson had made. Stewart stated that she wished to dismiss the fact that the little thought was put into this years budget document and that done carelessly. Stewart stated that the \$247,000 transfer to the Capital Projects Funds is not for building projects. She stated that these funds offset the costs for the City's recycling program, taxi program, and many other City services. She also added that the Ambulance service, excluding the initial startup costs, is anticipated to generate a profit this year. She also indicated that the City does have a false alarm ordinance. Stewart concluded by stating that all of the budget documents are available on-line for public review and encouraged Mr. Thompson to take a look at the documents for a more detailed explanation of the numbers before him these evening.

Mayor Brawders then asked Mr. Thompson to identify which services he considers nonessential.

Mr. Thompson stated the Library. He stated that he felt everyone could live with the Library being open one less hour a day.

Library Director Lorenz stated that she would like to address Mr. Thompson's remarks with regards to the Library. Director Lorenz stated that she felt it was unfortunate that Mr. Thompson was unable to attend any of the budget workshop meetings. She stated that many, many hours had been spent on this document to get it to this point and that many hard decisions had been made. Director Lorenz added that people like herself and Mr. Thompson can afford to rent videos or have internet service at home, but that it not the case for everyone. She stated that the Library serves those who are not as fortunate (in some instances).

Street Superintendent Haffelder thanked the Council for the work they put into the budget. He stated that cutting is not an easy thing to do. He then commended the Council for the work they had done and thanked them for not cutting a public works position.

Dave Endl, 425 East North Street, stated that he was able to attend many of the budget meetings and knows the hard decisions that the Council faced. He stated that many good ideas were brought out at the meetings. Endl commented that quality of life is very important to him and if the City wants to attract people and businesses in the future we need to keep our services. Endl concluded by stating that he feels he gets a bargain for his tax dollar.

Hearing from no one else, Mayor Brawders closed the public hearing.

Ald. Coffman introduced Resolution No. 111.

**CITY OF JEFFERSON
RESOLUTION NO. 111**

BE IT RESOLVED by the Common Council of the City of Jefferson that the 2004 General Fund Budget attached hereto and the 2004 budgets for Special Funds and the Wastewater Treatment Utility are hereby adopted, and

BE IT FURTHER RESOLVED that any budgetary figures stipulated in the Municipal Code shall be amended to reflect changes authorized in the Municipal budget.

Ald. Bare stated that, on the face, this budget does look irresponsible; however, he stated that he felt \$200-\$300,000 can be cut out of the budget next year.

Ald. Stewart stated that he has heard a lot about quality of life in the past few months and the need to preserve it. However, he has also heard from others that their quality of life goes down with an increase in taxes. He stated that many can't continue to keep paying for quality of life. He stated that quality of life seems to depend upon your personal income. He stated that he is confused on the issue now.

Ald. Wagner stated that the proposed levy went up about \$209,000. He stated that he went thru entire budget and the wages and fringes came up to about \$209,000. Essentially making the entire increase in the levy attributable to that. He stated that we are giving more to the Fire Department and the Police Department. Wagner stated that he knows it seems high, but the City has done projects and purchased equipment and now we have to set money aside for these past projects. He stated that he would have to go along with the approval of the budget. Ald. Wagner stated that the staff is doing such a good job for the City. Ald. Wagner concluded by stating that he is satisfied with this budget document.

Ald. Gang stated that the current Council is now having to take care of items set aside by Council's in the past. He stated that the City issued millions of dollars of debt in the 90s for many different projects, but that that comes at a price. About \$700,000 for 2004. Ald. Gang stated that this Council cannot pass the buck as the past Council's have done. He stated that this is part of the reason why he got involved. He stated that the spending is stopping, but we are going to be catching up for a while.

Ald. Coffman, seconded by Ald. Stevens moved to recommend Resolution No. 111. On call of the roll, motion carried by a vote of 4 to 3. Ald. McGrath, Ald. Stewart, and Ald. Bare cast the dissenting votes.

RESOLUTION APPROVING 2003 TAX LEVY

Ald. Stewart introduced Resolution No. 112.

CITY OF JEFFERSON RESOLUTION NO. 112

BE IT RESOLVED by the Common Council of the City of Jefferson that the 2003 General Fund Property Tax Levy for Municipal Services in 2004 in the amount of \$2,819,503 is hereby approved; and

BE IT FURTHER RESOLVED that the following tax rate is hereby adopted:

CITY OF JEFFERSON \$7.648105017

Ald. Stewart, seconded by Ald. Gang moved to recommend Resolution No. 112. On call of the roll, motion carried 6 to 1. Ald. McGrath cast the dissenting vote.

