



**AGENDA
BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, June 16, 2014**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
4. PUBLIC HEARINGS
 - a. Proposed Ordinance amending the Future Land Use Map of the **City of Beloit Comprehensive Plan** to change the future land use designation of the property located at 308 W. Grand Avenue from Single-family Residential, Urban, to Office (Christensen) Plan Commission recommendation for approval 4-0
First Reading, suspend rules for Second Reading

5. CITIZENS PARTICIPATION

6. CONSENT AGENDA

All items listed under the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the General Order of Business and considered at this point on the agenda.

- a. Approval of the **Minutes** of the Regular Meeting of June 2, 2014 (Elson)
- b. Resolution approving renewal of a **Class “B” Beer and “Class C” Wine License** for Salvador’s Restaurant, located at 907 Bayliss Avenue, Salvador Sanchez, Owner (Elson)
ABLCC recommendation for approval 7-0
- c. Resolution approving renewal of a **Class “B” Beer and Reserve “Class B” Liquor License** for BMC Property Management LLC, d/b/a Rivals Sports Bar and Grill, located at 443 East Grand Avenue, Michael Dennis Jero, Agent (Elson)
ABLCC recommendation for approval 7-0
- d. Resolution approving **Change of Agent** for BRBK, LLC, d/b/a The Alibi, located at 1180 Madison Road, from Bonnie R. Kunde to Wendy K. Drake (Elson)
ABLCC recommendation for approval 7-0
- e. Resolution approving **Change of Agent** for CVS Pharmacy, d/b/a CVS Pharmacy #5600, located at 2149 Prairie Avenue from Kimberly Kitchens to Debra Gajdoski (Elson)
ABLCC recommendation for approval 7-0

- f. Resolution approving **Change of Agent** for Beloit Express, Inc. d/b/a Holiday Inn Express, located at 2790 Milwaukee Road from Kelsey Szudy to Liza Carrasco (Elson) ABLCC recommendation for approval 7-0
- g. Resolution approving **Improvements** within Riverside Park- West located at 1055 Third Street (Christensen)
Plan Commission recommendation for approval 4-0
- h. Resolution Setting a Date for a Public hearing for the **Vacation** of Milwaukee Road Frontage in the City of Beloit, Rock County, Wisconsin (Christensen)
Accept and Refer to Plan Commission
- i. Resolution authorizing the City Manager to apply for the **National Clean Diesel Grant** through the Leonardo Academy that provides for the reduction of Diesel Emission and Fuel Consumption (Boysen)
- j. Resolution approving the Conveyance of a **Utility Easement** to the City of Beloit (856 Fourth Street) (Boysen)
- k. Resolution awarding **Public Works Contract C14-12** Soil Cap for 202 Shirland Avenue (Boysen)
- l. Resolution releasing City's **Right of First Refusal** and Waiving Lease Restrictions on 2555 Kennedy Drive in the Beloit Industrial Park (Casper)

7. ORDINANCES

- a. Proposed Ordinance to amend the Table of Contents, Sections 27.01(1), 27.02, 27.03(2), 27.03(4), 27.04, 27.11, 27.15, 27.16, 27.18(2), 27.18(5), 27.19(2), 27.19(4) and 27.20; to create Section 27.15(3)(c); and repeal section 27.20 of Chapter 27 of the Code of General Ordinances of the City of Beloit as it relates to **Private Wells** (Boysen)
Second Reading

8. APPOINTMENTS

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION -none

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Resolution adjusting award amount and authorizing **Final Payment** of Public Works Contract C13-07 Street Resurfacing (Boysen)
- b. Resolution for **Fees** for Private Wells (Boysen)
- c. Resolution authorizing the City Manager to enter into a Wisconsin Economic Development Corporation (WEDC) Idle Industrial Sites Development **Agreement** with Hendricks Commercial Properties (Janke)
- d. Resolution amending the **2014 Capital Budget** for the WEDC Idle Industrial Site Grant Project (Janke)
- e. Resolution approving the **Compliance Maintenance Annual Report** (2013) (Mathos)

12. ADJOURNMENT

** Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Dated: June 11, 2014
Jelene J. Ahrens, WCMC
City of Beloit Deputy City Clerk
www.beloitwi.gov

You can watch this meeting live on Charter PEG digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Wednesday at 8:30 a.m. and Thursday at 9:00 a.m. and the following Monday at 8:00 p.m.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

The City Council of the City of Beloit, Rock County, Wisconsin do ordain as follows:

Section 1. The Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan, adopted in §12.015 of the Code of General Ordinances of the City of Beloit, is hereby amended as follows:

The future land use category of the following described land is hereby changed from Single-Family Residential, Urban to Office:

PART LOTS 9 & 10 HACKETTS ADD COM AT NE COR L 10, TH WLY 99 FT, TH SLY 115 FT, TH ELY 99 FT, TH NLY 115 FT TO POB, CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN (also known as 308 West Grand Avenue, parcel number 13560410).

Section 2. This ordinance shall take effect and be in force upon its passage and publication.

Adopted this 16th day of June 2014.

City Council of the City of Beloit

Mark Spreitzer, Council President

Attest:

Judith A. Elson, Deputy City Clerk

Published this _____ day of _____, 2014.

Effective this _____ day of _____, 2014.

01-611100-5231-_____

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Comprehensive Plan Amendment

Date: June 16, 2014

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

Alex Blazer has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan. The history of the City's Comprehensive Plan, along with information on Wisconsin's Comprehensive Planning law, can be found in the attached Staff Report to the Plan Commission.

Key Issues (maximum of 5):

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 308 West Grand Avenue – From Single-Family Residential, Urban to Office.
- The following table describes the current status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
308 West Grand Avenue	Vacant	R-1B	Single-Family Residential	Office

- The applicant intends to renovate the building on the property to create long- and short-term rentable office space.
- If the requested amendment is approved, the applicant would be able to rezone the subject property to C-1, Office District, which would allow the applicant to lease office space to businesses that operate *Personal Service Oriented Retail Sales & Service* uses.
- The Plan Commission held a public hearing to consider the requested amendment on May 7, 2014 and voted to adopt the attached Resolution, which recommends approval of the requested amendment to the Comprehensive Plan.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports *Strategic Goal #5*.

Sustainability:

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- City Council consideration and 1st reading of the proposed Ordinance

Fiscal Note/Budget Impact: N/A

Attachments: Ordinance, Plan Commission Resolution, Public Notice, and Staff Report to the Plan Commission.

**RESOLUTION
RECOMMENDING APPROVAL OF AMENDMENT TO THE
CITY OF БЕЛОIT COMPREHENSIVE PLAN**

WHEREAS, the Plan Commission of the City of Beloit recommended approval of the Comprehensive Plan of the City of Beloit (the Plan) on January 23, 2008, and the City Council of the City of Beloit approved an Ordinance adopting the Plan on March 17, 2008; and

WHEREAS, the Plan may be amended and changed in the years following adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policies or trends, or does not provide specific advice or guidance on an emerging issue; and

WHEREAS, "Amendments" are generally defined as minor changes to the Plan's maps or text; and

WHEREAS, the City Council of the City of Beloit approved a Resolution to Adopt a Process for Amending the City of Beloit Comprehensive Plan on February 1, 2010; and

WHEREAS, the approved process directs the Plan Commission to hold a public meeting on the proposed amendments, and following said public meeting, make a recommendation by Resolution to the City Council by majority vote of the entire Commission.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Beloit, Rock County, Wisconsin, hereby recommends approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 308 West Grand Avenue (Parcel No. 13560410) – From Single-Family Residential-Urban to Office.

Adopted this 7th day of May, 2014.


James Faragher, Plan Commission Chairman

ATTEST:


Julie Christensen
Community Development Director



NOTICE TO THE PUBLIC

May 9, 2014

To Whom It May Concern:

The City of Beloit Plan Commission has recommended approval of the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 308 West Grand Avenue– From Single-Family Residential, Urban to Office.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The Plan Commission's recommendation will be reviewed by the City Council, which will hold the following public hearing regarding the proposed amendments:

City Council (Public Hearing): Monday, June 16, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THIS HEARING.

We are interested in your opinion.

Anyone bringing handouts to the meeting must bring ten (10) copies and submit them to the City Clerk before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: May 7, 2014

Agenda Item: 3

File Number: RPB-2014-04

Request Overview/Background Information:

Alex Blazer has submitted an application requesting an amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan.

Wisconsin's Comprehensive Planning Law, §66.1001 of the Wisconsin Statutes, was signed into law in 1999. This legislation is commonly known as Wisconsin's "smart growth" law, although the law does not prescribe or require a particular type of development pattern. The Comprehensive Planning law requires all cities, towns, and villages that regulate land use through land use ordinances (e.g. zoning) to adopt a Comprehensive Plan. Comprehensive Plans are intended to guide development and redevelopment over a 20-year timeframe. The law also requires that land use decisions be consistent with the adopted plan, a requirement that became effective in 2010.

The Beloit City Council approved the City's Comprehensive Plan in March 2008 after an extensive public participation program. All land use decisions made by the City of Beloit, including any actions regarding official mapping, local subdivision regulation, and zoning regulations, must be consistent with the plan. The Beloit City Council established a process for amendments (minor changes) to the Comprehensive Plan on February 1, 2010. The state law requires that the Plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial re-write of the entire document and maps.

This public meeting of the Plan Commission serves as the second step in the process to amend the Comprehensive Plan. If the Plan Commission votes to recommend approval of the proposed amendment, the attached Resolution will be forwarded to the City Council for consideration during the regularly scheduled meeting on June 16, 2014.

Key Issues:

- The applicant is requesting the following amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:
 - 308 West Grand Avenue – From Single-Family Residential, Urban to Office.
- The following table describes the current status of the subject property:

Property	Current Land Use	Zoning Class	Future Land Use	Proposed Future Land Use
308 West Grand Avenue	Vacant	R-1B	Single-Family Residential	Office

- The applicant intends to renovate the building on the property to create long- and short-term rentable office space.
- If the requested amendment is approved, the applicant would be able to rezone the subject property to C-1, Office District, which would allow the applicant to lease office space to businesses that operate *Personal Service Oriented Retail Sales & Service* uses.
- The subject property is surrounded by a variety of residential uses and adjacent to an Office/C-1 district along West Grand Avenue.
- Planning staff supports the applicant's efforts to adaptively reuse this historic building for the proposed uses. The C-1, Office classification provides the most flexibility for the intended reuse of the building.

Consistency with Comprehensive Plan and Strategic Plan:

- The City's compliance with the Comprehensive Planning law's consistency requirement is the impetus for this request.
 - Consideration of this request supports Strategic Goal #5.
-

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the following proposed amendment to the Future Land Use Map (Map 10) of the City's Comprehensive Plan:

1. 308 West Grand Avenue– From Single-Family Residential, Urban to Office.

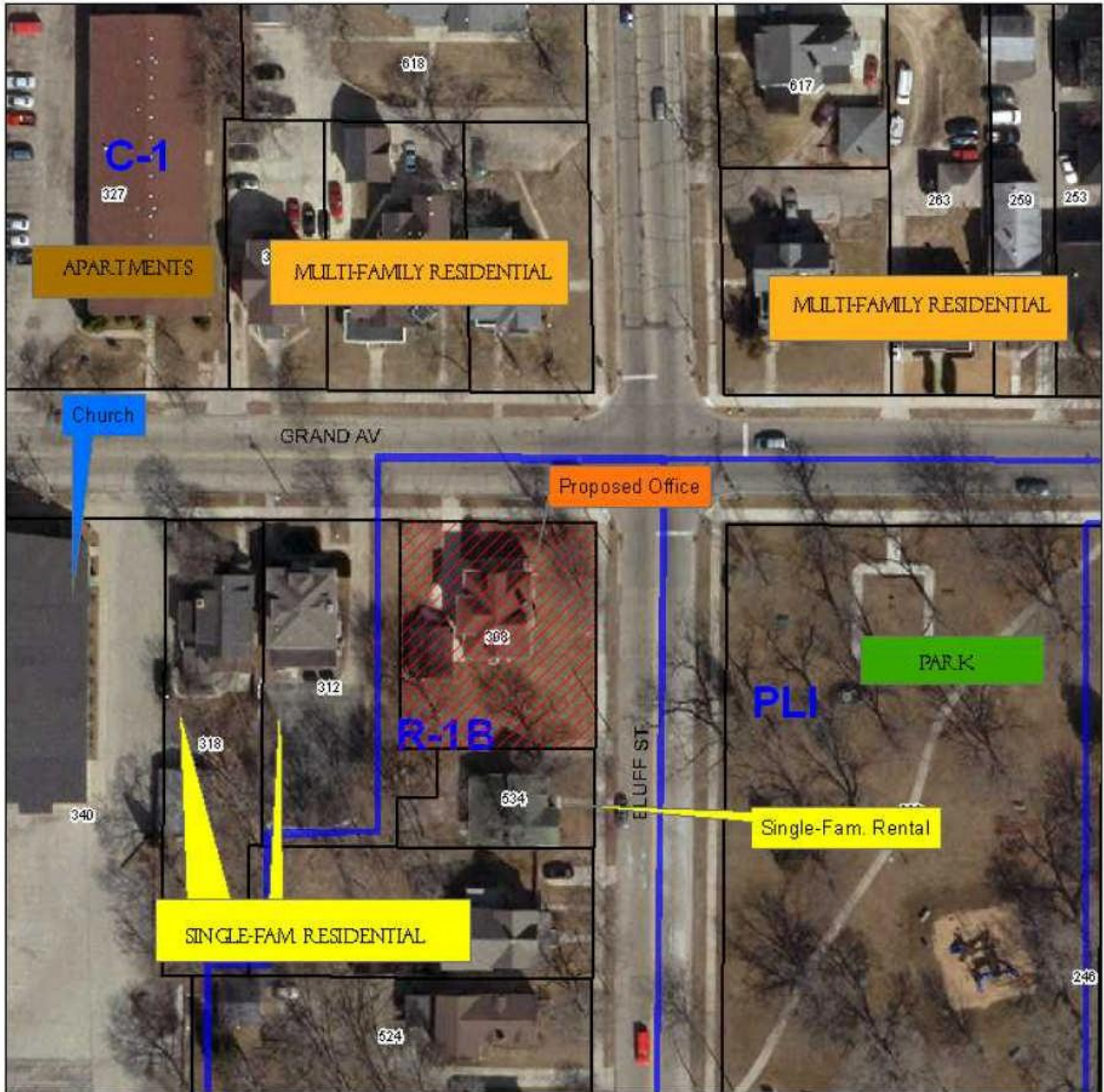
Fiscal Note/Budget Impact: N/A

Attachments: Location/Land Use/Zoning Map, Future Land Use Map, Public Notice, Mailing List, and Resolution.

Location, Land Use, & Zoning Map

308 West Grand Avenue

RPB-2014-04



1 inch = 73 feet



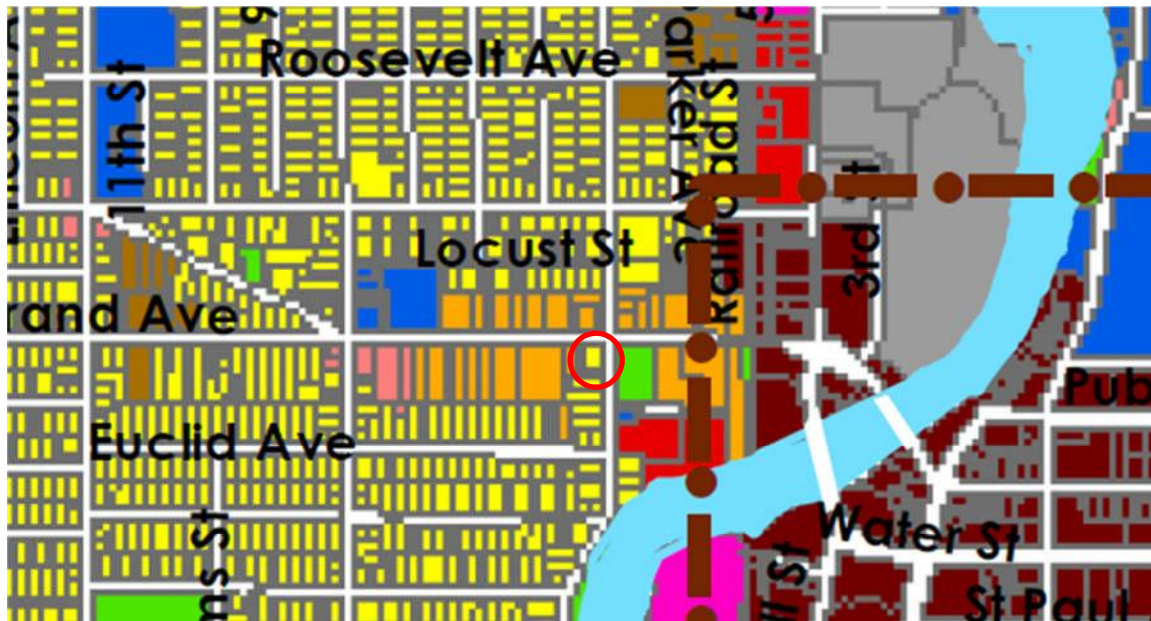
Legend

- Zoning District
- City Limits
- COB Parcels

Map prepared by: Stephanie Hummel
 Date: April 2014
 For: City of Beloit Planning & Building Services
 Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

Map 10, Future Land Use (Narrowed to Subject Property)



Legend

- Municipal Boundaries
- City of Beloit/Town of Turtle Boundary Adjustment Area
- Interstate Highway
- County Highway
- Existing Roads
- Potential Future Major Collector/Arterial Roads
- Railroads
- Surface Water

Future Land Use Categories

- Agricultural
- Single-Family Residential - Esurban
- Single-Family Residential - Urban
- Two-family/Townhouse Residential
- Mixed Residential
- Planned Neighborhood*
- Office
- Planned Mixed Use
- Neighborhood Commercial
- Community Commercial
- Downtown
- Business Park
- General Industrial
- Institutional & Community Services
- Environmental Corridor
- Parks and Open Spaces
- Long Range Urban Growth Area
- Right-of-Way

**Planned Neighborhood* should include a mix of the following:
 1. Single-Family - Urban (predominant land use)
 2. Two-Family/Townhouse
 3. Mixed Residential
 4. Institutional and Community Services
 5. Office
 6. Neighborhood Commercial
 7. Parks and Open Space

0 0.25 0.5 1 Miles

Date: March 17, 2008
 Source: City of Beloit, Rock County

City of Beloit
 Comprehensive Plan

Map 10:
 Future Land Use



NOTICE TO THE PUBLIC

April 25, 2014

To Whom It May Concern:

Alex Blazer has submitted an application requesting the following amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan:

1. 308 West Grand Avenue – From Single-Family Residential, Urban to Office.

