

**MINUTES**  
**CITY OF JEFFERSON COMMON COUNCIL**  
**JANUARY 4, 2005**

The Tuesday January 4, 2005, meeting of the City of Jefferson Common Council was called to order at 7:30 p.m. by Mayor Stevens. Members present were: Ald. Wagner, Ald. Bare, Ald. Olsen, Ald. McGrath, Ald. Benka, Ald. Gang, Ald. Coffman and Ald. Stewart. Also present were: City Administrator Bierma, City Attorney Brantmeier, City Engineer Ludwig, and City Clerk/Treasurer Stewart.

**PUBLIC PARTICIPATION**

Mayor Stevens asked the Council if the Committee of the Whole Meeting for next Tuesday could be moved to 5:30 pm. Hearing no objections, the meeting time was changed.

John Foust, 235 South Main Street, then addressed the Council regarding Open Meetings and Open Records Laws. Mr. Foust specifically spoke about the Tourism Committee and the lack of oversight and procedural following of this Committee. *A complete transcript of his public participation is available at City Hall for public inspection.*

Ald. Olsen then made a clarification to Mr. Foust's letter. Ald. Olsen stated that he was speaking as the former Chamber Executive Director at the time.

Roy Johnson, 1027 North Watertown Avenue, addressed the Council regarding the Lubahn Park Master Plan. Mr. Johnson stated that the park is not being used as originally intended and that irresponsible dog owners are misusing the park and creating a nuisance. He stated that the intent of the park was to be a nature park, but at this point he would rather have another 100 homes abutting his property. He stated that no tax dollars were going to be used to develop the Park and he stated that he hoped the Council would stick true to this promise. He concluded by stating that he does not believe that this park should be a dog park.

**PRESENTATION: THIRD PARTY ADMINISTRATOR – DIVERSIFIED BENEFIT SERVICES**

Chris Kramer from Diversified Benefit Services discussed the possibility of the City restructuring the City's insurance plan. Mr. Kramer stated that the implementation would help slow the rise of the City's insurance costs by increasing deductibles on the policy and adding co-insurance. Mr. Kramer stated that a recent survey indicated that most people (70%) of insured individuals experience less than \$1,200 in claims in an average year. He added that this is why the concept of an HRA works.

Mr. Kramer then went into the specifics for the City of Jefferson. He indicated that in a worst case scenario, where all of the employees used all of their deductibles and co-insurance, the City would spend \$16,000 more than paying the actual premiums. However, he stated that the chances of this happening are slim to none (and that with all of the plans they administer this has never happened), but nevertheless it is important that the City be cognizant of its potential liability. He stated that if the employees used 50% of their co-insurance and deductibles the

savings would be \$58,000 and if they used 25% (which is about the norm) the savings would be \$95,000. Mr. Kramer then reviewed the procedure and gave an explanation of the process which would be used by the insurance plan participants.

Mr. Kramer then entertained questions from the Council members.

**PRESENTATION: JDC ON COUNTRYSIDE FARM PROPOSAL**

Tom Pinnow, JDC President then addressed the Council regarding the Countryside Farm Proposal. Mr. Pinnow stated that he was pleased that the JDC was given a chance to review the study and provide input. He indicated the importance of the body and their willingness to serve the City.

Mr. Pinnow stated that JDC is in unanimous support of Resolution No. 84.

**CONSENT AGENDA**

Ald. Wagner introduced Resolution No. 87.

**CITY OF JEFFERSON  
RESOLUTION NO. 87**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin that the consent agenda for January 5, 2005 is hereby adopted.

The consent agenda for tonight includes:

- ◆ Vouchers Payable for December 2004 and January 2005 in the amounts of \$59,361.66 and \$89,315.12; Payroll Summary for December 22, 2004 in the amounts of \$113,415.68.
- ◆ Council Minutes from December 21, 2004 Regular Session Meeting of the Common Council.
- ◆ 2005 Nutrition Site Rental Agreement.
- ◆ Licenses as Approved by the Regulatory Committee
  - ▣ Operator's Licenses
  - ▣ Special Class B Licenses

City Clerk/Treasurer Stewart stated that a reference to Mayor Brawdgers, needed to be changed to Mayor Stevens in the December 21<sup>st</sup>, 2004 Regular Session Minutes.

Ald. Wagner, seconded by Ald. McGrath moved to recommend Resolution No. 87. On call of the roll, motion carried unanimously.

**RESOLUTION AUTHORIZING BOND/NOTE REFINANCING**

Ald. Gang introduced Resolution No. 90.

**CITY OF JEFFERSON  
RESOLUTION NO. 90**

**WHEREAS**, the City of Jefferson has created debt for different capital projects.

**WHEREAS**, the City of Jefferson has different dates of issuance for debt

**WHEREAS**, the timing is such that now is a good time to refinance a portion of our debt.

**NOW, THEREFORE BE IT RESOLVED**, the City of Jefferson authorizes Ehlers and Associates, Financial Advisors to the City of Jefferson to begin the legal process to refinance a portion of the City's Debt with the intent to receive a lower interest rate on the applicable outstanding debt.

