



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, December 17, 2012**

Presiding: Charles M. Haynes  
Present: Sheila De Forest, Chuck Kincaid, Kevin D. Leavy, Mark Spreitzer, and James E. Van De Bogart  
Absent: David F. Luebke

1. The meeting was called to order at 7:06 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS – none
4. PUBLIC HEARINGS – none
5. CITIZENS' PARTICIPATION – none
6. CONSENT AGENDA

Councilor Leavy made a motion to adopt the Consent Agenda, which consists of items 6.a. through 6.f. Councilor Spreitzer seconded, and the motion carried that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local codes by a vote of 6-0.

- a. The **Minutes** of the Special Meeting of November 27, 2012 and the Special and Regular Meetings of December 3, 2012 were approved.
  - b. The resolution approving **Change of Agent** for the Board of Trustees for Beloit College, Beloit College Coughy Haus, located at 708 Clary Street, from John Winkelmann to Steven Oliveri, was adopted. File 8542
  - c. The application for a **Conditional Use Permit** to allow the expansion of a Warehouse and Freight Movement Use in a C-3, Community Commercial District, for the property located at 1877 Madison Road was referred to the Plan Commission. File 7614
  - d. A resolution approving **Farm Leases** between the City of Beloit and Walsh Agricultural Holdings, LLC, was adopted. File 7834
  - e. A resolution authorizing the City Manager to enter into an **Ambulance Service Agreement** with the Town of Turtle was adopted. File 8051
  - f. A resolution authorizing the City Manager to enter into an **Ambulance Service Agreement** with the Town of LaPrairie was adopted. File 8051
7. ORDINANCES – none
  8. APPOINTMENTS

President Haynes announced openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. The appointments were approved on a motion by Councilor Van De Bogart and a second by Councilor De Forest. The motion carried 6-0.

- a. **Appointment Review Committee:** Henry Clement for a term ending December 31, 2015, and Marlene Erickson for a term ending December 31, 2015. File 6261
- b. **Board of Review:** Bobby Beamon for a term ending December 31, 2017. File 6063
- c. **Business Improvement District:** Tiffany Warn to a term ending December 31, 2015; Richard F. Hulburt to a term ending December 31, 2015; Tom Hankins to a term ending December 31, 2015; Douglas Kelley to a term ending December 31, 2014; Jeff Redieske to a term ending December 31, 2015; and Betsy Schmiechen to a term ending December 31, 2014. File 6716
- d. **Community Development Authority:** Nailah Adama for a term ending December 31, 2016. File 6054

## 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest welcomed the students in the audience and reminded them of the openings for youth representatives on City committees. She also said that she attended Grinnell Hall's holiday show celebrating John Kalkirtz's retirement.
- Councilor Van De Bogart congratulated everyone who participated in Holidazzle and reminded the public to drive carefully on snow and ice.
- Councilor Kincaid said that the City's new website was launched that day and that Holidazzle was a great success.
- Councilor Leavy echoed the praises for Holidazzle. He welcomed the students in the audience and reminded them that they can be part of the City.

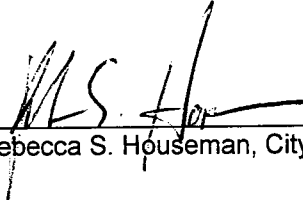
## 10. CITY MANAGER'S PRESENTATION – none