Information regarding the location, zoning, and land use of these properties is available for public review in the Planning & Building Services Division on the third floor of City Hall, 100 State Street.

The following public meetings will be held regarding the proposed amendment:

City Plan Commission: Wednesday, May 7, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

City Council (Public Hearing): Monday, June 16, 2014, at 7:00 PM, or as soon thereafter as the matter can be heard in The Forum, Beloit City Hall, 100 State Street.

THE PUBLIC IS INVITED TO ATTEND THESE MEETINGS.

We are interested in your opinion.

Anyone bringing handouts to the Plan Commission meeting must bring ten (10) copies and submit them to the Recording Secretary before the meeting begins. Staff is unable to leave the meeting area to make copies.

For additional information, please contact Stephanie Hummel in the Planning & Building Services Division at (608) 364-6708 or hummels@beloitwi.gov. Comments will be accepted via telephone, email, and U.S. Mail.

Karry DeVault, Clerk
Town of Beloit
2871 S. Afton Rd.,
Beloit 53511

Frank Management Inc.
2501 Morse Street
Janesville, WI 53545

Janelle Marotz
School District of Beloit
1633 Keeler Avenue
Beloit, WI 53511

Deb Bennett, Clerk
Town of Turtle
6916 S. County Rd. J.
Beloit, WI 53511

Rock County Planning Director
Rock County Courthouse, Room 266
51 South Main Street,
Janesville, WI 53545

Dr. Dennis McCarthy
Beloit-Turner School District
1237 Inman Parkway
Beloit, WI 53511

City Clerk
City of South Beloit
519 Blackhawk Blvd. Suite 2
South Beloit, IL 61080

Dr. Pamela Kiefert, Superintendent
Clinton Community School District
112 Milwaukee Road
Clinton, WI 53525

Beloit Public Library Director
605 Eclipse Boulevard
Beloit, WI 53511
Via I/O Mail

Peter Herreid, Grant Administrator
Department of Administration
101 E. Wilson Street, 10th Floor
Madison, WI 53702-0001

Brad Austin
Corporate Contractors Inc.
655 3rd Street, Suite 101
Beloit, WI 53511



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
Monday, June 2, 2014

Presiding: Mark Spreitzer
Present: Sheila De Forest, Charles M. Haynes, Ana Kelly, Chuck Kincaid, and David F. Luebke,
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. Councilor Haynes presented a Proclamation in recognition of **National Neighborworks Week**, June 7-14, 2014 to Chip Hart, Neighborhood Housing Services Board President, who thanked the Council for this recognition.
 - b. Councilor Haynes presented a Proclamation recognizing June 4, 2014 as **Day of Kindness** to Steve McNeal from the School District of Beloit. Mr. McNeal expressed his appreciation on behalf of the School District.
4. PUBLIC HEARINGS
 - a. Community Development Director Julie Christensen presented a proposed Ordinance amending the Future Land Use Map of the City of **Beloit Comprehensive Plan** to change the future land use designation of the property located at 1601 Gateway Boulevard from Planned Neighborhood to Parks and Open Space, and to change the future land use designation of the property located at 1801 Gateway Boulevard from Planned Neighborhood to Business park. Ms. Christensen explained that this was the property purchased from MLG Investments and the Plan Commission recently approved the CSM to subdivide the lot into 1601 Gateway Boulevard and 1801 Gateway Boulevard. She explained that 1601 Gateway is the smaller lot and will act as a buffer between the commercial site and residential properties. Ms. Christensen stated that notices were sent out to the surrounding area regarding the rezoning, and they did not receive any comments or concerns. It was noted that the Plan Commission reviewed both the Comprehensive Plan and the Zoning Amendment and approved both. Councilor Spreitzer opened and closed the public hearing without participation. Councilor Luebke made a motion to suspend the rules for a second reading, second by Councilor Kincaid. Motion was approved 6-0. On the merits of the proposed ordinance, Councilor Kincaid made a motion to enact, second by Councilor Luebke. Motion carried 6-0. File 8642 Ordinance 3535
 - b. Ms. Christensen presented a proposed Ordinance amending **Zoning District Map** to change the zoning district classification of the property located at 1601 Gateway Boulevard from R-1A, Single-family Residential District, to PLI, Public Lands and Institutions District, and to change the zoning classification of the property located at 1801 Gateway Boulevard from R-1A, Single-family Residential District, to C-1, Office District. Ms. Christensen reiterated the proposed rezoning was to change 1601 to PLI. Public Lands and Institutions District and 1801 to C-1 Office District and this would mean the property would be sold for office uses, not industrial uses as in the rest of the Industrial Park. Councilor Spreitzer opened and closed the public hearing without participation. Councilor Haynes moved to suspend the rules for second reading, second by Councilor Kelly. Motion carried 6-0. On the merits of the Ordinance, Councilor Luebke made a motion to enact, second by Councilor Haynes. Motion carried 6-0. File 8642 Ordinance 3536

5. CITIZENS PARTICIPATION

- a. Donald and Pamela Parish, 1600 Sun Valley Drive, voiced their concern of storm drainage on their block of Sun Valley Drive by lawn clippings being thrown in the street in violation of City ordinances. Ms. Parish stated that despite reporting this violation to the Code Enforcement Department and there being a \$172 citation in the ordinance for violations, the neighbor continues to cause backup of the storm drain by continuing to throw grass into the gutters and onto the street. Ms. Christensen stated the ordinance states the City's inspector must see the person throwing debris in the street before they can issue a citation, and she suggested a two-party complaint form be used and said that she will work with the Parish family on this problem.

6. CONSENT AGENDA

Councilor De Forest requested that item 6. l. be removed from the Consent Agenda. Councilor Luebke made a motion to adopt the consent agenda, which consists of items 6.a. through 6.k. and item 6.m. Councilor Kelly seconded, and the motion carried by a vote of 6-0 that the Consent Agenda be accepted, approved, adopted, or referred and acted upon as required by state and local code.

- a. **Minutes** of the Regular Meeting of May 19, 2014 were approved.
 - b. Resolution approving **Renewal of Alcohol Beverage Licenses** for License Period July 1, 2014 – June 30, 2015 were approved. File 8645
 - c. Resolution approving **Class "B" Beer and "Class C" Wine License** for Royal Enterprizes, LLC, d/b/a Mama Lou's Shrimp & BBQ Smokehouse, located at 315 State Street, James H. Bennett, Jr., Agent was approved. File 8645
 - d. Resolution approving **Change of Agent** for Mead-Allen Post #2306, Veterans of Foreign Wars of the United States, d/b/a VFW Club, located at 2711 Afton Road, from Wayne Bown to Ronald J. Becker was approved. File 8645
 - e. Resolution approving **Change of Agent** for Speedway, LLC, d/b/a Speedway #4087, located at 148 Liberty Avenue, from Megan Biggerstaff to Susan Keough was approved. File 8645
 - f. Application for **Transfer** of Class "B" Beer and "Class B" Liquor License of the Fraternal Order of Eagles Beloit 557, Inc. d/b/a Eagles Club from 302 State Street to 863 Fifth Street was referred to ABLCC. File 8645
 - g. Application for a **Class "B" Beer and "Class B" Liquor License** for Amethyst Inc. d/b/a (to be determined), located at 302 State Street was referred to ABLCC. File 8645
 - h. Application for the renewal of a **Class "B" Beer and Reserve "Class B" Liquor License** for BMC Property Management, d/b/a Rivals Sports Bar and Grill, located at 443 East Grand Avenue, was referred to ABLCC. File 8645
 - i. Resolution approving the renewal of an **Annual Mobile Home Park License** for the property located at 2601 Colley Road was approved. File 8124
 - j. Application for **Construction of a Boat Dock** and related improvements within Riverside Park-West (1055 Third Street) was referred to Plan Commission. File 8647
 - k. Resolution awarding **Public Works Contract C14-06**, Ritsher Sanitary Relay was approved. File 8648
 - m. Application for **Traffic Signal Easement** for 856 Fourth Street was referred to Plan Commission. File 7954
-
- l. Public Works Director, Greg Boysen presented a resolution authorizing **Final Payment** of Public Works Contract C13-04, for Pohlman Field Concourse Rehab. He stated the contractor has completed all the work and submitted the required paperwork and that he is recommending final payment be issued. Councilor De Forest asked if an engineer had inspected the project and was satisfied with the work. Mr. Boysen stated that earlier in the season there was some concern of cracks developing in the concrete and they came to an agreement that the section would be removed and replaced and the Engineering Department is satisfied with the project. Councilor Luebke moved to approve, second by Kelly. Motion was carried 6-0. File 8585

7. ORDINANCES

- a. Ms. Christensen presented the proposed Ordinance to repeal and recreate Chapter 10 of the Code of General Ordinances of the City of Beloit relating to the **Electrical Code** for a second reading. Ms. Christensen said the Deputy City Attorney prepared the ordinance with input from the Director of Planning and Building Services. She said the ordinance removes licensing requirements for licensed electrical contractors, and adds new re-inspection fees and numerous housekeeping items. She said most of the ordinance remains unchanged but fees are to be removed from the ordinance and moved to a fee resolution. Councilor Haynes moved to enact the ordinance, second by Councilor Kelly. Motion carried 6-0. File 5423 Ordinance 3537
- b. Director of Water Resources, Harry Mathos, presented the proposed Ordinance to amend sections of the Code of General Ordinances of the City of Beloit pertaining to **Wastewater Pretreatment System**. Mr. Mathos said changes were made due to a recent Wisconsin Department of Natural Resources (DNR) audit. Councilor Kincaid moved enact the ordinance, second by Luebke. Motion carried 6-0. File 5303
- c. Mr. Mathos presented the proposed Ordinance to amend the Table of Contents Sections 27.01(1), 27.02, 27.03(2), 27.03(4), 27.04, 27.11, 27.15, 27.16, 27.18(2), 27.18(5), 27.19(2), 27.19(4) and 27.20; to create Section 27.15(3)(c); and repeal section 27.20 of Chapter 27 of the Code of General Ordinances of the City of Beloit as it relates to **Private Wells**. Mr. Mathos stated the DNR requires the Water Utility to develop and implement a private well abandonment program to protect the City's drinking water supply from contaminants that may be introduced through inadequately designed, non-compliant private wells. Councilor De Forest asked if charging a fee would deter people from working with the City on this program. Mr. Mathos stated the fee will be waived for the first five year cycle, and that post cards will be sent to the property owners asking if they have a well and/or septic system. Councilor De Forest asked if the waiving of the \$30 fee could be added to the ordinance. Attorney Casper replied that the fee waiving could be handled administratively; however, if the Council desires, it could be added. Councilor De Forest stated she wanted the waiving of the initial fee to be in the ordinance. City Manager Arft stated an amendment as follows could be added to Section 17.19 under Fees for Permits, Licenses and Water Analysis; "There shall be a \$30.00 fee for any well operating permit provided, however, the fee shall be waived for the initial round of permit issuance in 2014." Councilor Luebke made a motion to lay this item over to the June 16, 2014 meeting, second by Councilor De Forest. Councilor De Forest made a motion to amend the ordinance regarding waiving the fee for the initial round of permit issuance in 2014, second by Haynes. Motion carried 6-0. The vote to lay over to the next meeting carried 6-0. File 8044

8. APPOINTMENTS - None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- a. Councilor Luebke said that he attended the ground breaking for the Fran Fruzen Intermediate School, the Farmers Market and the Memorial Day Parade.
- b. Councilor De Forest attended the ground breaking for the Fran Fruzen Intermediate School, Stop the Violence Rally in Riverside Park and thanked the police officers who attended. She introduced the new Finance Director, Eric Miller.
- c. Councilor Kelly attended the ground breaking for the Fran Fruzen Intermediate School, Memorial Day Parade, Farmers Market and said she wanted to promote the summer food program.
- d. Councilor Spreitzer attended the Memorial Day Parade, Fran Fruzen Intermediate School ground breaking, Stop the Violence Rally at Riverside Park and at Town Hall organized by Community Action.

10. CITY MANAGER'S PRESENTATION

- a. Jennie Kakuske and Tina Schomber of the Beloit Public Library introduced the **Summer Library Club** activities for all ages with handouts and a Power Point presentation. Ms. Schomber said the one goal of the reading program was to keep students reading throughout the summer. Ms. Kakuske stated that since the library was built five years ago, 1.4 million people have walked through their doors, 2.5 million items have been checked out and 20,000 volunteer hours given.

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. City Manager Arft introduced a resolution adopting the **City of Beloit Strategic Plan** for 2015. He said that Department and Division Heads reviewed their strategic objectives and were looking at new and continuing projects. He stated the entire management team went through all the objectives, City's Mission Statement and the City's five key goals at a day long workshop with the City Council. The Council gave suggestions on adding new objectives and modifying others. Councilor Haynes made a motion to adopt the City of Beloit Strategic Plan for 2015, second by Luebke. Motion carried 6-0. File 8649

12. At 7:55 p.m., Councilor Kelly made a motion to adjourn the meeting, second by Councilor Luebke. The motion carried 6-0.

Judith A. Elson
Deputy City Clerk

www.beloitwi.gov

Date approved by Council:

**RESOLUTION APPROVING A CLASS “B” BEER
AND “CLASS C” WINE LICENSE**

WHEREAS, a renewal application has been received for a Class “B” Beer and “Class C” Wine License from Salvador Sanchez, d/b/a Salvador’s, located at 907 Bayliss Avenue;

WHEREAS, the Alcohol Beverage License Control Committee recommended approval of this Class “B” Beer and “Class C” Wine License for the 2014-2015 license year.

NOW, THEREFORE, BE IT RESOLVED that the renewal Class “B” Beer and “Class C” Wine License for Salvador Sanchez, d/b/a Salvador’s, located at 907 Bayliss Avenue is hereby approved.

Dated this 16th day of June 2014.

Mark Spreitzer, City Council President

ATTEST:

Judith A. Elson, Deputy City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council
FROM: Alcohol Beverage License Control Committee
DATE: June 10, 2014
SUBJECT: Renewal - Salvador's Restaurant

The Alcohol Beverage License Control Committee recommends approval to the City Council of the renewal of the Class "B" Beer and "Class C" Wine License of Salvador Sanchez, Salvador's Restaurant, 907 Bayliss Avenue.

Motion carried 7-0.

Rebecca Houseman LeMire
City Clerk

RENEWAL ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 7-1-14 (MM DD YYYY) ending: 6-30-15 (MM DD YYYY)

TO THE GOVERNING BODY of the: Town of Village of City of } Beloit

County of Rock Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE Individual Partnership Limited Liability Company
 Corporation/Nonprofit Organization

Complete A or B. All must complete C.

A. Individual or Partnership:

Full Name(s) (Last, First and Middle Name) Home Address Post Office & Zip Code
Salvador Sanchez 2112 Roosevelt Ave Beloit WI 53511

B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company

Address of Corporation/Limited Liability Company (if different from licensed premises) _____

All Officer(s) Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:

Title	Name (Inc. Middle Name)	Home Address	Post Office & Zip Code
President/Member	_____	_____	_____
Vice President/Member	_____	_____	_____
Secretary/Member	_____	_____	_____
Treasurer/Member	_____	_____	_____
Agent	_____	_____	_____
Directors/Managers	_____	_____	_____

C. 1. Trade Name Salvador's Restaurant Business Phone Number _____

2. Address of Premises 907 Bayless Ave Post Office & Zip Code 608-899-0036

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Restaurant Entire Building

5. Legal description (omit if street address is given above): walk in cooler dining area kitchen

6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side Yes No

b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side Yes No

7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. Yes No

8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. Yes No

9. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown under Section A or B above? [phone (608) 266-2776] Yes No

10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? Yes No

11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.)

SUBSCRIBED AND SWORN TO BEFORE ME
 this 9th day of May, 20 14
Jean J. Parkers
 (Clerk/Notary Public)
 My commission expires 10-11-15

Salvador Sanchez
 (Officer of Corporation/Member/Manager of Limited Liability Company /Partner/Individual)
Salvador Sanchez
 (Officer of Corporation/Member/Manager of Limited Liability Company /Partner)

 (Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>5-9-14</u>	Date reported to council/board	Date license granted
License number issued	Date license issued	Signature of Clerk / Deputy Clerk

456-00010743903

Applicant's Wisconsin Seller's Permit Number:	
Federal Employer Identification Number (FEIN): <u>47-0879882</u>	
LICENSE REQUESTED	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input type="checkbox"/> Class B beer	\$ <u>100.00</u>
<input type="checkbox"/> Class C wine	\$ <u>100.00</u>
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<u>Local</u> Publication fee	\$ <u>50.00</u>
TOTAL FEE	\$ <u>250.00</u>

PAID 7-1-14 250.00

**RESOLUTION APPROVING CLASS “B” BEER AND
RESERVE “CLASS B” LIQUOR LICENSE**

WHEREAS, a renewal application has been received for a Class “B” Beer and Reserve “Class B” Liquor License for BMC Property Management, LLC, d/b/a Rivals Sports Bar & Grill, located at 443 E. Grand Avenue, Michael D. Jero, Agent; and

WHEREAS, the Alcohol Beverage License Control & Advisory Committee recommends approval of this Class “B” Beer and Reserve “Class B” Liquor License for the 2014-2015 License year.

NOW, THEREFORE, BE IT RESOLVED, that the renewal Class “B” Beer and Reserve “Class B” Liquor License for BMC Property Management, LLC, d/b/a Rivals Sports Bar & Grill, located at 443 E. Grand Avenue, Michael D. Jero, Agent is hereby approved.

Dated this 16th day of June 2014.

Mark Spreitzer, City Council President

ATTEST:

Judith A. Elson, Deputy City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council
FROM: Alcohol Beverage License Control Committee
DATE: June 10, 2014
SUBJECT: Renewal – Rivals Sports Bar & Grill

The Alcohol Beverage License Control Committee recommends approval to the City Council of the renewal of the Class “B” Beer and Reserve “Class B” Liquor License of BMC Property Management, LLC, d/b/a Rivals Sports Bar & Grill, 443 East Grand Avenue, Michael Jero, Agent.

