



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, October 21, 2013

Presiding: Charles M. Haynes
Present: Sheila De Forest, Chuck Kincaid, Kevin D. Leavy, David F. Luebke, Mark Spreitzer, and James E. Van De Bogart
Absent: None

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
 - a. Vice President Mark Spreitzer presented a proclamation declaring the week of October 20-26, 2013, as "**Freedom from Workplace Bullies Week.**" File 7148
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented a resolution authorizing a **Planned Unit Development (PUD) – Master Land Use Plan** for the properties located at 2850 and 2900 Milwaukee Road and 1865 Branigan Road. It was noted that the Plan Commission recommended approval 4-0. President Haynes opened and closed the public hearing without participation. Councilor Luebke made a motion to adopt the resolution, and Councilor Leavy seconded. The motion carried 7-0. File 8616
 - b. Ms. Christensen presented a proposed ordinance amending the **City of Beloit Zoning Map** to change the zoning district classification of the properties located at 2850 and 2900 Milwaukee Road and 1865 Branigan Road from C-3, Community Commercial District, to PUD, Planned Unit Development District. It was noted that the Plan Commission recommended approval 4-0. Councilor Haynes opened and closed the public hearing without participation. Councilor Van De Bogart made a motion to suspend the rules and offer a second reading of the ordinance. Councilor Luebke seconded, and the motion carried 7-0. On the merits of the proposed ordinance, Councilor Spreitzer made a motion to enact. Councilor Leavy seconded, and the motion carried 7-0. File 8616 Ordinance 3504
 - c. Ms. Christensen presented a resolution authorizing a **Conditional Use Permit** to allow vehicle repair in the CBD-2, Central Business District – Fringe, for the property located at 856 Fourth Street. It was noted that the Plan Commission recommended approval 4-0. Ms. Christensen stated that one resident attended the public hearing at the Plan Commission meeting and was concerned about the height of any fencing on the property, which the Plan Commission included in a condition of approval. Ms. Christensen stated that the applicant has requested that the deadline in condition #5 be extended to June 1, 2014, to accommodate inclement weather. Councilor Haynes opened and closed the public hearing without participation. Councilor De Forest made a motion to amend condition #5 to extend the deadline to June 1, 2014. Councilor Spreitzer seconded. Councilor Kincaid made a motion to add a condition of approval requiring the removal of the existing lighting pylons on the property. Jon Thompson, Butitta Bros. Automotive Services, said that he does not plan to use all of the existing light poles on the property. He said he wants to make sure that the property remains safe while looking nice. Councilor Kincaid made a friendly amendment to his own motion to add a condition to the resolution to say "the applicant shall work with staff to reduce the amount of lighting on the property to comply with current standards with regard to number and height." Councilor De Forest seconded. Councilor Haynes called the question regarding the first amendment, and it carried 7-0. Councilor Haynes called the question regarding the second amendment, and it carried 7-0. Councilor De Forest made a

motion to adopt the resolution as amended, and Councilor Kincaid seconded. The motion carried 7-0. File 8615

- d. Ms. Christensen presented the **2014 HOME Investment Partnerships Proposed Budget**. She said that this item will come back to the Council for possible action on November 4, 2013. Councilor Haynes opened and closed the public hearing without participation. File 8617
- e. Ms. Christensen presented the **2014 Community Development Block Grant (CDBG) Proposed Budget and Annual Action Plan**. She said that this item will come back to the Council for possible action on November 4th. Ms. Christensen outlined the programs that will be funded and discussed program income. She indicated that the Annual Action Plan is included in the budget and that 2014 will be the 5th year in the current 5-year plan. Councilor Haynes opened the public hearing.
 - Eric Williams, Program Manager for Community Action, 1990 Colony Court, spoke in support of two programs: the Skill Enhancement Program, which is a training program that attempts to move people out of poverty; and the Fatherhood Program, which is a three-month commitment for individuals and includes classes, life skills, and work experience. Mr. Williams indicated that the recidivism rate for individuals who graduate from the Fatherhood Program is four percent, and he thanked the City Council for their support of both important programs.

Councilor Haynes closed the public hearing. Councilor Leavy asked if any of the programs funded are addressing the needs of the homeless in Beloit. Ms. Christensen said that local goals were not set this year but that programs that benefit local homeless individuals have been funded at close to 100 percent. Councilor Leavy asked about how the City is using the funds allocated to fair housing, and Ms. Christensen said that the \$15,000 from 2013 is still being used and that staff feels the \$5,000 budgeted in 2014 will be sufficient. Councilor De Forest asked about the amount of money available for rehabilitation loans, and Ms. Christensen said that the issue with providing these loans has been the lack of equity in homes as housing values have decreased. She said that staff is reviewing ways to change the loan program or possibly develop a grant program to serve this growing group of homeowners. Councilor Spreitzer asked how funds are split between two programs run by the same organization. Ms. Christensen said that the organization has a budget for each program but that there is some flexibility in funding between the programs if needed. File 8601