## 11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Assistant to the City Manager Beth Jacobsen presented a resolution approving the **2013 Stray Animal Contract** between the City of Beloit and the Dane County Humane Society and authorizing the execution thereof. She indicated that this service was previously provided by the Rock County Humane Society, and that staff is recommending that stray animals be sheltered through a dual contract at both the Rock County and Dane County Humane Societies. Councilor Leavy made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest said that she appreciates the work done to come to this solution, and she requested that the Council be kept informed of any efforts to build a holding facility in Janesville. The motion carried 6-0. File 8578
- b. Ms. Jacobsen presented a resolution approving the **2013 Stray Animal Contract** between the City of Beloit and the Rock County Humane Society and authorizing the execution thereof. Councilor Leavy made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried 6-0. File 5956
- c. Economic Development Director Andrew Janke presented a resolution authorizing the City Manager to enter into an amended **Development Agreement** with Northstar Medical Radioisotopes, LLC. Mr. Janke introduced George Messina, President and CEO of Northstar. Mr. Messina said that the project has been delayed because they are in the process of redesigning the building based on upgraded technology. He said that they are currently sending applications to the FDA for approval while working to reduce the costs associated with the facility. Mr. Janke said that the scope and scale of the project has changed; therefore, the development agreement must be amended. Councilor Van De Bogart disclosed that his wife has done legal work related to intellectual property for Northstar, and City Attorney Tom Casper said that this does not constitute a conflict of interest for this project. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest asked Mr. Messina to address the 150 jobs promised in the original development agreement. Mr. Messina responded that even though technology has made their process more efficient, they will still need to staff the facility 24 hours per day. He said that he hopes there will be more than 150 jobs created by this project. Councilor Van De Bogart asked about the future of the facility if Northstar were to leave, and Mr. Messina stated that they will be using a very safe isotope and the facility will be clean after 90 days of nonuse. The motion carried 6-0. File 8505
- d. City Manager Larry Arft presented a resolution approving Sixth Amendment to **Development Agreement** between the City, et al and MLG and further approving Purchase Agreement, authorizing execution of the same and providing for Budget Amendment and Supplemental Appropriation. Mr. Arft explained that this resolution facilitates the purchase of 65 acres of land; buys the brokerage rights to the property; and appropriates the funds necessary. He indicated that this will be funded through Tax Increment District 10 without any borrowing. Councilor Leavy made a motion to adopt the resolution, and Councilor Spreitzer seconded. Councilor Spreitzer asked about the single payment, and Mr. Arft said that the single payment allows the City to reduce the overall cost and eliminate interest payments. Councilor De Forest said that she will be voting in opposition to this resolution because she cannot approve a payment of this magnitude for land the City already owns. Councilor Van De Bogart inquired about the public/private development partnership that was created in the original agreement in 2000. Mr. Arft explained that the way business park land is marketed and sold has changed significantly since the original agreement. He said that now companies go directly to the City or the local economic development corporation for incentives, and that this deal will allow the City more flexibility in marketing the land. Councilor Spreitzer said that he does not like that the City has been put in this

position by a previous development agreement but that this will assist in development of the area in the future. Councilor Haynes said that he is happy to remove MLG from the table when making land acquisition and development decisions. The motion carried 5-1 with Councilor De Forest voting in opposition. File 8306/7938/8514

- e. Finance and Administrative Services Director Paul York presented a resolution authorizing the **Transfer of Funds** from the General Fund Contingency Reserve Fund for 2012. He said that funds must be transferred into the Clerk's office budget and the Community Development budget. He said that there were two unbudgeted elections in 2012 in the Clerk's office, and that additional funds are needed in Code Enforcement due to a HUD finding in a recent audit. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried 6-0. File 8514
  - f. Mr. York presented a resolution declaring **Doubtful Accounts**, authorizing amounts to be written off, and receiving and filing the 2012 Report of the Comptroller. Councilor Leavy made a motion to adopt the resolution, and Councilor De Forest seconded. Councilor De Forest asked if the Neighborhood Housing Revolving loan fund will be negatively impacted, and Mr. Arft said that there is program income coming into the fund each year and the amount written off through this resolution is a small percent of the total amount loaned. Mr. York said that the City's collection agency will still attempt to collect this debt. Councilor Van De Bogart asked if the Beloit Country Market had a personal loan guarantee, and Mr. Janke said that the City is going to trial on the loan and that the personal property taxes will be written off if the resolution is adopted. The motion carried 6-0. File 7779
  - g. Mr. York presented a resolution providing for the Sale of approximately \$7,565,000 **General Obligation Refunding Bonds**, Series 2013A. He introduced Jim Mann from Ehlers and Associates, who explained the three series of bond issues and the money to be saved by refunding them. Councilor Leavy made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried by roll call vote 6-0. File 8570
  - h. Mr. York presented a resolution providing for the Sale of approximately \$6,040,000 **Water System Refunding Revenue Bonds**, Series 2013B. Councilor Spreitzer made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried by roll call vote 6-0. File 8570
  - i. Mr. York presented a resolution providing for the Sale of approximately \$895,000 **Taxable General Obligation Refunding Bonds**, Series 2013C. Councilor Van De Bogart made a motion to adopt the resolution, and Councilor Kincaid seconded. The motion carried by roll call vote 6-0. File 8570
12. At 8:23 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor De Forest seconded. The motion carried 6-0.

  
\_\_\_\_\_  
Rebecca S. Houseman, City Clerk

[www.ci.beloit.wi.us](http://www.ci.beloit.wi.us)

Date approved by Council: 01-07-13