Motion carried 7-0.

Rebecca Houseman LeMire
City Clerk

RENEWAL ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk. Read instructions on reverse side.

For the license period beginning: 7/1/14 ending: 6/30/15
(MM DD YYYY) (MM DD YYYY)

TO THE GOVERNING BODY of the: Town of Village of City of BELOIT

County of ROCK Aldermanic Dist. No. _____ (if required by ordinance)

CHECK ONE Individual Partnership Limited Liability Company
 Corporation/Nonprofit Organization

Complete A or B. All must complete C.

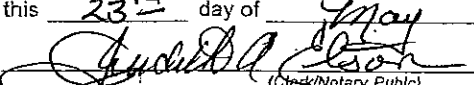
A. Individual or Partnership:
 Full Name(s) (Last, First and Middle Name) Home Address Post Office & Zip Code
MCCASLIN BRADLEY STEVEN 15515 WALNUT LN S. BELOIT IL 61080


B. Full Name of Corporation/Nonprofit Organization/Limited Liability Company BMC PROPERTY MANAGEMENT, LLC
 Address of Corporation/Limited Liability Company (if different from licensed premises) _____
 All Officer(s)-Director(s) and Agent of Corporation and Members/Managers and Agent of Limited Liability Company:
 Title Name (Inc. Middle Name) Home Address Post Office & Zip Code
 President/Member BRAD STEVEN MCCASLIN 15515 WALNUT LN SOUTH BELOIT IL 61080
 Vice President/Member _____
 Secretary/Member _____
 Treasurer/Member _____
 Agent MICHAEL DENNIS JERO 862 PETUNIA LN BELOIT WI 53511
 Directors/Managers _____

C. 1. Trade Name RIVALS SPORTS BAR & GRILL Business Phone Number 608 299 8580
 2. Address of Premises 443 E. GRAND AVE Post Office & Zip Code 53511

3. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No
4. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) NO CHANGES
5. Legal description (omit if street address is given above): _____
6. a. Since filing of the last application, has the named licensee, any member of a partnership licensee, or any member, officer, director, manager or agent for either a limited liability company licensee, corporation licensee, or nonprofit organization licensee been convicted of any offenses (excluding traffic offenses not related to alcohol) for violation of any federal laws, any Wisconsin laws, any laws of other states, or ordinances of any county or municipality? If yes, complete reverse side Yes No
- b. Are charges for any offenses presently pending (excluding traffic offenses not related to alcohol) against the named licensee or any other persons affiliated with this license? If yes, explain fully on reverse side Yes No
7. Except for questions 6a and 6b, have there been any changes in the answers to the questions as submitted by you on your last application for this license? If yes, explain. Yes No
8. Was the profit or loss from the sale of alcohol beverages for the previous year reported on the Wisconsin Income or Franchise Tax return of the licensee? If not, explain. Yes No
9. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown under Section A or B above? [phone (608) 266-2776] Yes No
10. Does the applicant understand that alcohol beverage invoices must be kept at the licensed premises for 2 years from the date of invoice and made available for inspection by law enforcement? Yes No
11. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.)

SUBSCRIBED AND SWORN TO BEFORE ME
 this 23rd day of May, 20 14

 My commission expires 8-21-17


 (Officer of Corporation/Member/Manager of Limited Liability Company /Partner/Individual)

 (Officer of Corporation/Member/Manager of Limited Liability Company /Partner)

 (Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>5-23-14</u>	Date reported to council/board <u>6-2-14</u>	Date license granted
License number Issued	Date license issued	Signature of Clerk / Deputy Clerk

456-102 7883629-02

Applicant's Wisconsin Seller's Permit Number: <u>1027883629</u>
Federal Employer Identification Number (FEIN): <u>45-5425736</u>
LICENSE REQUESTED
TYPE FEE
<input type="checkbox"/> Class A beer \$
<input type="checkbox"/> Class B beer \$
<input type="checkbox"/> Class C wine \$
<input type="checkbox"/> Class A liquor \$
<input type="checkbox"/> Class B liquor \$
<input checked="" type="checkbox"/> Reserve Class B liquor \$ <u>600</u>
Publication fee \$ <u>50</u>
TOTAL FEE \$ <u>650</u>

**RESOLUTION APPROVING CHANGE OF AGENT
ALCOHOL BEVERAGE LICENSE**

WHEREAS, the Agent of record for BRBK, LLC, d/b/a The Alibi, located at 1180 Madison Road, is Bonnie R. Kunde; and

WHEREAS, BRBK, LLC, d/b/a The Alibi, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Wendy K. Drake.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that the Agent for the alcohol beverage license for BRBK, LLC, d/b/a The Alibi, located at 1180 Madison Road, is hereby changed to Wendy K. Drake.

Dated this 16th day of June 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, City Council President

Attest:

Judith A. Elson, Deputy City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council
FROM: Alcohol Beverage License Control Committee
DATE: June 10, 2014
SUBJECT: Change of Agent, Alibi Bar & Grill

The Alcohol Beverage License Control Committee recommends approval to the City Council of the Change of Agent for BRBK, LLC, d/b/a Alibi Bar & Grill, 1180 Madison Road from Bonnie R. Kunde to Wendy K. Drake.

Motion carried 7-0.

Rebecca Houseman LeMire
City Clerk

AUXILIARY QUESTIONNAIRE ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
Drake		Wendy		Kay	
Home Address (street/route)		Post Office	City	State	Zip Code
2115 S. Pow Wow Trail			Beloit	WI	53511
Home Phone Number		Age	Date of Birth	Place of Birth	
608-558-5685				Beloit, WI	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.

Wendy Drake of BRBK LLC
(Officer/Director/Member/Manager/Agent) (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? 13 years
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
 If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
 If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
 If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
 If yes, identify. Beloit (Rock)
(Name of Wholesale Licensee or Permittee) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name <u>Albany Schools</u>	Employer's Address <u>400 5th St. Albany, WI</u>	Employed From <u>2004</u>	To <u>2014</u>
Employer's Name <u>Averys</u>	Employer's Address <u>105 W. Main St. Rockton, IL</u>	Employed From <u>2000</u>	To <u>2001</u>

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 9th day of May, 2014

Jalen G. Ahrens
(Clerk/Jury Public)

Wendy K. Drake
(Signature of Named Individual)

My commission expires 10-11-15



Printed on
Recycled Paper

Wisconsin Department of Revenue

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of Beloit County of Rock

The undersigned duly authorized officer(s)/members/managers of BRBK LLC
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

The Alibi
(trade name)

located at 1180 MADISON Rd., Beloit, WI 53511

appoints Wendy Drake
(name of appointed agent)

(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 13 years

Place of residence last year 410 S. Mill St. Albany, WI 53502

For: BRBK LLC
(name of corporation/organization/limited liability company)

By: Bonnie R. Kunder
(signature of Officer/Member/Manager)

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Wendy Drake, hereby accept this appointment as agent for the
(printtype agent's name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Wendy K. Drake Agent's age _____
(signature of agent) (date)

2115 S. Powwow Trail Beloit, WI 53511 Date of birth _____
(home address of agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY
(Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(date) (signature of proper local official) (town chair, village president, police chief)

**RESOLUTION APPROVING CHANGE OF AGENT
ALCOHOL BEVERAGE LICENSE**

WHEREAS, the Agent of record for CVS Pharmacy, d/b/a CVS Pharmacy #5600, located at 2149 Prairie Avenue, is Kimberly Kitchens; and

WHEREAS, CVS Pharmacy, d/b/a CVS Pharmacy #5600, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Debra Gajodosik.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that the Agent for the alcohol beverage license for CVS Pharmacy , d/b/a CVS Pharmacy #5600, located at 2149 Prairie, is hereby changed to Debra Gajodosik.

Dated this 16th day of June 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, City Council President

Attest:

Judith A. Elson, Deputy City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council
FROM: Alcohol Beverage License Control Committee
DATE: June 10, 2014
SUBJECT: Change of Agent, CVS Pharmacy #5600

The Alcohol Beverage License Control Committee recommends approval to the City Council of the Change of Agent for CVS Pharmacy #5600, 2149 Prairie Avenue from Kimberly Kitchens to Debra Gajdosik.

Motion carried 7-0.

Rebecca Houseman LeMire
City Clerk

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: [] Town [] Village of Beloit County of Rock [x] City

The undersigned duly authorized officer(s)/members/managers of Wisconsin CVS Pharmacy LLC (registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as CVS/pharmacy # 5600 (trade name)

located at 2149 Prairie Avenue, Beloit, WI 53511

appoints Debra Gajdosik (name of appointed agent)

6219 US Hwy 51 S. # 292, Janesville, WI 53546 (home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

[x] Yes [] No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? [x] Yes [] No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 60 YEARS

Place of residence last year same as above, Janesville, WI 53546

For: Wisconsin CVS Pharmacy LLC (name of corporation/organization/limited liability company)

By: Linda M. Cimbron Assistant Secretary (signature of Officer/Member/Manager)

And: (signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

Debra Gajdosik (print type agent's name), hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Debra Gajdosik (signature of agent) Agent's Age 40

6219 US Hwy 51 S. # 292, Janesville, WI 53546 (home address of agent) Date of birth

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with this available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on (date) by (signature of proper local official) Title (town clerk, village president, police chief)

**AUXILIARY QUESTIONNAIRE
ALCOHOL BEVERAGE LICENSE APPLICATION**

Submit to municipal clerk.

Individual's Full Name (please print) (last name)		(first name)		(middle name)	
GADOSIK		DePLA			
Home Address (street/route)		Post Office	City	State	Zip Code
6219 US Hwy 51 S. #292		-	JANESVILLE	WI	53546
Home Phone Number		Age	Date of Birth	Place of Birth	
608-758-5568				JANESVILLE, WI	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
 - A member of a partnership which is making application for an alcohol beverage license.
 - AGENT of WISCONSIN CVS PHARMACY LLC
(Officer/Director/Member/Manager/Agent) of (Name of Corporation, Limited Liability Company or Nonprofit Organization)
- which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 60 YRS.
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending.
4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. _____
(Name, Location and Type of License/Permit)
5. Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. _____
(Name of Wholesale License or Permit) (Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employer's Address	Employed From	To
CVS PHARMACY #5600	2149 PRAIRIE AVE, BELoit	2006	Present
OSCO DRUG	2149 PRAIRIE AVE, BELoit	1997	2006

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 16 day of May, 2014
Jill J. Adams
(Official Public)
My commission expires 10-11-15

Debra Gadosik
(Signature of Named Individual)



**RESOLUTION APPROVING CHANGE OF AGENT
ALCOHOL BEVERAGE LICENSE**

WHEREAS, the Agent of record for Beloit Express, Inc., d/b/a Holiday Inn Express, located at 2790 Milwaukee Road, is Kelsey Szudy; and

WHEREAS, Beloit Express, Inc., d/b/a Holiday Inn Express, has requested and the Alcohol Beverage License Control Committee has recommended that the Agent be changed to Liza Carrasco.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beloit that the Agent for the alcohol beverage license for Beloit Express, Inc., d/b/a Holiday Inn Express, located at 2790 Madison Road, is hereby changed to Liza Carrasco.

Dated this 16th day of June 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, City Council President

Attest:

Judith A. Elson, Deputy City Clerk



**ALCOHOL BEVERAGE LICENSE CONTROL COMMITTEE
RECOMMENDATION**

TO: Beloit City Council
FROM: Alcohol Beverage License Control Committee
DATE: June 10, 2014
SUBJECT: Change of Agent, Holiday Inn Express

The Alcohol Beverage License Control Committee recommends approval to the City Council of the Change of Agent for Holiday Inn Express, 2790 Milwaukee Road from Kelsey Szudy to Liza Carrasco.

Motion carried 7-0.

Rebecca Houseman LeMire
City Clerk

Original

SCHEDULE FOR APPOINTMENT OF AGENT BY CORPORATION/NONPROFIT ORGANIZATION OR LIMITED LIABILITY COMPANY

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by the officer(s) of the corporation/organization or members/managers of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village of Beloit County of Rock
 City

The undersigned duly authorized officer(s)/members/managers of Beloit Express Inc.
(registered name of corporation/organization or limited liability company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Holiday Inn Express in Beloit
(trade name)

located at 2790 Milwaukee Rd. Beloit, WI 53511

appoints Liza Carrasco
(name of appointed agent)

1671 Yates Ave. Beloit, WI 53511
(home address of appointed agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 15 years

Place of residence last year 1671 Yates Ave. Beloit, WI 53511

For: Holiday Inn Express
(name of corporation/organization/limited liability company)

By: Ronald Brown
(signature of Officer/Member/Manager) M/R BROWN

And: _____
(signature of Officer/Member/Manager)

ACCEPTANCE BY AGENT

I, Liza Carrasco
(print/type agent's name) hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

L Carrasco 5-2-14
(signature of agent) LIZA (date) Agent's age _____

1671 Yates Ave. Beloit, WI 53511
(home address of agent) Date of birth _____

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on 05/13/14 by Don Pine Title Cert. Don Pine
(date) (signature of proper local official) (municipal clerk, village president, police chief)

Orig

For Liza

AUXILIARY QUESTIONNAIRE
ALCOHOL BEVERAGE LICENSE APPLICATION

Submit to municipal clerk.

Individual's Full Name (please print) (last name) Carrasco		(first name) Liza		(middle name) ---	
Home Address (street/route) 1571 Yates Ave		Post Office	City Beloit	State WI	Zip Code 53511
Home Phone Number 1008-931-3144		Age	Date of Birth	Place of Birth	

The above named individual provides the following information as a person who is (check one):

- Applying for an alcohol beverage license as an individual.
- A member of a partnership which is making application for an alcohol beverage license.
- Agent** of **Beloit Express Inc.**

(Officer/Director/Member/Manager/Agent) _____ of _____
 (Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

- How long have you continuously resided in Wisconsin prior to this date? **15 years (1999)**
- Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? Yes No
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)
- Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? Yes No
If yes, describe status of charges pending.
- Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? Yes No
If yes, identify. _____
(Name, Location and Type of License/Permit)
- Do you hold and/or are you an officer, director, stockholder, agent or employe of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? Yes No
If yes, identify. _____
(Name of Wholesale Licensee, or Permittee) _____ (Address by City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name Holiday Inn Express	Employer's Address 2790 Milwaukee Rd, Beloit WI	Employed From 05/2006	To Present
Employer's Name	Employer's Address	Employed From	To

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application.

Subscribed and sworn to before me

this 5 day of MAY, 2014

[Signature]
(Municipal Clerk)

My commission expires 8-21-17

[Signature]
Liza
(Signature of Named Individual)



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Wisconsin Department of Revenue

**RESOLUTION APPROVING IMPROVEMENTS WITHIN
RIVERSIDE PARK – WEST LOCATED AT 1055 THIRD STREET**

WHEREAS, the City of Beloit Engineering Division has requested that the Plan Commission and City Council review the proposed plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street; and

WHEREAS, the proposed improvements will enhance the visibility, beauty, and utility of Riverside Park – West; and

WHEREAS, the alteration of public parks must be reviewed by the Plan Commission and approved by the City Council to comply with State Statutes; and

WHEREAS, the Plan Commission reviewed this item on June 4, 2014 and voted unanimously (4-0) to recommend approval of the proposed improvements.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby approves the plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street.

Adopted this 16th day of June, 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, Council President

ATTEST:

Judith A. Elson, Deputy City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Construction of a Boat Dock and Related Improvements Within Riverside Park – West (1055 Third Street)

Date: June 16, 2014

Presenter(s): Julie Christensen

Department(s): Community Development

Overview/Background Information:

The City of Beloit Engineering Division has requested that the City Council review the proposed plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street. The design and location of park improvements must be approved by the City Council.

Key Issues (maximum of 5):

- The proposed boat dock is 5 feet in width and 40 feet in length, and will consist of wood-plastic composite decking on permanent steel piles. This project also involves the construction of a new sidewalk leading from the existing path to the new dock. The sidewalk will comply with ADA requirements related to slope.
 - The proposed location was selected in order to maximize access to nearby retail businesses, to utilize the existing bench, and to save the existing park trees.
 - A project map, rendering, and specifications are attached to this report. The decking will be grey in color, but is shown as red on the attachments for clarity.
 - Because this project does not involve a new boat ramp, off-street vehicle and trailer parking will not be provided.
 - The Plan Commission reviewed this item on June 4, 2014 and voted unanimously (4-0) to recommend approval of the proposed improvements. This project also requires Parks & Recreation Commission and Wisconsin Department of Natural Resources approval.
-

Conformance to Strategic Plan (List key goals this action would support and its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels – N/A**
 - **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
 - **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
 - **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**
-

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution
-

Fiscal Note/Budget Impact: This \$33,000 project is included in the 2014 CIP.

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: June 4, 2014

Agenda Item: 3

File Number: RPB-2014-05

Request: Boat Dock Within Riverside Park – West
Owner: City of Beloit

Location: 1055 Third Street

Existing Zoning: PLI, Public Lands and Institutions District
Existing Land Use: Park

Request Overview/Background Information:

The City of Beloit Engineering Division has requested that the Plan Commission and City Council review the proposed plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street.

Key Issues:

- The proposed boat dock is 5 feet in width and 40 feet in length, and will consist of wood-plastic composite decking on permanent steel piles.
- This project also involves the construction of a new sidewalk leading from the existing path to the new dock. The sidewalk will comply with ADA requirements related to slope.
- The proposed location was selected in order to maximize access to nearby retail businesses, to utilize the existing bench, and to save the existing park trees.
- Because this project does not involve a new boat ramp, off-street vehicle and trailer parking will not be provided.
- This project also requires Parks & Recreation Commission and Wisconsin Department of Natural Resources approval.
- A project map, rendering, and specifications are attached to this report. The decking will be beige in color, but is shown as red on the attachments for clarity.

Consistency with Comprehensive Plan and Strategic Plan:

- The Comprehensive Plan designates the subject property as appropriate for Parks and Open Space uses. This land use category includes park and public open space facilities devoted to playgrounds, play fields, trails, picnic areas, and related recreational activities.
- Consideration of this request supports Strategic Goal #5.