CONSENT AGENDA

Ald. Wagner introduced Resolution No. 113.

CITY OF JEFFERSON RESOLUTION NO. 113

BE IT RESOLVED by the Common Council of the City of Jefferson that the consent agenda for December 16, 2003 is hereby adopted.

The consent agenda for tonight includes:

- ◆ Vouchers Payable for November and December 2003 in the amounts of \$11,421.90 and \$311,268.84 and Payroll Summary for November 28, 2003 in the amount of \$92,434.72.
- ◆ Council Minutes from the December 2, 2003 Regular & Closed Session Meetings of the Common Council.
- ◆ 2004 Municipal Software Service Agreement - \$3,935.
- ◆ Licenses as Approved by the Regulatory Committee
 - ▣ Operator's Licenses
 - ▣ Special Class B Licenses

Ald. Bare asked for clarification on the Municipal Software Service agreement.

A discussion regarding the contract then took place.

Ald. McGrath indicated his concern over an hourly rate listed in the contract.

City Clerk/Treasurer Stewart then gave an explanation of the importance of the contract to the City and more specifically the City Hall office.

Ald. Wagner, seconded by Ald. Gang moved to recommend Resolution No. 113. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING THE REDEMPTION OF GENERAL OBLIGATION PROMISSORY NOTES DATED MAY 1, 1997 AND GENERAL OBLIGATION PROMISSORY NOTES DATED JUNE 1, 1998

Ald. Coffman introduced Resolution No. 114.

**CITY OF JEFFERSON
RESOLUTION NO. 114**

**RESOLUTION AUTHORIZING THE REDEMPTION OF
GENERAL OBLIGATION PROMISSORY NOTES
DATED MAY 1, 1997 AND GENERAL OBLIGATION
PROMISSORY NOTES DATED JUNE 1, 1998**

WHEREAS, the City of Jefferson, Jefferson County, Wisconsin (the "City") has outstanding its General Obligation Promissory Notes dated May 1, 1997, which mature in the years 2004 through 2007 (the "1997 Notes") and its General Obligation Promissory Notes dated June 1, 1998, which mature on June 1, 2004 (the "1998 Notes"); and

WHEREAS, this Common Council has determined that it is necessary and desirable to call the 1997 Notes and the 1998 Notes for redemption on February 1, 2004;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Jefferson, Jefferson County, Wisconsin, that the outstanding 1997 Notes and 1998 Notes are called for prior payment on February 1, 2004 at the price of par plus accrued interest to the date of redemption.

The City Clerk shall cause timely notice of the call of the 1997 Notes and 1998 Notes to be given by mailing notices thereof, in substantially the forms attached hereto as Exhibits A and B, by registered or certified mail no later than January 1, 2004, to the registered owner of each 1997 Note and 1998 Note to be redeemed at the address shown on the registration books.

In addition to the official notices of redemption provided for in the paragraph above, the City Clerk shall cause further notice of the redemption of the 1997 Notes and 1998 Notes to be given on behalf of the City to all nationally recognized municipal securities information repositories, to all registered securities depositories in the business of holding substantial amounts of obligations of types such as the 1997 Notes and 1998 Notes (such depositories being The Depository Trust Company of New York, New

York) and to one or more national information services that disseminate notices of redemption of obligations such as the 1997 Notes and 1998 Notes. Each further notice of redemption shall be sent by registered or certified mail, overnight express delivery, facsimile transmission or email transmission and shall contain the information set forth in the official notices of redemption provided on Exhibits A and B.

EXHIBIT A

_____, 2003

The Depository Trust Company
 Attn.: Supervisor, Call Notification Department
 55 Water Street
 50th Floor
 New York, NY 10041-0099

Re: City of Jefferson, Wisconsin
 General Obligation Promissory Notes
 Date of Original Issue – May 1, 1997

Notice is hereby given that the Notes of the above-described issue which mature on the dates and bear interest at the rates set forth below, have been called for prior payment on February 1, 2004 at the price of par plus accrued interest to the redemption date.

<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>	<u>Principal Amount</u>
05/01/04	5.00%	475502EA4*	\$105,000
05/01/05	5.10	475502EB2*	110,000
05/01/06	5.20	475502EC0*	115,000
05/01/07	5.30	475502ED8*	125,000

The Notes to be redeemed should be presented for payment at the office of the City Treasurer, 317 South Main Street, Jefferson, Wisconsin 53549. The City will deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before February 1, 2004.

Such Notes will cease to bear interest on February 1, 2004.