City Administrator Bierma indicated that the Council had discussed the possibility of refinancing some of the City's outstanding debt last fall. He stated that Dave Wagner from Ehlers and Associates would be presenting information to the Council this evening to support this idea.

Mr. Wagner then gave a presentation on the City's ability to refinance its debt. He outlined the current and proposed debt service requirements and how a potential refinancing would effect the City's ability to issue future debt.

Ald. Olsen asked what type of fees would be charged for the refinancing. Dave Wagner stated that the fees are included in the projections in front of the Council. He stated that if the City is able to do a local borrowing the cost could run in the \$5,000 range, however, if the City needed a full fledged borrowing with a bond rating and legal opinion, the cost would increase to around \$10,000. He stated that the projections included the worst case scenario.

Ald. Gang asked about the City's ability to borrow in the future. Mr. Wagner stated that the City could not do any major borrowing for about the next five years. However, he added that the City is currently in that position already.

Ald. Bare asked if there would be other ways to restructure the repayments so that the debt service remained about the same as current projections and did not experience a spike for two years. Mr. Wagner stated that that was a possibility, but that the proposed repayment structure made the most sense because it allowed for the City's highest interest rate debt to be paid for sooner.

Ald. McGrath then asked about a tentative timeline. Mr. Wagner stated that he would hope to come back to the Council by the middle of February and finalize everything by the middle of March. It would then be the intention that everything would be taken care of by the beginning of April.

Ald. Gang, seconded by Ald. Olsen moved to recommend Resolution No. 90. On call of the roll, motion carried unanimously.

**COUNTRYSIDE FARM AND COUNTY COURT HOUSE PROPOSALS**

Ald. Benka introduced Resolution No. 84.

**CITY OF JEFFERSON  
RESOLUTION NO. 84**

**BE IT RESOLVED**, by the Common Council of the City of Jefferson, Wisconsin the City of Jefferson will cooperate with Jefferson County to promote the development of Countryside Farm;

**BE IT FURTHER RESOLVED**, that the Common Council of the City of Jefferson, Wisconsin agrees in concept with the development plan for Countryside Farm as proposed in the Draft Site plan dated November 17, 2004;

**BE IT FURTHER RESOLVED**, that the Common Council of the City of Jefferson, Wisconsin supports the annexation of the entire Countryside Farm parcel at one time; and

**BE IT FURTHER RESOLVED**, that the Common Council of the City of Jefferson, Wisconsin supports Option "A" as described in the November 17, 2004 Facility Plan to retain as much of the County Government downtown Jefferson as feasible.

Ald. Benka, seconded by Ald. Gang moved to recommend Resolution No. 84. On call of the roll, motion carried unanimously.

**RESOLUTION INCREASING THE ON CALL RATE FOR EMTS**

Ald. Coffman introduced Resolution No. 88.

**CITY OF JEFFERSON  
RESOLUTION NO. 88**

**WHEREAS**, the City of Jefferson has an EMS service

**WHEREAS**, EMT's are the strength of the service

**WHEREAS**, the rate for "on call" has been \$1.00 per hour

**NOW THEREFORE BE IT RESOLVED**, to raise the "on call rate to \$1.15 per hour and the increase is included in the 2005 budget

Ald. Coffman, seconded by Ald. McGrath moved to recommend Resolution No. 88. On call of the roll, motion carried unanimously.

**RESOLUTION THANKING LYN ADAMS FOR HER DEDICATION AND SERVICE TO JEFFERSON AS AN EMT**

Ald. Wagner introduced Resolution No. 89.

**CITY OF JEFFERSON  
RESOLUTION NO. 89**

**WHEREAS**, The City of Jefferson offers an EMS Service for its residents

**WHEREAS**, EMT's are the backbone to this service

**WHEREAS**, Lyn Adams has dedicated 13 years of service as an EMT

**WHEREAS**, Lyn Adams has contributed hundreds of hours of service to EMS to the community

**WHEREAS**, Lyn Adams is retiring from EMS

**NOW THEREFORE BE IT RESOLVED**, that the City of Jefferson and members of the community extend our sincere appreciation to EMT Lyn Adams for her dedication and service to EMS in Jefferson, and wish her the best in her retirement.

Ald. Wagner, seconded by Ald. Benka moved to recommend Resolution No. 89. Motion carried on a voice vote and a round of applause.

Ald. Gang, seconded by Ald. McGrath moved to adjourn to Closed Session Pursuant to Section 19.85(1)(e) and 19.85(1)(c) to Discuss Land Sale and Employment. On call of the roll, motion carried unanimously.

Ald. Gang, seconded by Ald. Stewart moved to reconvene to Open Session. On call of the roll, motion carried unanimously.

Ald. Gang, seconded by Ald. Benka moved to adjourn the January 5, 2005 meeting of the Common Council. Motion carried unanimously on a voice vote.

The minutes of the January 5, 2005, meeting of the Common Council are uncorrected. Any corrections made thereto will be noted in the proceedings at which time the minutes are approved.

**Please Publish: ASAP**

Need an affidavit

Not in the legal section