Sustainability:

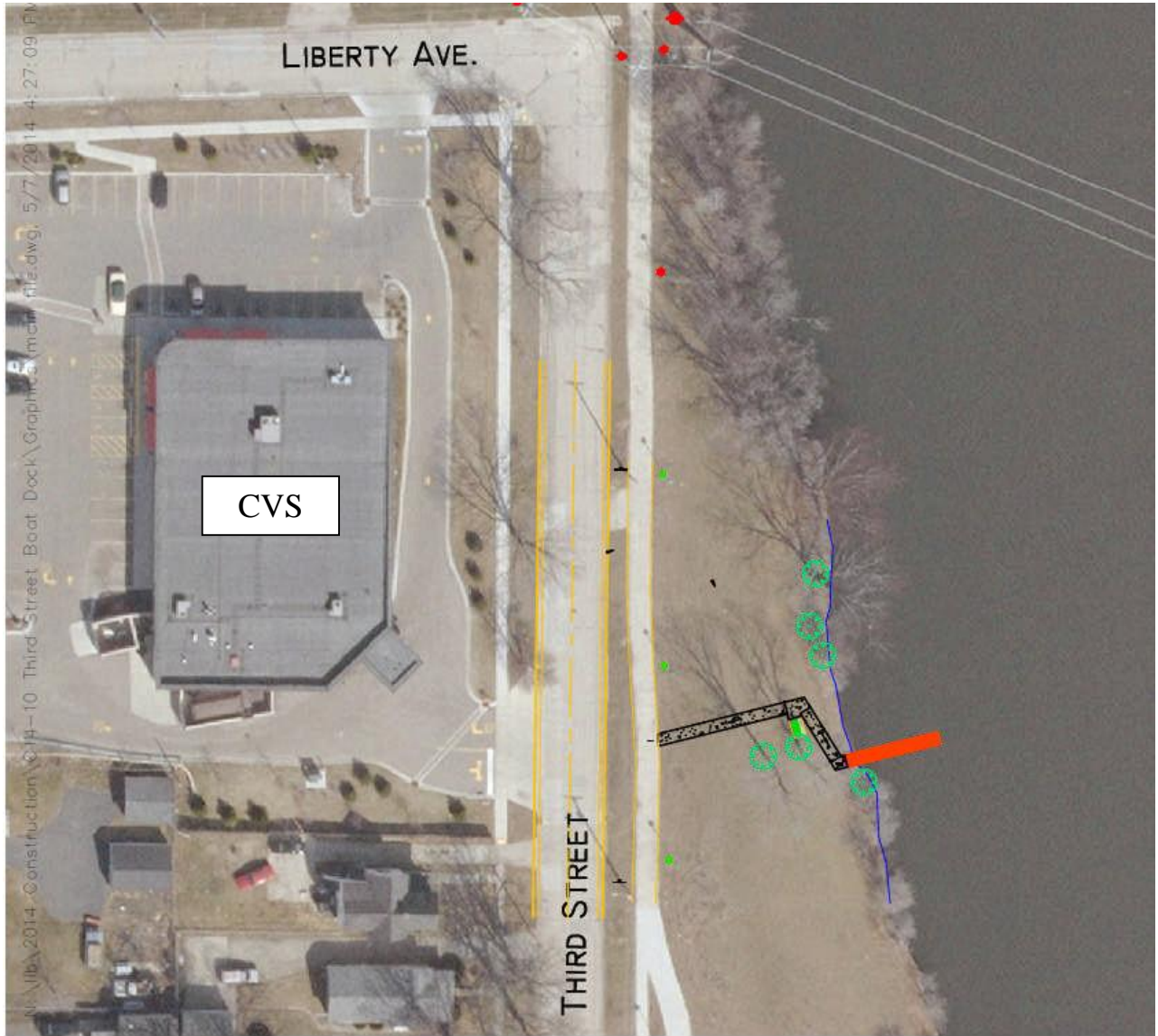
- **Reduce dependence upon fossil fuels – N/A**
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A**
- **Reduce dependence on activities that harm life sustaining eco-systems – N/A**
- **Meet the hierarchy of present and future human needs fairly and efficiently – N/A**

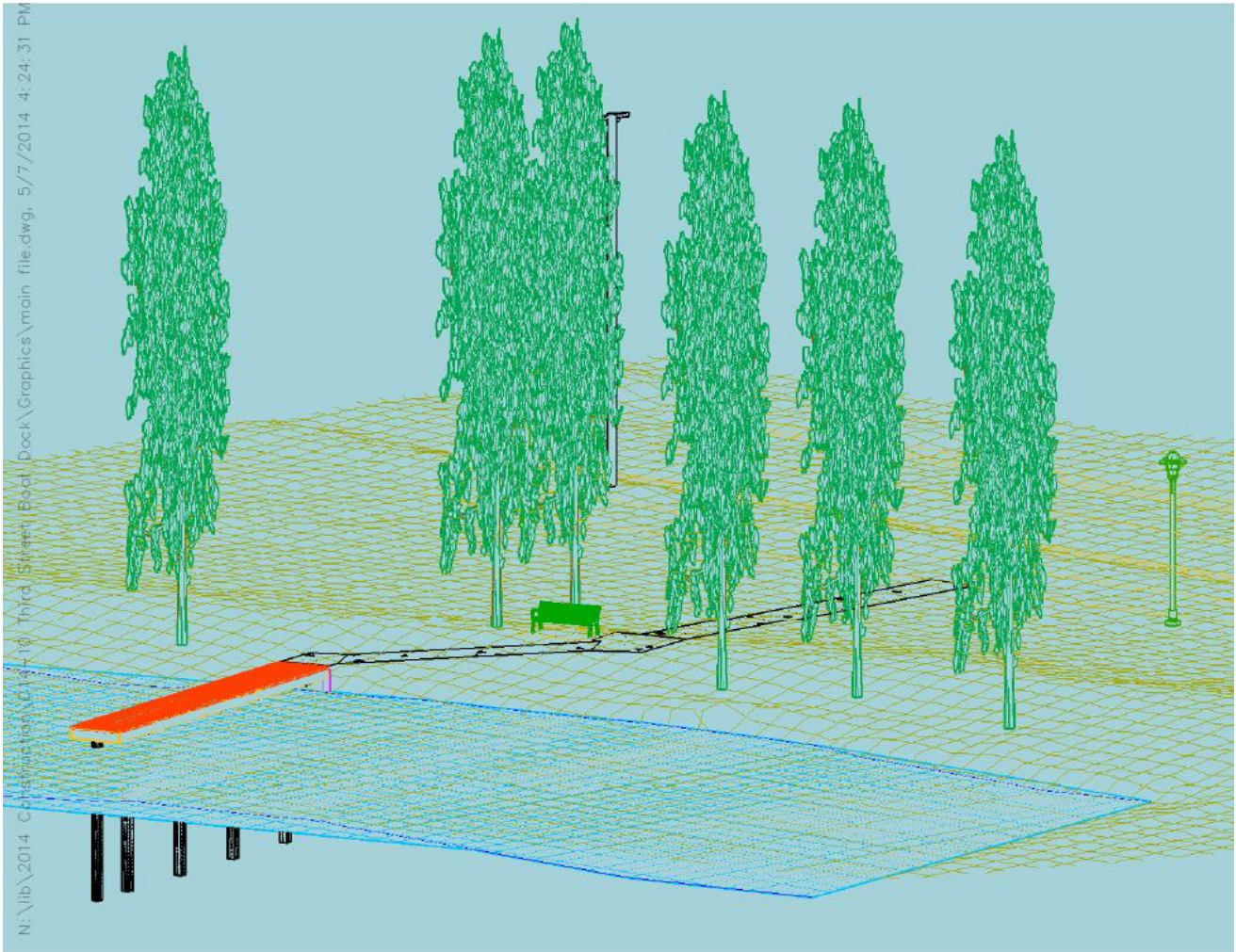
Staff Recommendation:

The Planning & Building Services Division recommends **approval** of the attached plans for the construction of a boat dock and related improvements within Riverside Park – West located at 1055 Third Street.

Fiscal Note/Budget Impact: This \$33,000 project is included in the 2014 CIP.

Attachments: Project Map, 3D Rendering, and Specifications







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Overview

Options & Accessories

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Sun, sea, sand and salt a problem? Not for DockSider. This composite decking plank stands up to all the elements that come with docks, marinas, pools and other near-water applications, and even heavily used public places like boardwalks, theme parks, stadiums and universities. DockSider is rot and warp-resistant and splinter-free, with a unique 24-inch on-center span, which is great for commercial applications.

- Colors: Cedar and Gray
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- Square edge

- Square Shouldered profile
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**RESOLUTION
SETTING A DATE FOR A PUBLIC HEARING FOR THE
VACATION OF MILWAUKEE ROAD FRONTAGE
IN THE CITY OF БЕЛОIT, ROCK COUNTY, WISCONSIN**

IT IS RESOLVED THAT a public hearing on the proposed Resolution to discontinue and vacate part of Milwaukee Road being a part of Lot 5 of Morgan Farm Subdivision as situated in part of the southwest ¼ of the northwest ¼ of Section 29 and being also a part of the southeast ¼ of the northeast ¼ of Section 30, being all a part of Town 1, North, Range 13, East, now City of Beloit, Rock County, Wisconsin, shall be held at the regular **City Council Meeting on Monday, August 4, 2014**, and the City Clerk is authorized and directed to give notices required under Section 66.1003, Wisconsin Statutes.

Adopted this 16th of June, 2014.

City Council of the City of Beloit

Mark Spreitzer, Council President

Attest:

Judith A. Elson, Deputy City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL

Topic: Petition for Vacation of Milwaukee Road Frontage

- Resolution Setting a Public Hearing Date
- Council Referral to the Plan Commission

Date: June 16, 2014

Presenter(s): Julie Christensen

Department: Community Development

Overview/Background Information:

The Planning & Building Services Division has received a petition to vacate a portion of Milwaukee Road.

Key Issues (maximum of 5):

- The School District of Beloit recently purchased the neighboring properties on the Milwaukee Road Frontage for construction of a new school.
- This section of roadway will be removed by the school district. A school bus loading area will be constructed in the vacated area.
- The attached Plat of Vacation shows portion of roadway to be vacated.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution, which states that a Public Hearing on this matter shall be held at the regular City Council meeting on August 4, 2014.
- Referral to the Plan Commission for the July 23, 2014 meeting

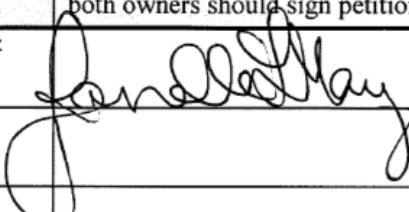
Fiscal Note/Budget Impact: N/A

Attachments: Resolution Setting a Public Hearing Date, Petition for Vacation, and Plat of Vacation.

PETITION FOR VACATION OF A PUBLIC RIGHT-OF-WAY

We, the undersigned hereby petition the City of Beloit to vacate the following portion(s) of the public right-of-way know as: Milwaukee Road

The portion of the right-of-way proposed to be vacated is further described on the attached *Plat of Vacation* prepared by Registered Land Surveyor:

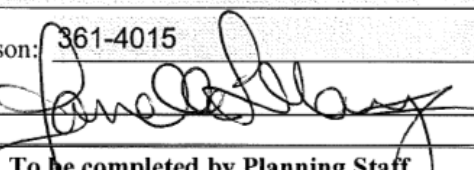
Print NAME and ADDRESS of PETITIONER:	SIGNATURE: (If jointly owned, both owners should sign petition.)	DATE SIGNED:
Name: School District of Beloit Address: 2600 Milwaukee Road		5/12/14
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		
Name: Address:		

Contact person responsible for circulating this petition: School District of Beloit - Janell Marotz

Address of contact person: 1633 Keeler Avenue Beloit WI 53511

Phone number of contact person: 361-4015

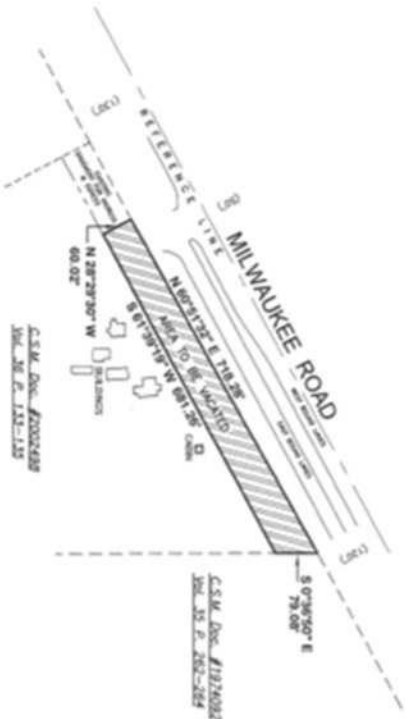
Signature of contact person: _____



To be completed by Planning Staff	
Filing fee: \$75.00 Amount paid: <u>\$75.00</u>	Meeting date: <u>June 18, 2014</u>
Application accepted by: <u>Don Perryman</u>	Date: <u>5/15/14</u>

PLAT OF VACCAATION

OF PART OF MILWAUKEE ROAD BEING A PART OF LOT 5 OF MORGAN FARM
 SUBDIVISION AS SITUATED IN PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF
 SECTION 29 AND BEING ALSO A PART OF THE S.E. 1/4 OF THE N.E. 1/4 OF
 SECTION 30, BEING ALL A PART OF T. 1 N., R. 13 E., OF THE 4TH P.M., NOW
 CITY OF BELOIT, ROCK COUNTY, WISCONSIN.



DESCRIBED AS FOLLOWS:
 Beginning at the southeast corner of Lot 1 of Certified Survey Map Doc. No. 1874082, as recorded in volume 35, on page 202-204 of Certified Survey Maps; thence South 07°30'50\"/>



Robert Liebenberg
 ROBERT LIEBENBERG, R.L.S.
 WISCONSIN LAND SURVEYOR S-1244
 DATED THIS 22ND DAY OF APRIL, 2014.



ORDER NO. 31768
 FOR THE EXCLUSIVE USE OF:
 SCHOOL DISTRICT OF BELOIT

A RESOLUTION TO VACATE A PART OF MILWAUKEE ROAD AS SHOWN HEREON
 WAS ADOPTED _____ 2014 AND IS REFERENCED AS CITY
 OF BELOIT CLERK FILE NO. _____

Batterman
 engineers surveyors planners
 2807 South Dixie Beloit, Wisconsin 53511
 608.363.4494 www.batterman.com

File Name: A:\13751-2178\PLAT18 Road Share Order.dwg C:\WORKING.dwg

**A RESOLUTION
AUTHORIZING THE CITY MANAGER TO APPLY FOR THE
NATIONAL CLEAN DIESEL GRANT
THROUGH THE LEONARDO ACADEMY THAT PROVIDES FOR THE
REDUCTION OF DIESEL EMISSION AND FUEL CONSUMPTION**

WHEREAS, the Beloit City Council supports the development of cost saving innovation applications in renewable energy technology within the City of Beloit; and

WHEREAS, the Leonardo Academy is accepting grant applications that address the reduction of diesel emission and fuel consumption within city governments to be of mutual benefit; and

WHEREAS, in order to meet the application deadline, the initial application has been filed and the resolution provides Council approval for that application; and

WHEREAS, the city has three plow trucks and one pay loader due for replacement; and

WHEREAS, the maximum grant amount is \$161,250.00 to offset the total replacement cost; and

WHEREAS, to maximize the emission reduction benefits of this opportunity, vehicles that perform a majority of their service within a two (2) mile radius of an interstate exit are strongly recommended to apply.

IT IS, THEREFORE, RESOLVED that the City Council of the City of Beloit, Rock County, Wisconsin, does hereby approve that the City Manager, or his designee, be hereby authorized to apply for grants from the National Clean Diesel Funding Assistance through the Leonardo Academy that reduces diesel emission and fuel consumption.

Adopted this 16th day of June 2014.

City Council of the City of Beloit

Mark Spreitzer, Council President

Attest:

Judith A. Elson, Deputy City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Permission to apply for the National Clean Diesel Funding Assistance through the Leonardo Academy

Date: June 16, 2014

Presenter(s): Greg Boysen

Department(s): Public Works/Operations

Overview/Background Information:

The Leonardo Academy and the Wisconsin State Energy Office requested that the City of Beloit apply for the 2014 National Clean Diesel Funding Assistance Program. The City currently has three 2002 single axel plow trucks and one 2003 material loader due for replacement that are eligible for this funding. The program supports the mission of the city's fleet program to accelerate the reduction of diesel emissions and improve fuel consumption.

Key Issues (maximum of 5):

1. The National Clean Diesel Funding Assistance Program eligible project types include replacement of 1996-2003 medium and heavy duty trucks.
2. The city currently has three 2002 single axel plow trucks and one 2003 material loader due for replacement.
3. The funding assistance program will cover up to 25% for vehicle replacement.
4. Priority funding is given to communities within two (2) miles of an interstate for maximum benefits.
5. The amount of the grant could be as much as \$161,250.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. As an eco-friendly municipality, focus on the sustainable stewardship of City resources, services and infrastructure; to protect both our built and natural environment and enhance the quality of life for current and future generations.
 - The opportunity to apply for the National Clean Diesel Funding Assistance Program allows fleet to focus on sustainable stewardship during the vehicle replacement process.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels
This assistance program will reduce our diesel emission and fuel consumption.
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature
This type of project has positive effect on our environment because it reduces our carbon footprint.
- Reduce dependence on activities that harm life sustaining eco-systems
The program will reduce the use of fossil fuels and diesel emission
- Meet the hierarchy of present and future human needs fairly and efficiently.
Reducing diesel emissions and fuel consumption promotes the sustainable use of natural resources.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

Staff recommends that the Council vote in favor of authorizing the City Manger to proceed with the grant application to the Leonardo Academy for the National Clean Diesel Assistance Program.

Fiscal Note/Budget Impact:

The city currently has three plow trucks and one loader due for replacement. Funding will reduce the overall cost.

**RESOLUTION APPROVING THE CONVEYANCE OF A
UTILITY EASEMENT TO THE CITY OF БЕЛОIT**

WHEREAS, JLT, LLC, is the owner of the parcel of land located on Lots 9 & 10 of Block 10, and the East 60 feet of Lots 11 & 12 of Block 10, as part of the Hanchett & Lawrence Addition (a/k/a 856 Fourth Street), and

WHEREAS, The City of Beloit desires a utility easement to maintain their facilities in the northeast triangle of the lot, being 12 feet along the north property line, 15.5 feet along the east property line, and 19.6 feet more or less diagonal, containing 93 square feet, and

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Beloit, Rock County, Wisconsin, hereby resolves that the attached Utility Easement be, and it is hereby, approved.