BY ORDER OF THE COMMON COUNCIL
 City of Jefferson
 City Clerk

* Indicates a full call of CUSIP

cc: Mergent/FIS, Inc.
Xcitek

EXHIBIT B

_____, 2003

The Depository Trust Company
Attn.: Supervisor, Call Notification Department
55 Water Street
50th Floor
New York, NY 10041-0099

Re: City of Jefferson, Wisconsin
General Obligation Promissory Notes
Date of Original Issue – June 1, 1998

Notice is hereby given that the Notes of the above-described issue which mature on the date and bear interest at the rate set forth below, have been called for prior payment on February 1, 2004 at the price of par plus accrued interest to the redemption date.

<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>	<u>Principal Amount</u>
06/01/04	4.30%	475502EK2*	\$380,000

The Notes to be redeemed should be presented for payment at the office of the City Treasurer, 317 South Main Street, Jefferson, Wisconsin 53549. The City will deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before February 1, 2004.

Such Notes will cease to bear interest on February 1, 2004.

BY ORDER OF THE COMMON COUNCIL
City of Jefferson
City Clerk

* Indicates a full call of CUSIP

cc: Mergent/FIS, Inc.
Xcitek

Ald. Coffman, seconded by Ald. Stevens moved to recommend Resolution No. 114. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING THE APPLICATION FOR TRUST FUND LOANS

Ald. Bare introduced Resolution No. 115.

**CITY OF JEFFERSON
RESOLUTION NO. 115**

THEREFORE, BE IT RESOLVED, that the City of Jefferson, in the County of Jefferson, Wisconsin, borrow from the Trust Funds of the State of Wisconsin the sum of Four Hundred Forty Two Thousand and 00/100 Dollars (\$442,000) for the purpose of financing the city's unfunded pension liability and for no other purpose.

The loan is to be payable within 20 years from the 15th day of March preceeding the date the loan is made. The loan will be repaid in annual installments with interest at the rate of 5.25 percent per annum from the date of making the loan to the 15th day of March next and thereafter annually as provided by law.

RESOLVED FURTHER, that there shall be raised and there is levied upon all taxable property, within the City of Jefferson, the County of Jefferson, Wisconsin, a direct annual tax for the purpose of paying interest and principal on the loan as they become due.

RESOLVED FURTHER, that no money obtained by the City of Jefferson by such loan from the stated be applied or paid out for any purpose except financing the city's unfunded pension liability without the consent of the Board of Commissioners of Public Lands.

RESOLVED FURTHER, that in case the Board of Commissioners of Public Lands of Wisconsin agrees to make the loan, that the mayor and clerk of the City of Jefferson, in the County of Jefferson, Wisconsin, are authorized and empowered, in the name of the City to execute and deliver to the Commission, certificates of indebtedness, in such form as required by the Commission, for any sum of money that may be loaned to the City pursuant to this resolution. The mayor and clerk of the city will perform all necessary actions to fully carry out the provisions of Chapter 24, Wisconsin Statutes, and these resolutions.

RESOLVED FURTHER, that this preamble and these resolutions and the aye and no vote by which they were adopted, be recorded, and that the clerk of this city forward this certified record, along with the application for the loan, to the Board of Commissioners of Public Lands of Wisconsin.

It was noted that the City has had this liability with the WRS for many years and the City has only been paying interest on the liability for at least the last 20 years.

Ald. McGrath asked if the auditors were OK with the prepayment.

City Clerk/Treasurer Stewart stated that Virchow Krause is behind the prepayment and have done this in many other communities. Stewart also added that the Utilities have indicated that

they would like to prepay their portion of the liability. She stated that the Utilities liability would be determined by the auditors, making the actual draw of the loan less than the \$422,000 in the resolution.

Ald. Bare, seconded by Ald. McGrath moved to approve Resolution No. 115. On call of the roll, motion carried unanimously.

RESOLUTION SUPPORTING DEVELOPMENT OF RAIL/TRAIL SHARED-USE CORRIDOR BETWEEN MINNESOTA JUNCTION AND STH 33 DODGE COUNTY, WISCONSIN

Ald. Gang introduced Resolution No. 116.