- f. Finance and Administrative Services Director Paul York presented the **2014 Operating, Library, and Capital Improvements Proposed Budgets**. It was noted that the entire budget is available for review at the City's website: www.ci.beloit.wi.us. Mr. York provided a general summary of the budget, which he noted was presented at the October 7, 2013 City Council meeting and the October 14, 2013 City Council Budget Workshop. He said that this budget represents an overall increase of less than .5% from the 2013 budget. He said that the proposed tax rate will be \$10.798 per thousand of value but noted that this will not be the final number because the City has not received final assessment numbers from the Department of Revenue. Mr. York said that the increase in the tax levy is mainly due to the steady decrease in equalized property values. He discussed the minor issues that have changed in the budget since the previous meetings. He indicated that the budget will be on the November 4th City Council agenda for possible action. Councilor Haynes opened the public hearing.
 - Gary Fields, 13826 Sundance Trail, Rockton, IL, spoke on behalf of the Beloit Property Managers Association. He said that he is concerned with the fee proposed for the second rental inspection for property maintenance issues. He said that he agrees that a fee should be charged for the third inspection but not for a second inspection. He also asked for additional communication between the Inspectors and landlords regarding the time of appointments, cancellations, and closure of orders issued.

Councilor Haynes closed the public hearing. Councilor De Forest asked if the additional school resource officer would impact the number of officers the City has on the streets, and Mr. Arft said that an additional officer would be hired so that the same number will remain on shift. File 8618

5. CITIZENS PARTICIPATION – none

6. CONSENT AGENDA

Councilor Luebke made a motion to adopt the consent agenda, which consists of items 6.a. through 6.d. Councilor Leavy 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 7-0.

- a. The **Minutes** of the Regular Meeting of October 7, 2013, were approved
- b. The proposed ordinance amending various section of the **Sign Ordinance**, Chapter 30 of the City of Beloit Municipal Code, was referred to the Plan Commission. File 5437
- c. The resolution approving a **Change of Agent** for Pilot Travel Centers, LLC, d/b/a Pilot Travel Center #289, located at 3001 Milwaukee Road, from Juanita Cardinal to David Hauck, was adopted. File 8590
- d. The resolution approving a new **Class "B" Beer and "Class B" Liquor License** for The Hideout, LLC, d/b/a The Hideout, Scott Murray, Owner and Agent, 1901 Liberty Avenue, was adopted. File 8590

7. ORDINANCES – none

8. APPOINTMENTS – none

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest said that she attended the ribbon-cutting at the new Beloit Memorial High School swimming pool, which is an asset for the entire community and gem for the school district. She gave a "shout out" to those watching the Council meeting at home and reminded the public that they have access to all of the documents on the agenda through the internet at the Beloit Public Library.
- Councilor Van De Bogart said that he participated in 115th annual meeting of the League of Wisconsin Municipalities in Green Bay and that the high point was seeing City Manager Larry Arft accept his new role as the President. He said that Mr. Arft is the first non-elected public official to hold the honor and that he is proud of Mr. Arft and the community.
- Councilor Kincaid congratulated Mr. Arft on the honor of becoming president and said that he attended the natatorium ribbon-cutting.
- Councilor Luebke said that Mr. Arft is bring honor to Beloit. He said that he represented the City Council at the Robinson School and Angel Museum dedication ceremonies.
- Councilor Spreitzer said that he worked at the Merrill Neighborhood Sharing Garden and pumpkin painting event. He reminded the public that October 26th is the last Farmers Market and wished everyone a safe and happy Halloween.
- Councilor Leavy thanked the high school students for attending the meeting and reminded them to speak up at City Council and School Board meetings to make sure their voices are heard.

10. CITY MANAGER'S PRESENTATION

- a. Public Works Director Greg Boysen presented information on the **Fall Yard Waste** program. He said that residents may also bring yard waste to the Leaflan Compost Center. Councilor Van De Bogart asked for clarification regarding the cost to residents, and Mr. Arft explained that curbside collection for leaves and grass is free for a certain period but that bundled sticks and shrubbery require a \$1.25 sticker.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Economic Development Director Andrew Janke presented a Resolution authorizing the City Manager to apply for a **Community Development Investment Grant** from the Wisconsin Economic Development Corporation (WEDC). Councilor Leavy made a motion to adopt the resolution, and Councilor Luebke seconded. The motion carried 7-0. File 8619
- b. Mr. Janke presented a resolution authorizing the City Manager to apply for an **Idle Industrial Sites Grant** from the Wisconsin Economic Development Corporation (WEDC). He said that Hendricks Commercial Properties is seeking financial assistance for the next phase of the redevelopment of the Ironworks facility in downtown Beloit. Mr. Janke said that the City will be the

applicant and act as a pass-through agent for the funds but that there would not be any investment or risk by the City. Councilor De Forest asked if there are any job creation requirements, and Mr. Janke said that there are not any requirements for the grant. However, he also said that HCP has committed to 185 new jobs but hopes that number could be as high as 1,500 when the project is complete and all of the space is leased. Mark Membrino, representing HCP, said that this project is not contingent on a contract which may bring the YMCA to the location. He said that the proposed center spine road through the current building will create additional parking and access to additional areas of the building. Councilor De Forest asked about the height and location of the seawall required due to the floodplain issues, and Mr. Membrino said that it has not been designed yet. Councilor Van De Bogart made motion to adopt the resolution, and Councilor Luebke seconded. The motion carried 7-0. File 8619

12. At 8:33 p.m., Councilor Leavy made a motion to adjourn the meeting, and Councilor Spreitzer seconded. The motion carried 7-0.

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Date approved by Council: 11-04-13



Rebecca Houseman LeMire, City Clerk