BE IT FURTHER RESOLVED that the City Manager of the City of Beloit be, and he is hereby, authorized to execute the easement on behalf of the City of Beloit.

Adopted this 16th day of June, 2014.

City Council of the City of Beloit

Mark Spreitzer, President

Attest:

Judith A. Elson, Deputy City Clerk

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Utility Easement for 856 Fourth Street

Date: June 16, 2014

Presenter(s): Greg Boysen

Department(s): Public Works

Overview/Background Information:

The Public Works Department has requested that a Utility Easement be established in the northeast corner of the property located at 856 Fourth Street to allow maintenance of existing traffic signal infrastructure.

Key Issues (maximum of 5):

- Butitta Brothers is currently installing landscaping as part of a Conditional Use Permit approved in October 2013. During this installation, traffic signal infrastructure was damaged.
- The Public Works Department has requested an easement to allow maintenance of the existing traffic signal infrastructure located within the proposed easement area.
- The attached Location & Zoning Map shows the location of the proposed easement area at the southwest corner of the intersection of Fourth Street and Portland Avenue.
- The Plan Commission reviewed this item on June 4, 2014 and voted unanimously (4-0) to recommend approval of this request.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

- Consideration of this request supports Strategic Goal #5.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels** – N/A
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature** – N/A
- **Reduce dependence on activities that harm life sustaining eco-systems** – N/A
- **Meet the hierarchy of present and future human needs fairly and efficiently** – N/A

Action required/Recommendation:

- City Council consideration and action on the proposed Resolution

Fiscal Note/Budget Impact: N/A

Attachments: Resolution and Staff Report to the Plan Commission

CITY OF BELOIT

REPORT TO THE BELOIT CITY PLAN COMMISSION



Meeting Date: June 4, 2014

Agenda Item: 4

File Number: RPB-2014-06

Applicant: Public Works Department

Current Owner: JLT, LLC

Location: 856 Fourth Street

Existing Zoning: CBD-2, Central Business District, Fringe

Existing Land Use: Auto Repair

Parcel Size: .5656 Acres

Request Overview/Background Information:

The Public Works Department has requested that a Utility Easement be established in the northeast corner of the property located at 856 Fourth Street to allow maintenance of existing traffic signal infrastructure.

Key Issues:

- Butitta Brothers is currently installing landscaping as part of a Conditional Use Permit approved in October 2013. During this installation, traffic signal infrastructure was damaged.
- The Public Works Department has requested an easement to allow maintenance of the existing traffic signal infrastructure located within the proposed easement area.
- The attached Location & Zoning Map shows the location of the proposed easement area at the southwest corner of the intersection of Fourth Street and Portland Avenue.

Consistency with Strategic Plan:

- Consideration of this request supports Strategic Goal #5.

Sustainability: (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines)

- Reduce dependence upon fossil fuels – N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature – N/A
- Reduce dependence on activities that harm life sustaining eco-systems – N/A
- Meet the hierarchy of present and future human needs fairly and efficiently – N/A

Staff Recommendation:

The Planning and Building Services Division recommends **approval** of the requested Utility Easement in the northeast corner of the property located at 856 Fourth Street to allow maintenance of existing traffic signal infrastructure.

Fiscal Note/Budget Impact: N/A

Attachments:

Location and Zoning Map, Easement Exhibit, Legal Description.

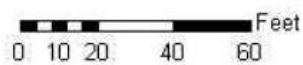
Location & Zoning Map

856 Fourth Street

RPB-2014-06



1 inch = 44 feet



Legend

- COB Parcels
- Zoning District

Map prepared by: Stephanie Hummel
Date: May 2014
For: City of Beloit Planning & Building
Date of Aerial Photography: March 2011

PLANNING & BUILDING SERVICES DIVISION

13510280

13510280

EXHIBIT 'A'

MENHILL'S ADD.

265.73

PORTLAND AV

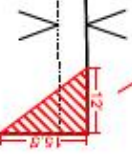
City of Beloit-Utility Easement

192

Road Right-of-Way

132

10



66

FOURTH ST

127.25

227.5

132

11

58.67

1320815

1320810

HANCHEI & LAWRENCE'S ADD.

2010

12

9

66

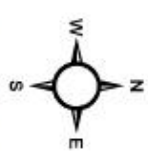
1320595

CITY OF BELOIT

Rock County, Wisconsin

Legend

- CSM Boundary
- CSM Lot Line
- Corp Line
- Easement Line
- Geo Twp Line
- Lot Line
- Misc Line
- Parcel Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Sub Line 400
- Water Line



1 inch = 20 feet

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA HEREON. THE DATA IS BASED ON THE RECORDS OF THE CITY OF BELOIT OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED PLATS AND DEEDS FOR MORE DETAILED LEGAL INFORMATION.

**CITY OF BELOIT
UTILITY EASEMENT**
Document Title

Document Number

This Agreement is made this _____ day of _____, 2014, by and between JLT, LLC, an Illinois corporation, with its principal office at 605 18th Street, Rockford, Illinois 61104, and the City of Beloit, a Wisconsin municipal corporation, hereinafter referred to as the "CITY".

JLT, LLC, its successors, assigns and licensees in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants to the CITY a perpetual utility easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate or remove electrical facilities and appurtenant equipment related to traffic signals and street lighting upon, in, over, through and across certain land owned by JLT, LLC, described as follows:

A triangle of land in the NE corner of Lot 10, Hanchett & Lawrence's Addition, to the City of Beloit, Section 35, Township 1 N., Range 12 E., Rock County Wisconsin; being 12.00 feet along the north property line, 15.50 feet along the east property line, and 19.60 feet more or less along the diagonal, containing 93 square feet.

See Exhibit 'A' attached hereto.

(Signature)

JLT, LLC

(Print Name)

(Date)

This space is reserved for recording data

Return to

City Engineer
City of Beloit
2400 Springbrook Court
Beloit, WI 53511

Parcel Identification Number/Tax Key Number

1352-0610

State of Wisconsin)
) ss.
_____ County)

On the above date, this instrument was acknowledged before me by the named person(s).

(Signature, Notary Public, State of Wisconsin)

(Date Commission Expires)

(Print or Type Name, Notary Public, State of Wisconsin)

**RESOLUTION
AWARDING PUBLIC WORKS CONTRACT C14-12
Soil Cap For 202 Shirland**

WHEREAS, on June 4, 2014, four competitive bids was received, the low bid being from Rock Road Companies, Inc., and;

WHEREAS, This project will remove the existing impervious surface of 202 Shirland Ave and replace it with a WDNR approved soil cap Also approximately 100 linear feet of driveway/street is to be removed and reconstructed and;

WHEREAS, Rock Road Companies, Inc. is a qualified bidder;

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that Contract C14-12, Soil Cap For 202 Shirland, be, and hereby is, awarded to Rock Road Companies, Inc., 0, in the following amounts:

Rock Road Companies, Inc.
301 W. Townline Rd
Janesville, WI 53547

Base Bid	\$83,273.00
Allowance for Change Orders and/or Extra Work	<u>\$11,727.00</u>
TOTAL PROJECT COST	\$95,000.00

AND IT IS FURTHER RESOLVED, that the amount of \$95,000.00, be, and hereby is, funded as follows:

P2302179-5514-2011 WPCF Road Repairs	\$71,372.27
P2304568-5240-2010 Professional Services	\$23,627.73

Dated at Beloit, Wisconsin, this 16th day of June, 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, President

ATTEST:

Judith A. Elson, Deputy City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Award of Contract C14-12, Soil Cap For 202 Shirland

Date: June 16, 2014

Presenter(s): Greg Boysen, Public Works Director

Department(s): Public Works/ Engineering

Overview/Background Information:

This project will remove the existing impervious surface of 202 Shirland Ave and replace it with a WDNR approved soil cap. Also approximately 100 linear feet of driveway/street is to be removed and reconstructed.

Key Issues (maximum of 5):

1. Four bid was received for this project. The low bid of \$83,273.00 was from Rock Road Companies, Inc. and is 17% lower than the engineer's estimate of \$100,000.00.
2. Rock Road Companies, Inc. is considered a responsible bidder for this project.
3. The costs for this project are as follows: \$83,273.00 for construction, \$ 11,727.00 for Change Orders or extra work, for a total of \$95,000.00.
4. This site was formerly a gas station that was known to have soil contamination. The above ground improvements were condemned and demolished in 2011. The concrete & asphalt was left in place as mandated by the WDNR as part of the soil contamination remediation plan. The site was purchased by the City of Beloit in July 2013 as part of a larger effort with the city of South Beloit to restore the area south of Shirland Ave and east of the Rock River to a more natural state.
5. The WDNR is requiring a cap of the site to limit the spread of contamination. The existing asphalt & concrete cap is not in compliance. The WDNR has approved the soil cap that is specified in the project documents

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**

This project will enhance the quality of life in Beloit by improving the appearance and containing the contamination of a former condemned gas station.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The soil cap will limit human exposure to contaminated soils while providing a green space.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

The Engineering Division recommends awarding this Public Works Contract to Rock Road Companies, Inc. in the amount of \$83,273.00.

Fiscal Note/Budget Impact:

Funding is available in the Water Resources Budget.

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch
FROM: Scott Schneider, Project Engineer
DATE: June 04, 2014
SUBJECT: Bid Results for Contract C14-12
Soil Cap For 202 Shirland

Pursuant to advertisements placed May 20 and May 27, bids were received until 2:00 PM on June 4 for the Soil Cap For 202 Shirland. A tabulation of bids is attached.

Four bids were received for this project as follows:

1. Rock Road Companies, Inc.	Janesville, WI	\$ 83,273.00	*Low
2. Frank Silha & Sons Inc.	Janesville, WI	\$ 83,465.85	
3. Corporate Contractors, Inc.	Beloit, WI	\$ 84,980.00	
4. Engineer's Estimate		\$ 100,000.00	
5. Stenstrom	Rockford, IL	\$ 108,577.00	

Upon review of the Contractor's Proof of Responsibility Statement, Rock Road Companies, Inc. is determined to be a responsible bidder.

I recommend that the contract be awarded to Rock Road Companies, Inc. of Janesville, WI. The following is a breakdown of the proposed project cost:

COSTS

Rock Road Companies, Inc. Base Bid	\$ 83,273.00
Allowance for Change Orders and/or Extra Work	<u>\$ 11,727.00</u>
TOTAL PROJECT COST	\$ 95,000.00

PROJECT INFORMATION

This project will remove the existing impervious surface of 202 Shirland Ave and replace it with a Wisconsin Department of Natural Resources (WDNR) approved soil cap. Also approximately 100 linear feet of driveway/street is to be removed and reconstructed.

CONTRACT C14-12
Soil Cap For 202 Shirland

BID DATE: Wednesday, June 04, 2014

ITEM NO.	BID ITEMS DESCRIPTION	Contract		Rock Road Companies, Inc		Frank Silha & Sons		CCI		Stenstrom	
		Qty	Units	Unit Cost	Line Item Cost	Unit Cost	Line Item Cost	Unit Cost	Line Item Cost	Unit Cost	Line Item Cost
1	Erosion Control Silt Fencing	1	LS	\$427.00	\$427.00	\$1,140.00	\$1,140.00	\$1,155.00	\$1,155.00	\$1,750.00	\$1,750.00
2	Traffic Control	1	LS	\$1,000.00	\$1,000.00	\$8,450.50	\$8,450.50	\$2,900.00	\$2,900.00	\$1,625.00	\$1,625.00
3	Remove Depot Street Pavement	1	LS	\$1,400.00	\$1,400.00	\$1,532.50	\$1,532.50	\$600.00	\$600.00	\$2,550.00	\$2,550.00
4	Removing Curb and Gutter at Shirland Ave Entrance and West of Depot St	1	LS	\$625.00	\$625.00	\$724.00	\$724.00	\$1,100.00	\$1,100.00	\$650.00	\$650.00
5	Removing Existing Gas Station Remnants	1	LS	\$6,000.00	\$6,000.00	\$5,990.00	\$5,990.00	\$12,500.00	\$12,500.00	\$19,350.00	\$19,350.00
6	Removing Bituminous Driveways, to Include Saw Cutting	1	LS	\$400.00	\$400.00	\$2,760.00	\$2,760.00	\$350.00	\$350.00	\$725.00	\$725.00
7	Relocate terrace tree	1	LS	\$383.00	\$383.00	\$400.00	\$400.00	\$715.00	\$715.00	\$525.00	\$525.00
8	Construction Staking Depot Street	1	LS	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$1,515.00	\$1,515.00	\$2,200.00	\$2,200.00
9	Base Aggregate, Dense, 3-inch, Depth as needed	210	TONS	\$16.00	\$3,360.00	\$12.71	\$2,669.10	\$13.50	\$2,835.00	\$22.50	\$4,725.00
10	Base Aggregate, Dense, 1 1/4-inch, 4" Deep	100	TONS	\$18.00	\$1,800.00	\$17.70	\$1,770.00	\$15.00	\$1,500.00	\$28.30	\$2,830.00
11	Concrete Driveway Approaches, 6-inch	1	LS	\$3,316.00	\$3,316.00	\$1,417.50	\$1,417.50	\$1,700.00	\$1,700.00	\$2,300.00	\$2,300.00
12	Sand Slurry Fill Manholes	7	CY	\$300.00	\$2,100.00	\$50.00	\$350.00	\$135.00	\$945.00	\$145.00	\$1,015.00
13	HMA Pavement, Type E-0.3, 12.5mm Aggregate, PG 58-28, Binder Course, 2" Thick	50	TONS	\$95.00	\$4,750.00	\$95.00	\$4,750.00	\$110.00	\$5,500.00	\$100.00	\$5,000.00
14	HMA Pavement, Type E-0.3, 9.5mm Aggregate, PG 58-28, Surface Course, 2" Thick	50	TONS	\$98.00	\$4,900.00	\$98.00	\$4,900.00	\$110.00	\$5,500.00	\$110.00	\$5,500.00
15	Finishing Roadway	1	LS	\$1,900.00	\$1,900.00	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$1,850.00	\$1,850.00
16	Concrete Curb and Gutter, 30-inch, Types K & L	1	LS	\$553.00	\$553.00	\$1,000.00	\$1,000.00	\$1,350.00	\$1,350.00	\$52.00	\$52.00
17	Excavation as Required for Cap	1	LS	\$3,431.00	\$3,431.00	\$1,955.00	\$1,955.00	\$3,150.00	\$3,150.00	\$3,000.00	\$3,000.00
18	Clay Soil Cap	675	CY	\$32.00	\$21,600.00	\$34.67	\$23,402.25	\$30.00	\$20,250.00	\$33.00	\$22,275.00
19	Root Zone Dirt	710	CY	\$22.00	\$15,620.00	\$23.50	\$16,685.00	\$25.00	\$17,750.00	\$33.00	\$23,430.00
20	Grass Seed, Fertilizer & Mulch	1	LS	\$8,208.00	\$8,208.00	\$2,070.00	\$2,070.00	\$2,915.00	\$2,915.00	\$7,225.00	\$7,225.00
TOTAL PROPOSAL					\$83,273.00		\$83,465.85		\$84,980.00		\$108,577.00

**RESOLUTION RELEASING CITY'S RIGHT OF FIRST REFUSAL
AND WAIVING LEASE RESTRICTIONS
ON 2555 KENNEDY DRIVE IN THE BELOIT INDUSTRIAL PARK**

WHEREAS, on November 9, 1983, the City of Beloit ("City") was the owner of certain lands that constituted Phase II of the Beloit Industrial Park and included the parcel located at 2555 Kennedy Drive, Beloit, WI and legally described on Exhibit A attached hereto (hereinafter "Parcel"); and

WHEREAS, on that same date the City executed a Declaration of Restrictive Covenants for Industrial Park (hereinafter "Declaration"); and

WHEREAS, said Declaration was recorded in the Office of Register of Deeds for Rock County on November 9, 1983, at Card No. 154, Image 738-744, as Document No. 978037; and

WHEREAS, Section II(2) of the Declaration contained a right of first refusal granting the City the right to repurchase any parcels, or portions thereof, at any time a grantee of any parcel of land in said phase of the Industrial Park desires to sell or transfer said parcel; and

WHEREAS, the owner of the Parcel does now desire to transfer said Parcel; and

WHEREAS, said Parcel has been previously fully developed and the City has no interest in exercising said right of first refusal; and

WHEREAS, Section II(3) restricts grantees from leasing or renting any part of a parcel purchased from the City; and

WHEREAS, the City has no interest in restricting the use of the Parcel by restricting the lease or rental thereof; and

WHEREAS, the legal description of the Parcel is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the City hereby forever releases its right of first refusal to purchase the Parcel now or at any time in the future contained in Section II(2) of the Declaration; and

BE IT FURTHER RESOLVED that the City hereby forever waives any rights it has now or at any time in the future pursuant to Section II(3) of the Declaration to restrict the lease or rental of this Parcel.

BE IT FURTHER RESOLVED that the City Manager of the City of Beloit be, and he is hereby, authorized to execute any documents deemed necessary to effectuate the City's release of its right of first refusal and waiver of any rights to restrict the leasing or rental of said Parcel.

Adopted this 16th day of June, 2014.

City Council of the City of Beloit

Mark Spreitzer, President

Attest:

Judith A. Elson, Deputy City Clerk

tdh\res\2555 Kennedy (release of rofr)=res=140611 1345 (cln) (94-1219)

EXHIBIT A
Legal Description

PARCEL 1

Lot 3 of Certified Survey Map recorded September 23,1991 in Volume 15 of Certified Survey Maps, Pages 246 and 247 as Document #1141902 in the office of the Register of Deeds for Rock County, Wisconsin, also recorded on Card 497, Images 693 and 694, being of Lot 2 of Certified Survey Map recorded in Volume 14, Pages 175 and 176 as Document #1101579, being a part of the NW 1/4 of the SW 1/4 of Section 29, T.1N., R. 13E. of the 4th P.M., City of Beloit, Rock County, Wisconsin.

ALSO, Outlot 1 of Certified Survey Map recorded March 7, 1996 in Volume 19 of Certified Survey Maps, Pages 54 and 55 as Document #1287193 in the office of the Register of Deeds for Rock County, Wisconsin, also recorded on Card 832, Images 602 and 603, being of Lot 2 of Certified Survey Map recorded in Volume 17, Pages 267 and 268 as Document #1235617, being a part of the NW 1/4 of the SW 1/4 of Section 29, T.1N., R.13E. of the 4th P.M., City of Beloit, Rock County, Wisconsin.