**CITY OF JEFFERSON
RESOLUTION NO. 116**

**SUPPORTING DEVELOPMENT OF RAIL/TRAIL SHARED-USE CORRIDOR
BETWEEN MINEESTOA JUNCTION AND SHT 33 DODGE COUNTY, WISCONSIN**

WHEREAS, State Highway (STH) 26 is a major north south highway transportation corridor extending through the heart of several communities including the City of Jefferson, WI; and

WHEREAS, STH 26 is currently being used by several trucking companies for transportation of product to and from local and regional markets everyday, thus causing for a significant amount of “pass through” truck traffic that causes increase traffic congestion in the City of Jefferson, WI; and

WHEREAS, one company currently using STH 26 for transportation of its product through the City of Jefferson is Janesville Sand & Gravel Co., which is proposing to expand its operations thus dramatically increasing truck traffic in the City of Jefferson; and

WHEREAS, Janesville Sand & Gravel Co. estimates it will be trucking sand and gravel from its existing facility in Janesville, WI to its other facility at Minnesota Junction in Dodge County, ultimately placing more than 6,000 quad axle dump truck on STH 26 annually, through the City of Jefferson, WI; and

WHEREAS, Janesville Sand & Gravel Co. and the WSOR are currently investigating alternatives to the proposed truck traffic on STH 26 by utilizing existing rail service and infrastructure; and

WHEREAS, in order to ship the projected loads of sand and gravel by rail, it will require the construction of approximately a 1,200 foot sidetrack from the Wisconsin & Southern Railroad Company (WSOR) mainline to the existing facility at the intersection of STH 26 and 33, along right of way formerly owned by the Chicago & Northwestern Railroad Company.

WHEREAS, funding for the railroad side track facility would be strictly private investment from WSOR and Janesville Sand & Gravel Company and would come at no cost to the taxpayers; and

WHEREAS, the project will yield both a private and public sector benefit as a result of its economic, environmental, and physical infrastructure impacts; and

WHEREAS, the greatest benefit to the City of Jefferson will be the avoidance of over 6,000 quad axle dump trucks transporting sand and gravel annually on STH 26 through the downtown area of Jefferson, Wisconsin; and

NOW THEREFORE, BE IT RESOLVED: that the Jefferson Common Council extends its full support for development of a rail and trail shared use corridor between Minnesota Junction and STH 33 in Dodge County, Wisconsin.

Ken Lucht from Wisconsin & Southern Railroad Co. gave an explanation of the Resolution before the Council. Mr. Lucht stated that support of this resolution could help preserve the City's downtown until the bypass is in place.

Ald. Wagner clarified that this connection would be supplied at no cost to the City.

Ald. Coffman then questioned if the railroad was running into opposition where the new tracks are to be located. A discussion regarding the railroad extension was then held.

It was noted that this action would not increase the frequency of the trains, it would just make the existing runs longer.

Ald. Gang, seconded by Ald. McGrath moved to recommend Resolution No. 116. On call of the roll, motion carried unanimously.

Ald. Wagner, seconded by Ald. Gang moved to adjourn to closed session pursuant to Section 19.85(1)(g) & 19.85(1)(c) of the Wisconsin State Statutes. On call of the roll, motion carried unanimously.

Ald. Coffman, seconded by Ald. Stevens moved to reconvene to open session. On call of the roll, motion carried unanimously.

RESOLUTION AUTHORIZING INTERIM COMPENSATION

Ald. Coffman introduced Resolution No. 117.

CITY OF JEFFERSON RESOLUTION NO. 117

BE IT RESOLVED, by the Common Council of the City of Jefferson that the Council hereby authorizes the payment of interim compensation of \$1,000 dollars per month effective August 2003, for compensation to Tanya Stewart for the additional administrator duties performed by her since the absence of our City Administrator. The monthly dollar amount will continue until the first day of the first month following the hire of a new City Administrator.

Ald. Coffman, seconded by Ald. Gang moved to approve Resolution No. 117. On call of the roll, motion carried unanimously.

RESOLUTION APPOINTING ACTING CITY ADMINISTRATOR

Ald. Wagner introduced Resolution No. 118.

CITY OF JEFFERSON RESOLUTION NO. 118

BE IT RESOLVED, by the Common Council of the City of Jefferson that the Council hereby appoints Tanya Stewart as “Acting City Administrator” for the City of Jefferson retroactive to August 2003 with all the duties and responsibilities as provided by the City of Jefferson’s Charter ordinance. This appointment shall remain effective until the first day of the first month following the hire of a new City Administrator.

Ald. Wagner, seconded by Ald. Stevens moved to recommend Resolution No. 118. On call of the roll, motion carried unanimously.

Ald. Stevens, seconded by Ald. McGrath moved to adjourn the December 16, 2003 meeting of the Jefferson Common Council. Motion to adjourn carried on a voice vote.

The minutes of the December 16, 2003, meeting of the Common Council are uncorrected. Any corrections made thereto will be noted in the proceedings at which time the minutes are approved.