PARCEL 2

Outlot 1 of Certified of Certified Survey Map recorded September 17, 2013 in Volume 35 of Certified Survey Maps, Pages 442, 443 and 444, as Document #1988389 in the Office of the Register of Deeds for Rock County, Wisconsin, being of Lot 2 of Certified Survey Map recorded in Volume 15, Pages 246 and 247 as Document #1141902, being part of Lot 2 of Certified Survey Map recorded in Volume 14, Pages 175 and 176 as Document #1101579, being part of the NW 1/4 of the SW 1/4 of Section 29, T.1N., R.13E of the 4th P.M., City of Beloit, Rock County, Wisconsin.

Property Address: 2555 Kennedy Drive, Beloit, WI 53511

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution releasing City's right of first refusal and waiving lease restrictions on 2555 Kennedy Drive in the Beloit Industrial Park

Date: June 11, 2014

Presenter(s): Tom Casper

Department(s): City Attorney

Overview/Background Information:

The property at 2555 Kennedy Drive is located in Phase II of the Beloit Industrial Park. In 1983 the City executed and recorded a Declaration of Restrictive Covenants governing all of the parcels in that phase of the Industrial Park including 2555 Kennedy Drive. Among other things, the covenants grant the City a right of first refusal and also contain language restricting any owner's ability to lease or rent the property. The property has been fully developed for some years and the City has no interest in exercising any first right of refusal nor in restricting the lease or rental of the parcel. The proposed resolution would both release the City's right of first refusal and waive any rights the City may have to restrict the lease or rental of the parcel. This action is necessary to allow the sale of the parcel to proceed.

Key Issues (maximum of 5):

1. The City will release its right of first refusal.
2. The City will waive any rights it has to restrict the lease or rental of the parcel.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

Consideration of this request supports strategic goal #1.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- Reduce dependence upon fossil fuels N/A
- Reduce dependence on chemicals and other manufacturing substances that accumulate in nature N/A
- Reduce dependence on activities that harm life sustaining eco-systems N/A
- Meet the hierarchy of present and future human needs fairly and efficiently N/A

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

Consideration and approval of the resolution.

Fiscal Note/Budget Impact:

N/A

Attachments:

Resolution with legal description.

SUBSTITUTE AMENDMENT #1

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TABLE OF CONTENTS, SECTIONS 27.01(1), 27.02, 27.03(2), 27.03(4), 27.04, 27.11, 27.15, 27.16, 27.18(2), 27.18(5), 27.19(2), 27.19(4) AND 27.20; TO CREATE SECTION 27.15(3)(c); AND REPEAL SECTION 27.20 OF CHAPTER 27 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF БЕЛОIT AS IT RELATES TO PRIVATE WELLS

The City Council of the City of Beloit, Rock County, Wisconsin, do ordain as follows:

Section 1. The Table of Contents for Chapter 27 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“CHAPTER 27 - CITY WATER UTILITY

27.01	Purpose and Policy
27.02	Definitions
27.03	Management and Operation of Public Water Utility
27.04	Adoption of State Administrative Code
27.05	Connection to Public Water Utility
27.06	Water Meters
27.07	Retail Water Service
27.08	Wholesale Water Service
27.09	Bulk Water Sales
27.10	Limits on Expansion of Public Water Utility into Unincorporated Areas
27.11	South Beloit Water, Gas and Electric Company Illinois-American Water Company
27.12	Laying of Water Mains
27.13	Interference with Water Utility Prohibited
27.14	Cross-Connections
27.15	Construction and Operation of Private Water Wells
27.16	Mandatory Hookup
27.17	Discontinuance of Water Service
27.18	Abandonment of Unlicensed Unpermitted , Unused, Unsafe and Noncomplying Wells

27.19	Fees for Permits, Licenses and Water Analysis
27.20	Wellhead Protection <u>Reserved</u>
27.21	Penalties”

Section 2. Section 27.01(1) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(1) PURPOSE. The purpose of this chapter is to establish uniform requirements for the operation of the public water utility and to establish uniform requirements for the delivery of safe drinking water to the residents of the City of Beloit, Town of Turtle, Town of Beloit and the ~~South Beloit Water, Gas and Electric Company water~~Illinois-American Water Company utility.”

Section 3. Section 27.02 entitled “Definitions” of the Code of General Ordinances of the City of Beloit is hereby amended to add, in alphabetical order, the following terms and their definitions:

“Aquifer means a geological formation, group of formations or part of a formation composed of rock, sand or gravel capable of storing and yielding groundwater to wells and springs.

and

IAW means Illinois-American Water Company.”

Section 4. Section 27.02 entitled “Definitions” of the Code of General Ordinances of the City of Beloit is hereby amended to delete the following term and its definition:

~~“SBWG&E means South Beloit Water, Gas and Electric Company.”~~

Section 5. Section 27.03(2) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(2) RECORDS. All financial records of the public water utility shall be kept by the ~~Business Planning Department~~Finance and Administrative Services Department. All records pertaining to the operation and management of the public water utility shall be kept by the Public Works Director, or his/her designee.”

Section 6. Section 27.03(4) of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“(4) INSPECTION. Any employee or agent of the public water utility may enter, at any reasonable time, any place supplied with water by the public water utility for the purpose of inspecting, examining, reading, repairing, installing or removing water meters, water pipes, water fittings and other fixtures used by the water utility to supply water. Such entry shall be made in accordance with the provisions of §196.171, Wis. Stats. The Public Works Director, or his/her designee, shall keep a record of public water utility employees and agents authorized to enter a customer's premises under §196.171, Wis. Stats. If entry is refused, the public water utility employee or agent shall apply for a special inspection warrant pursuant to §66.0119, Wis. Stats.”

Section 7. Section 27.04 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“27.04 ADOPTION OF STATE ADMINISTRATIVE CODES.

Chapters PSC 185, ~~COMM-81SPS 381~~ and ~~82382~~ and NR 809, 811 and 812, Wis. Adm. Code, are hereby adopted and incorporated into this chapter by reference, as if fully set forth herein.”

Section 8. Section 27.11 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“27.11 ~~SOUTH BELOIT WATER, GAS AND ELECTRIC COMPANY~~ILLINOIS-AMERICAN WATER COMPANY.

The City has entered into an "Agreement for Provision of Wholesale Water Utility Service to South, Beloit, Water, Gas and Electric Company" dated June 16, 2003. IAW is the successor entity to South Beloit Water, Gas and Electric Company. The City will provide wholesale water utility services to SBWG&EIAW upon the terms and conditions set forth in that agreement and any subsequent amendments thereto.”

Section 9. Section 27.15 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“27.15 CONSTRUCTION AND OPERATION OF PRIVATE WATER WELLS.

(1) ~~LICENSE PERMIT~~ TO CONSTRUCT HIGH CAPACITY PRIVATE WATER WELLS. No person may drill or construct a private high capacity water well in the City of Beloit without obtaining a permit to do so from the Wisconsin Department of Natural Resources. In this subsection "high capacity well" has the meaning prescribed by §281.34, Wis. Stats.

(2) ~~LICENSE PERMIT~~ TO CONSTRUCT OTHER PRIVATE WATER WELLS.

(a) ~~New Wells Producing Water for Human Consumption~~**New Private Wells.** No person may drill or construct a new private water well in the City of Beloit ~~for the purpose of providing water for human consumption~~ unless:

1. The building to be served by the new well is not located adjacent to an existing water main or within ~~a block where a water main exists~~400 feet of the nearest point from said building to any adjacent water main.
2. The well is not located in a "wellhead protection area" or in a zoning district where private wells are prohibited.
3. The property owner notifies the Wisconsin Department of Natural Resources of the location of the proposed well and pays the fee required by §281.34(3), Wis. Stats.
4. The property owner obtains a permit to drill or construct the new well from the Division of Planning and Building Services of the City of Beloit.

~~(b) New Wells Producing Water Unfit for Human Consumption. No person may drill a new water well in the City of Beloit for the purpose of providing water which is unfit for human consumption unless:~~

- ~~1. The well is not located in a "wellhead protection area" or in a zoning district where private wells are prohibited.~~

- ~~2. Human contact with the water produced by the new well does not pose a danger to the public health.~~
- ~~3. The property owner notifies the Wisconsin Department of Natural Resources of the location of the proposed well and pays the fee required by §281.34(3), Wis. Stats.~~
- ~~4. The property owner obtains a permit to drill or construct the new well from the Division of Planning and Building Services of the City of Beloit.~~

(3) LICENSEPERMIT TO OPERATE PRIVATE WELLS, OTHER THAN HIGH CAPACITY WELLS. No person shall operate a new or existing private water well, other than a high capacity water well, without first obtaining a licensepermit to do so. LicensesPermits for operation of wells shall be issued by the public water utility. The application for a well operation licensepermit shall be made on a form prescribed by the public water utility.

(a) Wells Producing Water Intended for Human ConsumptionPrivate Wells.

1. Regular licensepermit to operate a well ~~producing water for human consumption~~. A licensepermit for any well producing water intended for human consumption shall be issued for a 25-year terms to the owner of the property upon which the well is located. No regular well operation licensepermit shall be issued unless:
 - a. The property owner obtained a license to construct the well, or the well was constructed before a license was required by law. The well and pump system shall be evaluated by a licensed well driller or pump installer and certified to comply with §NR 812, Wis. Adm. Code., prior to issuing the initial permit and no less than 10 years afterwards. Written documentation of compliance will be required before issuance of the permit.
 - b. There is no cross-connection between the private well and the public water system.
 - ~~bc. A laboratory, certified by the State of Wisconsin, reports that the analysis of 2 samples of water produced from the well is bacteriologically safe and~~

~~meets the standards set forth in §NR 809.31, Wis. Adm. Code. In the alternative, the applicant can provide 2 samples of water produced from the well to the Wastewater Treatment Facility laboratory for analysis to determine that it is bacteriologically safe and meets the standards set forth in §NR 809.31, Wis. Adm. Code. If the applicant requests the Wastewater Treatment Facility laboratory to conduct the analysis, the applicant shall be required to pay the laboratory analysis fee prescribed by §27.19 of this chapter. A minimum of one safe sample is taken to establish that the water is bacteriologically safe.~~

~~e. There is no cross connection between the private well and the public water system.~~

~~d. The well and the pump installation meet the requirements of Ch. NR 812, Wis. Adm. Code.~~

~~ed. There is a demonstrated need for use of the well.~~

~~2. Temporary licenses to operate a well producing water intended for human consumption. If the applicant is unable to produce 2 samples of water from the well which meets the standards of subsection 3(a)(1) within 30 days of submission of the initial sample, the owner shall either abandon the well as provided in subsection (4) and §27.18 or shall apply for a temporary well operating license as provided in this subsection. The public water utility may issue a temporary operating permit upon the following terms and conditions:~~

~~a. The building served is not located adjacent to an existing water main or within a block wherein a water main exists.~~

~~b. The owner and all occupants of the premises are notified of the unsafe water test results.~~

~~c. The owner and all occupants of the premises are notified of the purposes for which the well water may be used.~~

~~d. No water from a well being operated under a~~

~~temporary license may be used for human consumption.~~

- ~~e. — If the public water service becomes available to the property, the owner of the property shall immediately connect to the public water service and abandon the well.~~
- ~~f. — Wisconsin Department of Natural Resources shall give written approval for use of the well.~~
- ~~g. — There is no cross connection between the private well and the public water system.~~
- ~~h. — The well and pump installation meet the requirements of Ch. NR 812, Wis. Adm. Code.~~
- ~~i. — There is a demonstrative need for use of the well.~~

~~In any event, if a well for which a temporary license has been issued is unable to meet the standards prescribed in subsection (3)(a)(1) of this section within one year of the issuance of the temporary operating license, the owner of the well shall cause it to be abandoned in the manner described in subsection (4) and §27.18.~~

~~(b) — License to Operate a Well Producing Water Which is Not Intended for Human Consumption. Licenses for wells producing water that is not intended for human consumption shall be issued for 2-year terms to the owner of the property upon which the well is located. No license shall be issued for operation of a well which produces water unfit for human consumption unless:~~

- ~~1. — None of the water is used for human consumption.~~
- ~~2. — The owner and all occupants of the premises are notified that the water is not fit for human consumption.~~
- ~~3. — The owner and all occupants are notified of the purposes for which the well water may be used.~~
- ~~4. — The Wisconsin Department of Natural Resources has given approval for use of the well for purposes other than human consumption.~~

- ~~5. The owner obtains a license from the public water utility.~~
- ~~6. Human contact with the water does not pose a danger to public health, welfare or safety.~~
- ~~7. There is no cross-connection between the private well and the public water system.~~
- ~~8. The well and pump installation meet the requirements of Ch. NR 812, Wis. Adm. Code.~~
- ~~9. There is a demonstrative need for use of the well.~~

~~If the owner of the property discontinues the use of the well for more than 12 months or fails to obtain a permit to operate the well, the well shall be abandoned as provided in subsection (4) and §27.18 of this chapter.~~

- (4) ABANDONMENT OF PRIVATE WELL. If the applicant is unable to meet the standards of subsection (3), the Public Works Director, or his/her designee, shall give the owner and occupant notice of the denial of the well operation license/permit, and shall issue an order to abandon the well in accordance with §27.18 of this chapter. If the Public Works Director, or his/her designee, determines that immediate abandonment of the well is necessary to protect the public health, the Public Works Director, or his/her designee, may have the well abandoned without prior notice to the owner or occupant. A written finding to that effect shall be filed with the City Treasurer and mailed immediately to the owner of the property at the owner's last known address and shown on the records of the City Assessor. If the owner or occupant fails to abandon the well within the time specified in the notice from the Public Works Director, or his/her designee, the Public Works Director, or his/her designee, shall cause the abandonment of the well and shall certify the expense of removal to the City Treasurer who shall assess the cost against the property as a special tax. The special tax shall be a lien on the property and shall be collected in the manner that other property taxes are collected.”

Section 10. Section 27.16 of the Code of General Ordinances of the City of Beloit is hereby amended to read as follows:

“27.16 MANDATORY HOOKUP.

The City wishes to assure the preservation of public health, comfort and safety. Therefore, pursuant to §281.45, Wis. Stats., the City requires that all buildings used for human habitation and located adjacent to a water main, or within a ~~block~~

~~to which a water main extends, 400 feet of the nearest point from said building to any adjacent water main,~~ be connected to the public water utility. If any person fails to comply with an order to connect a building used for human habitation to the public water utility for more than 10 days following receipt of the notice, the Public Works Director, ~~or his/her designee,~~ may cause the connection to be made and the expense thereof assessed as a special tax against the property. The owner may, within 30 days after completion of the work, file a written option with the City ~~Clerk~~Treasurer stating that he or she cannot pay the amount in one sum and asking that it be levied in not to exceed 5 equal annual installments and that the amount shall be so collected with interest at the rate not to exceed 15 percent per annum from the completion of the work, the unpaid balance to be a special tax lien. The City shall not order any connection as provided for herein affecting any building during any period of time when such building is receiving a deferral of special assessment under the provisions of §33.08(9) of the Code of General Ordinances of the City of Beloit unless a governmental authority with appropriate jurisdiction has determined that any private well serving the building has failed.”

Section 11. Sections 27.18(2) and 27.18(5) of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

“27.18 ABANDONMENT OF ~~UNLICENSED~~UNPERMITTED, UNUSED, UNSAFE AND NONCOMPLYING WELLS.

- (2) MANDATORY ABANDONMENT. The owner of any property on which an ~~unlicensed~~unpermitted, unused, unsafe or noncomplying well or pump installation is located shall be required to abandon the same in compliance with Ch. NR 812, Wis. Adm. Code.
- (5) INSPECTION AND REPORT OF ABANDONMENT. Immediately after the well is filled, the owner's well driller shall file a report of well abandonment with the Division of Planning and Building Services. The report shall be made on a form prescribed by the Wisconsin Department of Natural Resources, currently DNR Form 3300.”

Section 12. Sections 27.19(2) and 27.19(4) of the Code of General Ordinances of the City of Beloit are hereby amended to read as follows:

“27.19 FEES FOR PERMITS, LICENSES AND WATER ANALYSIS.

- (2) OPERATING ~~LICENSE~~PERMIT. ~~There shall be no fee for any well operating license.~~There shall be a ~~\$30.00~~ fee for any well operating permit. The amount of the fee for a well operating permit shall be determined from time to time by City Council resolution. Such permit shall expire and require renewal on January 1 of the 5th calendar year after

its issuance. If the owner requests the ~~Wastewater Treatment Facility~~ Water Pollution Control Facility laboratory to conduct analysis of a sample of water, the owner shall be required to pay the fees established by City Council resolution.

~~(4) TEMPORARY OPERATION PERMIT. There shall be no fee for a temporary operating permit. If the owner requests the Wastewater Treatment Facility laboratory to conduct analysis of a sample of water, the owner shall be required to pay the fees established by City Council resolution.”~~

Section 13. Section 27.20 of the Code of General Ordinances of the City of Beloit is hereby repealed.

~~“27.20 RESERVED. 27.20 WELLHEAD PROTECTION.~~

~~The Public Works Director shall develop a wellhead protection plan for the City's wells. The plan shall:~~

~~(1) Identify the parameters of the aquifer serving each of the wells in the public water utility.~~

~~(2) Identify any potential sources for contamination of the aquifer serving each of the City's wells.~~

~~(3) Identify primary and secondary wellhead protection areas for each well. The primary wellhead protection area will include areas where contamination of a well could occur in a relatively short period of time in the event of spills or other events that could cause contamination of the well. The secondary wellhead protection area will include areas where contamination of a well could occur, but over a longer period of time.”~~

Section 14. This ordinance shall be in force and take effect upon passage and publication.

Adopted this _____ day of _____, 2014.

BELOIT CITY COUNCIL

By: _____
Mark Spreitzer, President

ATTEST:

By: _____
Judith A. Elson, Deputy City Clerk

PUBLISHED: _____

EFFECTIVE DATE: _____

01-611100-5231-_____

tdh/ord/Ch 27=ord=~~140520 1643 (rdln)~~140605 1006 (rdln) (13-1061)

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Water Resources Division Private Well Permitting and Abandonment Program and Substitute Amendment #1

Date: 6/16/14

Presenter(s): Harry Mathos

Department(s): Public Works

Overview/Background Information: The City of Beloit Water Utility is required to develop and implement a comprehensive private well permitting and abandonment program as indicated in the September 14, 2012 Wisconsin DNR Sanitary Survey Report. The program is designed to protect the utility's drinking water source from contaminants that may be introduced through inadequately designed/maintained or contaminated private wells.

Key Issues (maximum of 5):

1. The WI DNR requires municipal water systems to prevent unused, unsafe and noncomplying wells from contamination of aquifers used in the public drinking water supply.
2. Protect the water quality of the Beloit Water Utility's drinking water supply.
3. Provide for methodology to permit and monitor private wells within the corporate boundary of the City of Beloit.
4. Revision of Chapter 27 to reflect current NR rule and utility requirements including:
 - Revised Section 9(2)(a) to read - New Private Wells. No person may drill or construct a new private well in the City of Beloit unless:
 - Revised Section 9(2)(a)(1) to read – The building to be served by the new well is not located adjacent to an existing water main or within 400 feet of the nearest point from said building to any adjacent water main.
 - Removed Section 9(2)(b)(1-4).
 - Revised Section 9(3)(a) to read - Private Wells.
 - Revised Section 9(3)(a)(1) to read – Regular permit to operate a well. A permit for any well shall be issued for a 5-year term to the owner of the property upon which the well is located. No regular well operation permit shall be issued unless:
 - Revised Section 9(3)(a)(1)(a) to read – The well and pump system shall be evaluated by a licensed well driller or pump installer and certified to comply with NR 812, Wis. Adm. Code, prior to issuing the initial permit and no less than 10 years afterwards. Written documentation of compliance will be required before issuance of the permit.
 - Revised Section 9(3)(a)(1)(b) to read – There is no cross connection between the private well and the public water system.
 - Revised Section 9(3)(a)(1)(c) to read – A minimum of one safe sample is taken to establish that the water is bacteriologically safe.
 - Revised Section 9(3)(a)(1)(d) to read – There is a demonstrated need for the use of the well.
 - Removed Section 9(3)(a)(2)(a-i)
 - Removed from Section 9(3)(a)(2) – “In any event, if a well for which a temporary license has been issued is unable to meet the standards prescribed in subsection (3)(a)(1) of this section within one year of the issuance (sic) a temporary operating license, the owner of the well shall cause it to be abandoned in the manner described in section (4) and 27.18”.
 - Removed Section 9(3)(b)(1-9)
 - Removed from Section 9(3)(b) “If the owner of the property discontinues the use of the well for more than 12 months or fails to obtain a permit to operate the well, the well shall be abandoned as provided in subsection (4) and 27.18 of this chapter.
 - In Section 10, 27.16 MANDATORY HOOKUP replaced the phrase “a block to which a water main extends” with “400 feet of the nearest point from said building to any adjacent water main.
 - In Section 12, 27.19(2) FEES FOR PERMITS, LICENSES AND WATER ANALYSIS replaced the phrase “There shall be no fee for any well operating permit” with “There shall be a \$30.00 fee for any well operating permit”.
 - Removed Section 12(4).
 - In Section 13, 27.20 removed WELLHEAD PROTECTION and reserved.
 - Upon further review of the ordinance, the city attorney noted that current city policy is to authorize fees in the ordinance but to set the exact amount by resolution. The ordinance was amended to authorize a permit fee, which would be set from time to time by resolution. The city attorney then drafted a resolution, which will appear

later in the agenda setting the permit fee at \$30. The resolution also provides for a waiver of the fee for all initial permit applications properly filed with the city on or before December 31, 2014, as requested by Council.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):
This program is a tool to identify, sample and analyze private wells to protect the health, safety and water quality of the Beloit Water Utility drinking water supply. Key goals include

1. Meet all drinking water standards.
2. Identify well locations and assure operability.
3. Enforcement of City of Beloit ordinances.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels: N/A**

- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature: N/A**

- **Reduce dependence on activities that harm life sustaining eco-systems:** While wells have long been a source of clean drinking water, it is necessary to protect the region's aquifer by identifying noncompliant wells and connect the property to the utility's water system.

- **Meet the hierarchy of present and future human needs fairly and efficiently:** Clean, readily available water is an essential building block of societal structure and allows for growth of commerce and development and is the foundation for a community's health and quality of life.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: City Council consideration and adoption of the ordinance.

Fiscal Note/Budget Impact: Initial impact will be relatively minor since we'll be using in-house resources and staff. Absorbing the cost of initial bacteriological analyses will impact wastewater lab budget however, the fund will be able to cover any additional expenses.

Legend for redlined version of attached Ordinance:

- Blue – revisions made on 4/8/14 and 4/16/14 (prior to workshop);
 - Burgundy – revisions made on 5/13/14 (after workshop);
 - Orange – revisions made on 5/14/14 (after workshop);
 - Red – revisions made on 6/4/14;
 - Yellow Highlighting – revisions made on 6/4/14.
-

June 16, 2014

**APPOINTMENT REVIEW COMMITTEE
REPORT TO CITY COUNCIL
APPOINTMENT RECOMMENDATION**

The undersigned Mark Spreitzer, duly elected President of the Beloit City Council, subject to confirmation by the Beloit City Council, does hereby appoint the following citizen members to the vacancies and terms indicated below, said appointments being pursuant to nominations made and approved by the Appointment Review Committee at the regular meeting held June 9, 2014:

Mark Spreitzer, President
Beloit City Council

Appointments

Alcohol Beverage License Control Committee

Incumbent **Betty Barnett** for a term ending June 30, 2017

Incumbent **Tina Goecks** as School District of Beloit Representative for the 2014-2015 school year

Equal Opportunities Commission

Incumbent **Joe Hansen** for a term ending June 30, 2017

Incumbent **Mike Zoril** for a term ending June 30, 2017

Municipal Library Board

Incumbent **John Watrous** for a term ending June 30, 2017

Incumbent **Sandra Kincaid** for a term ending June 30, 2017

PLEASE ANNOUNCE THE FOLLOWING VACANCIES

Alcohol Beverage License Control Committee (1 vacancy for resident)
Appointment Review Committee (1 vacancy for resident)
Board of Appeals (2 vacancies [Alternate] for residents)
Board of Ethics (1 vacancy for former City Councilor, 2 vacancies for residents)
Board of Review (2 vacancies [Alternate] for residents)
Community Development Authority (2 vacancies for residents)
Equal Opportunities Commission (1 vacancy for resident)
Municipal Golf Committee (1 vacancy for resident)
Plan Commission (2 vacancies for residents)
Traffic Review Committee (3 vacancies for residents)

**RESOLUTION
ADJUSTING AWARD AMOUNT AND AUTHORIZING FINAL PAYMENT
OF PUBLIC WORKS CONTRACT C13-07
Street Resurfacing**

WHEREAS, work under this contract has been completed satisfactorily and in conformance with the requirements of the contract; and

WHEREAS, This project placed a new asphalt wearing surface on 42 blocks of city streets; and

WHEREAS, the award resolution dated August 5, 2013, established the total project cost to not exceed \$781,000.00; and

WHEREAS, the Engineer authorized additional work in Big Hills Park and on Reynolds Drive after the date of award which led to an increase in the total value of the contract in addition to unexpected higher quantities in base repair; and

WHEREAS, the final value of work and materials under the contract total \$843,736.01; and

WHEREAS, the city engineer, comptroller, and attorney recommend final payment to the contractor.

NOW, THEREFORE, BE IT RESOLVED, by the City of Beloit City Council that the resolution of award be adjusted from \$781,000.00 to \$843,736.01, and that Rock Road Companies, Inc. be paid \$62,888.90 as the final payment for Public Works Contract C13-07 Street Resurfacing as recommended by the City Engineer.

Dated at Beloit, Wisconsin, this 16th day of June 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, President

ATTEST:

Judith A. Elson, Deputy City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Final Payment for Contract C13-07, Street Resurfacing and amending the Resolution of Award

Date: June 16, 2014

Presenter(s): Gregory Boysen, P.E.

Department(s): Public Works/ Engineering

Overview/Background Information:

This project placed a new asphalt wearing surface on 42 blocks of city streets.

Key Issues (maximum of 5):

1. The requirements of the contract have been completed to the satisfaction of the City.
2. The awarded contract amount was \$ 679,408.38
Quantity increases and change orders \$ 164,327.63
Net payment due contractor \$ 843,736.01
3. The City Engineer, City Attorney, and Director of Accounting recommend that a final payment be made to Rock Road Companies, Inc. in the amount of \$62,888.90.
4. The award resolution authorized expenditures of \$781,000 and the actual expenditures with change orders and extra work is \$843,736.01.
5. The additional work was: Reynolds Drive (\$32,346.33), Paving in Big Hill Park (\$68,970.44), and unexpected higher quantities due to more streets being in poorer condition (\$63,010.86). See attached variance report.
6. Reynolds Drive was added to support the redevelopment of the Alcoa Building, and the entire Big Hill loop was rehabilitated instead of a partial loop with Parks providing the additional funding in 2014.
7. Adjustments have been made for the 2014 program to better account for base failures.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):

1. **Develop a high quality community through the responsible stewardship and enhancement of City resources to further Beloit's resurgence as a gem of the Rock River Valley.**
 - This project replaced deteriorated streets with new asphalt pavements.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
n/a
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
n/a
- **Reduce dependence on activities that harm life sustaining eco-systems**
n/a
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The new roadway meets the present and future human needs.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation:

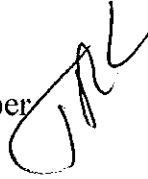
Approval of the Resolution adjusting the award amount and authorizing the Final Payment.

Fiscal Note/Budget Impact:

Funds are available in the 2013CIP. The amended Resolution of Award is required to make the final payment.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

JUN - 3 2014


TO: Andy Hill
FROM: Thomas R. Casper 
DATE: May 30, 2014
SUBJECT: **Final Payment Public Works Contract C13-07**
Street Resurfacing
Rock Road Companies, Inc.

I have reviewed the materials you sent over for final payment approval on the above contract. Everything appears in order and you may process the matter in your normal fashion.

/tdh
encs.

CITY OF BELOIT
DEPARTMENTAL CORRESPONDENCE

TO: Mike Flesch

FROM: Andy Hill, Project Engineer 

DATE: April 4, 2014

SUBJECT: Final Payment Contract C13-07
Street Resurfacing

The work on this project was completed on November 1, 2013. I have inspected the work and find it to be satisfactory and in compliance with the requirements of the contract. The contractor has asked for final payment. The project was inspected by city staff. The final payment quantities have been approved by the contractor.

The original contract amount was for \$679,408.38, and the final contract amount is \$843,736.01. The increase in cost was primarily due to an increase in the amount of work performed under this contract. A detailed variance report is attached. Payments to date under this contract total \$780,847.11, and six lien waivers from subcontractors are on file.

Therefore, I recommend a final payment in the amount of \$62,888.90 be made to Rock Road Companies, Inc.

**RESOLUTION AUTHORIZING A
FEE FOR WELL OPERATING PERMITS**

WHEREAS, the City of Beloit has the authority to establish reasonable fees for services provided or costs incurred in the administration of government; and

WHEREAS, Chapter 27.19(2) of the Municipal Code makes reference to a fee for a well operating permit and that said fee amount shall be determined from time to time by City Council resolution; and

WHEREAS, the City Council has determined that a fee of \$30 for such permit is reasonable, equitable and necessary; and

WHEREAS, the City Council has determined that such fee shall be waived for any well operating permit application properly filed with the City on or before December 31, 2014; and

WHEREAS, the City Council has determined that any such well operating permit shall expire and require renewal on January 1 of the 5th calendar year after its issuance.

NOW, THEREFORE, BE IT RESOLVED, that the City Council adopts the fee as outlined hereinafter.

<u>Description</u>	<u>Amount</u>	<u>Unit</u>
Well Operating Permit	\$30.00	Each

BE IT FURTHER RESOLVED, that the fee shall be waived for first permit applications received by the City on or before December 31, 2014.

Dated at Beloit, Wisconsin this 16th day of June, 2014.

City Council of the City of Beloit

By _____
Mark Spreitzer, Council President

Attest:

Judith A. Elson, Deputy City Clerk
tdh\res\Well Operating Permit Fee=res=140606 1134 (cln) (13-1061)

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A WEDC IDLE INDUSTRIAL SITES DEVELOPMENT AGREEMENT WITH HENDRICKS COMMERCIAL PROPERTIES

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) has created and funded the Idle Industrial Sites Redevelopment Program that offers Wisconsin Communities up to \$1,000,000 for implementation of redevelopment plans for large industrial sites that have been idle, abandoned, or underutilized for a period of time; and

WHEREAS, the goal of the grant is to stimulate investment and job creation for idle and underutilized sites that due to their scale and complexity cannot be redeveloped solely by the private sector, and

WHEREAS, WEDC has selected to fund projects that will enable its financial participation to make underutilized sites more attractive to end users so that the distressed property can be placed in a higher use that boosts community investment and creates jobs; and

WHEREAS, the Ironworks Campus is a significant landmark property that occupies a large portion of Beloit's Central Business District and has contributed significantly to Beloit's industrial heritage for over 100 years.

WHEREAS, the Beloit Ironworks Campus has undergone significant renovations over the course of the past several years yet still remains eligible under the WEDC's criteria for an Idle Site; and

WHEREAS, Hendricks Commercial Properties (HCP) who owns the Ironworks has made significant prior private investment into the facility which has caused the attraction of new companies and the creation of jobs; and

WHEREAS, the City supports the continued revitalization of the Ironworks Campus as it will result in new business development and job creation; and

WHEREAS, the estimated private investment by HCP into the revitalization of the site is expected to exceed \$38 million private dollars; and

WHEREAS, HCP's private investment commitment far exceeds the grants match requirements; and

WHEREAS, WEDC has approved an Idle Industrial Site Grant in the amount of \$1,000,000 to the City of Beloit to support redevelopment of the Beloit Ironworks site; and

WHEREAS, the City of Beloit the City will act as a pass-through agent for the funds and no City funds will be involved in the project; and

WHEREAS, the terms of the Idle Industrial Grant for WEDC requires the City and HCP enter into a Development Agreement before funds are drawn down; and

WHEREAS, the City of Beloit and HCP have negotiated the terms and conditions outlined in the attached Development Agreement.

NOW THEREFORE IT IS HEREBY RESOLVED, that the City Manager is authorized to delegate the administration of the application and all related document for the application of an Idle Sites Grant from the WEDC to support the continued revitalization of the Ironworks campus.

Adopted at Beloit, Wisconsin, this 16th day of June 2014.

BELOIT CITY COUNCIL

Mark Spreitzer, Council President

ATTEST:

Judith A. Elson, Deputy City Clerk

CITY OF БЕЛОIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Resolution authorizing the City Manager to enter into an Idle Industrial Sites Development Agreement with Hendricks Commercial Properties and amending the 2014 Capital Budget.

Date: 6/16/14

Presenter(s): Andrew Janke

Department(s): Economic Development

Overview/Background Information: For over 120 years the site currently known as the Ironworks has been home to one of Beloit's most significant economic engines. Known as the Beloit Corporation, for most of its history, the company generated wealth, employed thousands of individuals, and physically dominated a large portion of Beloit's Central Business District for many decades. Despite this long history of success economic conditions forced the Beloit Corporation to declare bankruptcy in 1999 and close by 2000 resulting in over 2,000 area residents to lose their jobs. After the facility closed it remained abandoned and began to fall into disrepair until it was purchased by Ken and Diane Hendricks in 2001. Since that time the Hendricks, through Hendricks Commercial Properties (HCP) have renamed the site the Ironworks and have invested significant private funds into its transformation into a viable mixed-use facility. Over 300,000 square feet have been renovated thus far and 13 companies, employing approximately 461 individuals are located in the facility. The City of Beloit has supported the redevelopment of the facility by reconstructing 3rd Street and renovating and creating new parking lots to support the site. Despite this impressive effort a large portion of the facility (500,000 Square Feet) remains vacant and underutilized. HCP has developed a redevelopment plan for the remainder the facility which they would like to implement over the next 12–24 months. When fully occupied up to 1,500 people could be employed at the site. As market rental rates in Downtown Beloit do not support the cost of renovating these older spaces into modern functional spaces, HCP has sought financial assistance to support the next phases of renovation. The City of Beloit's TID #5 has surpassed its expenditure period and due to State equalized value limitations is unable to create a new or expand an existing TID district. Therefore, the City is in no position to offer any direct financial assistance to the project.

The Wisconsin Economic Development Corporation (WEDC) has created and funded the Idle Industrial Sites Redevelopment Program. This program offers Wisconsin Communities up to \$1,000,000 for implementation of redevelopment plans for industrial sites over 10 acres that have been idle, abandoned, or underutilized for a period time. The goal of the grant is to stimulate investment and job creation for idle and underutilized sites that due to their scale and complexity cannot be redeveloped solely by the private sector. Grant funds can be used for demolition, environmental remediation, or site-specific improvements to enhance the sites marketability.

In latter part of last year the City and HCP collaborated to make an application to WEDC for the Idle Industrial Sites program and were notified on December 18th that WEDC had awarded a \$1,000,000 grant to the City of Beloit through that program. One of the grant requirements is that the City of Beloit and HCP enter into a Development Agreement that outlines the roles and responsibilities of both parties before funds can be released to the City and passed through to HCP. A copy of the negotiated Development Agreement which incorporates a copy of the Grant Agreement between the City and WEDC is attached. Also attached is a resolution authorizing an amendment to the 2014 Capital Improvement Budget.

Key Issues (maximum of 5):

1. WEDC policy requires that the City be the applicant for the grant funds, however, the City will act as a pass-through agent with the funds transferring to HCP. No City funds will be expended on the project.
2. Any and all grant funds received will be transferred to HCP to support the cost of constructing a "Center Spine Road."
3. As HCP will be investing over \$38,000,000 into the project, the grant match requirement of 30% will be more than satisfied. The renovation work will involve approximately 440,000 square feet.
4. Grant payments made to the City and released to HCP will be solely based upon the 30% match of eligible project eligible costs as set out in the grant agreements.
5. HCP will be required to provide documentation and reporting for requesting grant draws along with Semi-Annual and Annual reporting to the City and WEDC.

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.): This redevelopment project clearly supports Goal #2 since it has the potential to create new jobs and will leverage new private investment. The project also supports Goal #4 as it supports community revitalization.

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels**
This redevelopment project is an excellent example of compact inner city redevelopment.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature**
NA
- **Reduce dependence on activities that harm life sustaining eco-systems**
This redevelopment project will not impact wetlands or sensitive wildlife.
- **Meet the hierarchy of present and future human needs fairly and efficiently**
The project achieves this as it utilizes the redevelopment of an existing urban site and therefore will not contribute to urban sprawl. No new public infrastructure will need to be extended to support it.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: Staff recommends approval of both resolutions.

Fiscal Note/Budget Impact: As this grant is structured as a pass-through all funds granted to the City as an applicant will be forwarded to HCP. There will be no expenditures of City Funds to support this project.

DEVELOPMENT AGREEMENT
BELOIT IRONWORKS
IDLE INDUSTRIAL SITES

THIS AGREEMENT is made as of the _____ day of _____, 2014, by and between the City of Beloit, a Wisconsin municipal corporation, with its principal place of business located at 100 State Street, Beloit, Wisconsin 53511 (hereinafter "City") and Hendricks Commercial Properties, LLC, a corporation, with its principal place of business located at 655 Third Street, Beloit, Wisconsin 53511 (hereinafter "HCP").

RECITALS

WHEREAS, the Wisconsin Economic Development Corporation (hereinafter "WEDC") has created and funded the Idle Industrial Sites Redevelopment Program (hereinafter "Grant Program") that offers Wisconsin communities up to \$1 million for implementation of redevelopment plans for large industrial sites that have been idle, abandoned, or underutilized for a period of time; and

WHEREAS, for approved projects these funds can be used for demolition, environmental remediation, or site-specific improvements to market the proposed site's attractiveness; and

WHEREAS, the goal of the Grant Program is to stimulate investment and job creation for idle and underutilized sites that due to their scale and complexity cannot be redeveloped solely by the private sector; and

WHEREAS, the WEDC is seeking projects that will enable its financial participation to make underutilized sites more attractive to end users so that the distressed

property can be placed in a higher use that boosts community investment and creates jobs; and

WHEREAS, the Grant Program intends to assist projects that demonstrate significant, measurable benefits in job opportunities, property values and leverage private investment; and

WHEREAS, the goals of the Grant Program include: create and retain jobs, increase tax base, reduce sprawl, and promote vibrant downtown districts that protect the property values in surrounding residential neighborhoods; and

WHEREAS, the Beloit Ironworks Campus is a significant landmark property that occupies a large portion of Beloit's Central Business District and has contributed significantly to Beloit's industrial heritage for over 100 years; and

WHEREAS, the Beloit Ironworks Campus has undergone significant renovations over the course of the past several years yet still remains eligible under the WEDC's criteria for an idle site; and

WHEREAS, HCP, who owns the Beloit Ironworks Campus, has made significant prior private investment into the facility which has caused the attraction of new companies and the creation of jobs; and

WHEREAS, HCP is committed to continue this revitalization effort; and

WHEREAS, the City has supported the redevelopment of the Beloit Ironworks Campus through prior investment into infrastructure including the renovation and development of parking lots, streetscape improvements, and road improvements; and

WHEREAS, the City supports the continued revitalization of the Beloit Ironworks Campus, as it will result in new business development, private investment, and job creation; and

WHEREAS, the project is anticipated to create 166 new jobs including jobs created by virtue of new businesses moving into the Beloit Ironworks Campus; and

WHEREAS, the private investment by HCP into the revitalization of the Beloit Ironworks Campus is anticipated to exceed \$38.1 million private dollars; and

WHEREAS, HCP's private investment commitment far exceeds the Grant Program's match requirements; and

WHEREAS, the WEDC has awarded the City an Idle Industrial Sites grant in the amount of \$1 million (hereinafter "Grant Funds"); and

WHEREAS, the City has entered into an Idle Industrial Sites Redevelopment Grant Agreement (hereinafter "Grant Agreement") with the WEDC.

NOW, THEREFORE, in consideration of the mutual obligations herein, the City and HCP (collectively the "Parties") agree as follows:

1. **REDEVELOPMENT OF THE BELOIT IRONWORKS.** HCP agrees to redevelop the Beloit Ironworks Campus (hereinafter "the Project Facility") located at 655 Third Street, Beloit, Rock County, Wisconsin (hereinafter "the Project Site"). The renovations shall be in accordance with the site plans (attached hereto and marked Exhibit A) subject to any alterations necessitated by the City or State Plan Review for Code compliance. The redevelopment is expected to involve approximately 440,000 square feet of space. Redevelopment activity will include but not be limited to the following: partial demolition of existing structures, construction of a new "Center Spine

Road,” elevation of the finished floor levels, installation of new roofing, installation of new windows, installation of new HVAC systems, plumbing upgrades, electrical upgrades, façade improvements, construction of a parking lot, installation of cranes, installation of painting booths, and finish work for industrial and office space. The estimated cost to HCP to renovate the Project Facility and Project Site to full Project revitalization is currently estimated at approximately \$38.1 million.

2. **GRANT FUND USES.** The Grant Funds shall be used only as allowed by the Grant Agreement (attached hereto and marked **Exhibit B**) and shall be expended exclusively for Eligible Project Costs at the Project Site (the “Project”) as defined and detailed in the Grant Agreement.

HCP hereby acknowledges it shall be responsible for all City obligations imposed pursuant to the Grant Agreement.

3. **MATCH REQUIREMENTS.** In consideration of the assistance provided by WEDC, HCP shall completely perform the Project Work including the Center Spine Road, demolition, parking and infrastructure as set forth in Section 3(f) of the Grant Agreement.

4. **THE CITY AS A PASS THROUGH AGENT.** The City will act as a pass through agent whereby any WEDC grant funds awarded and received by the City will be passed on to HCP upon sufficient documentation that the Project Work is sufficiently completed such that the match requirements are satisfied as set forth in the Request for WEDC Payment form as detailed on Exhibit A to the Grant Agreement. The City has no financial obligation to HCP beyond its involvement as a pass through agent.

5. **GRANT PAYMENTS.** Grant Payments are based on a 30% match criteria for Eligible Project Costs as expended from time to time. HCP shall provide sufficient documentation on completion of Eligible Project Costs in order for the City to submit a Request for WEDC Payments as referenced in Exhibit A to the Grant Agreement. HCP shall be responsible for submitting that documentation to the City from time to time to enable the City to seek release of Grant Funds from WEDC. HCP acknowledges that payments to be made by WEDC to the City are solely based upon a 30% match of Eligible Project Costs as are completed from time to time by HCP.

6. **REQUEST FOR DISBURSEMENTS AND REQUIRED REPORTING.** HCP, also referred to herein as “the Recipient,” shall provide reports to WEDC and the City according to the following requirements:

- a. Semi-Annual performance reports in such form as required by WEDC, a sample of which is attached as a part of Exhibit B, covering activities between December 18, 2013 and December 31, 2015, which shall include a financial overview and narrative summary on the progress of the project to date.
- b. Annual performance reports, in such form as required by WEDC, covering the two-year period after December 31, 2015. Such annual performance reports shall include details on the following metrics, specific to the project:
 - (1) Jobs created;
 - (2) Jobs retained;
 - (3) Public sector dollars leveraged;

- (4) Private sector dollars leveraged; and
- (5) Redevelopment data, to include:
 - (a) Acres prepared for redevelopment;
 - (b) Square feet of new construction;
 - (c) Square feet of rehabilitated space; and
 - (d) Tax or tax increment generated.

c. Schedule of Reporting.

PERIOD COVERED	DOCUMENTATION	DUE DATE
See Paragraph 6 Below	Schedule of Expenditures	See Paragraph 6 Below
12/18/2013 . 6/30/2014	Semi-Annual Performance Report	7/31/2014
7/1/2014 . 12/31/2014	Semi-Annual Performance Report	1/31/2015
1/1/2015 . 6/30/2015	Semi-Annual Performance Report	7/31/2015
7/1/2015 . 12/31/2015	Semi-Annual Performance Report	01/31/2016
1/1/2016 - 12/31/2016	Annual Performance Report	01/31/2017
1/1/2017 - 12/31/2017	Annual Performance Report	01/31/2018

7. **SCHEDULE OF EXPENDITURES.** Consistent with Wis. Stat. § 238.03(3)(a), the Recipient must submit to WEDC, within 120 days after the end of the Recipient’s fiscal year in which any grant or loan funds were expended, a schedule of expenditures of the grant or loan funds, including expenditures of any matching cash or in-kind match, signed by the director or principal officer of the Recipient to attest to the accuracy of the schedule of expenditures. The Recipient, at its sole expense, shall engage an independent certified public accountant to perform procedures, approved by WEDC

and consistent with applicable professional standards of the American Institute of Certified Public Accountants, to determine whether the grant or loan funds and any matching cash or in-kind match were expended in accordance with the grant or loan contract. The Recipient must make available for inspection the documents supporting the schedule of expenditures.

8. **ADDITIONAL REQUIREMENTS.**

a. **Project Records.** The Recipient shall prepare, keep and maintain such records as may be reasonably required by WEDC to validate the Recipient's performance under this Agreement and the performance reports provided to WEDC.

b. **Inspection.**

(1) WEDC and its respective agents, shall, upon 48 hours advance written notice to the Recipient, have the right to enter the Recipient's premises, during normal business hours, to inspect the Recipient's operations documentation relating to this Agreement, provided, however, that such access does not unreasonably disrupt the normal operations of the Recipient.

(2) The Recipient shall produce for WEDC's inspection, examination, auditing and copying, upon reasonable advance notice, any and all records which relate to this Agreement.

(3) WEDC reserves the right to conduct a physical site visit of the Project Facility and Project Site while the project is ongoing and after project completion.

9. **CONSTRUCTION TIMETABLE.** HCP agrees to commence construction of the project on or before the 1st day of April, 2015, and to complete or substantially complete the construction by the 1st day of January, 2016.

10. **SITE PLAN REVIEW AND BUILDING PERMITS.** HCP agrees to submit its building and site plans for the building expansion and related improvements to the City for review and approval in accordance with the City's zoning and architectural review ordinances. The City agrees to expedite the City's site plan, building plan and architectural review processes and to take whatever action is reasonably necessary to assist HCP in obtaining prompt review of building and site plans by the State of Wisconsin.

11. **ZONING.** The City represents that the Project Site is currently zoned M-2, general manufacturing district, and that no zoning changes or special or conditional use permits are needed to permit construction or operation of the proposed Project Facility on the Project Site.

12. **GOVERNMENTAL INSPECTIONS.** Nothing contained in this Agreement shall be construed as limiting or otherwise restricting the right or power of the City to conduct inspections or to access the Project Site or Project Facility in the enforcement of its rules, regulations, and ordinances or in the exercise of its police power.

13. **JOB CREATION AND RETENTION.** HCP and/or its tenants will endeavor to create, or cause the creation of 166 new full-time positions at the Project Facility by the 1st day of January, 2016. HCP and/or its tenants in the Project further agree to retain the full-time positions created at the Project Facility in the Project Facility through December 31, 2021. Such job creation and retention goals if not met through no fault of HCP, shall not be a basis to withhold payment or to otherwise create any liability or declare a default against HCP hereunder.

14. **RECORDABLE DOCUMENT.** This Agreement may be recorded with the Register of Deeds for Rock County, Wisconsin.

15. **REPRESENTATIONS AND WARRANTIES OF HCP.**

- a. HCP represents and warrants to the City that it is:
 - (1) A corporation duly organized and existing under the laws of the State of Wisconsin.
 - (2) Authorized to do business in the State of Wisconsin.
 - (3) The owner of the Project Facility and Project Site.
- b. HCP agrees to provide the City with a corporate resolution approving this Agreement and authorizing the person(s) designated as a signatory below to execute this Agreement on behalf of HCP. HCP agrees to provide the City with a copy of that resolution at the time of the execution of this Agreement.
- c. HCP represents and warrants to the City that the execution and delivery of this Agreement, the consummation of the transactions contemplated in this Agreement, and the execution and delivery of

the documents required to be executed, delivered, or acknowledged by HCP at the closing will not violate any provision of HCP's Articles, Bylaws, or any applicable local, state, or federal law.

- d. HCP agrees to cooperate, execute, and deliver any documents reasonably required by the title insurance provider, including, but not limited to, corporate resolutions or evidence of authority as may be required by the title insurance provider, provided that the title insurance provider has entered into an agreement with HCP not to disclose any corporate resolutions or evidence of authority (other than those that are public records) to any party. HCP agrees that the City may provide any such documents in its possession to the title provider so long as the title provider has entered into the nondisclosure agreement referred to in the previous paragraph.

16. **INDEMNITY AGREEMENT.** HCP shall indemnify and hold the City, its officers, agents and employees, harmless from any and all claims, including claims for damages to property, personal injury, consequential and incidental damages, loss of income or revenue, costs and expenses, including reasonable attorneys' fees, arising out of any acts or omissions of HCP, its employees, agents and subcontractors during the performance of this Agreement. The indemnity obligations of HCP provided for herein shall fully extend to any claims or liability arising from or related in any fashion to the City obligations under the Grant Agreement.

17. **AFFIRMATIVE ACTION.** HCP has adopted an affirmative action plan to increase its partners, associates, and employees' members of under-represented groups

in all of its departments, job classifications, and salary categories. In the event that HCP subcontracts any portion of this Agreement, HCP will include, in its subcontracts, a requirement that its subcontractors adopt an affirmative action plan. HCP will also include a requirement that its subcontractors include a similar requirement in their contracts with their subcontractors. This provision is inserted herein in compliance with Section 1.09 of the Code of General Ordinances of the City of Beloit, and shall be interpreted so as to carry out the intent of that ordinance.

18. **NONDISCRIMINATION.** HCP will not discriminate against any qualified employee or qualified applicant for employment because of race, color, national origin, ancestry, religion, age, marital status, disability, sex, or sexual orientation. In the event any portion of this Agreement is subcontracted by HCP, HCP shall include in such subcontract, a provision prohibiting the subcontractor from discriminating against any qualified employee or qualified applicant for employment because of race, color, national origin, ancestry, religion, age, marital status, disability, sex, or sexual orientation. This provision is inserted herein in compliance with Section 1.09 of the Code of General Ordinances of the City of Beloit, and shall be interpreted so as to carry out the intent of said ordinance. HCP also acknowledges that it shall be responsible to comply with the Nondiscrimination in Employment requirements imposed by Paragraph 11(c) of the Grant Agreement (see Exhibit B attached hereto).

19. **APPLICABLE LAW AND JURISDICTION.** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, and the Parties agree that the Rock County Circuit Court shall have jurisdiction to handle any litigation between the Parties.

20. **SEVERABILITY.** If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

21. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the Parties regarding this project. All prior negotiations and discussions have been merged into this Agreement.

22. **AMENDMENTS.** No amendment to this Agreement shall be binding upon any party hereto until such amendment is reduced to writing and executed by the Parties.

23. **AUTHORITY.** Each person signing this Agreement represents that he or she is authorized by his or her organization to execute this Agreement on behalf of that organization.

24. **FORCE MAJEURE.** No party shall be responsible to the other party for any losses if the fulfillment of any term of this Agreement is delayed or prevented by civil disorders, wars, strikes, floods, fires, acts of God, or by any other cause not within the control of the party whose performance was interfered with and which, by the exercise of reasonable diligence, such party is unable to prevent, whether or not of the class of causes enumerated above, and the time for performance shall be extended for the period of delay occasioned by any such cause.

25. **NO PARTNERSHIP CREATED.** This Agreement does not create any partnership or joint venture between the Parties hereto, or render any party liable for any of the debts or obligations of the other party. The City shall have no obligation or liability to any lending institution, architect, contractor, subcontractor, or other party

retained by HCP to assist HCP in the performance of its obligations under the terms and conditions of this Agreement. HCP specifically agrees that no representation shall be made to any third party that HCP and the City are partners or joint ventures.

26. **HEADINGS.** The headings set forth in this Agreement are for convenience and reference only and do not define or limit the scope or content of this Agreement or affect any of its provisions.

27. **DEFAULT AND NOTICE OF DEFAULT.** Any party seeking to enforce its rights hereunder may do so only after giving advance written notice to the other party reasonably identifying the alleged breach and giving the breaching party 30 days in which to cure the alleged breach. In the event that any party institutes an action to enforce its rights hereunder, the prevailing party in such action shall be entitled to recover all costs, including reasonable attorney's and professional fees which may have been incurred in bringing such action. In the event of a material breach by either party, the non-breaching party retains as an available remedy, the remedy of rescission of this Agreement.

28. **WISCONSIN PUBLIC RECORDS LAW.** HCP acknowledges that the City is subject to the Wisconsin Public Records Law Wis. Stat. §§ 19.31-19.39.

29. **NOTICES.** Notices to the Parties to this Agreement shall be as follows:

To the City: Attention: City Manager
 City of Beloit
 100 State Street
 Beloit, WI 53511

 Attention: City Attorney
 City of Beloit
 100 State Street
 Beloit, WI 53511

To HCP: Hendricks Commercial Properties, LLC
Attention: Rob Gerbitz
655 Third Street, Suite 301
Beloit, WI 53511

30. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all such counterparts shall together constitute one and the same Agreement. Any counterparts of this Agreement may be executed and delivered by any party by facsimile or by e-mail transmission in portable document format ("PDF") and any document so executed and delivered shall be considered an original for all purposes.

CITY OF BELOIT

By: _____
Larry N. Arft, City Manager

ATTEST:

By: _____
Judith A. Elson, Deputy City Clerk

APPROVED AS TO FORM:

By: _____
Thomas R. Casper, City Attorney

I hereby certify that there are sufficient funds available to pay the liability incurred by the City of Beloit pursuant to this Agreement.

By: _____
Eric Miller, Acting City Comptroller

**HENDRICKS COMMERCIAL
PROPERTIES, LLC**

By: _____
Diane M. Hendricks, CEO and Manager

AUTHENTICATION

Signature(s) of Larry N. Arft, Judith A. Elson and Eric Miller authenticated on the _____ day of _____, 2014.

* _____
Thomas R. Casper
TITLE: MEMBER STATE BAR OF WISCONSIN
If not, _____
authorized by Wis. Stat. § 706.06
140428 1543 (c/n)

STATE OF _____)
)SS
COUNTY OF _____)

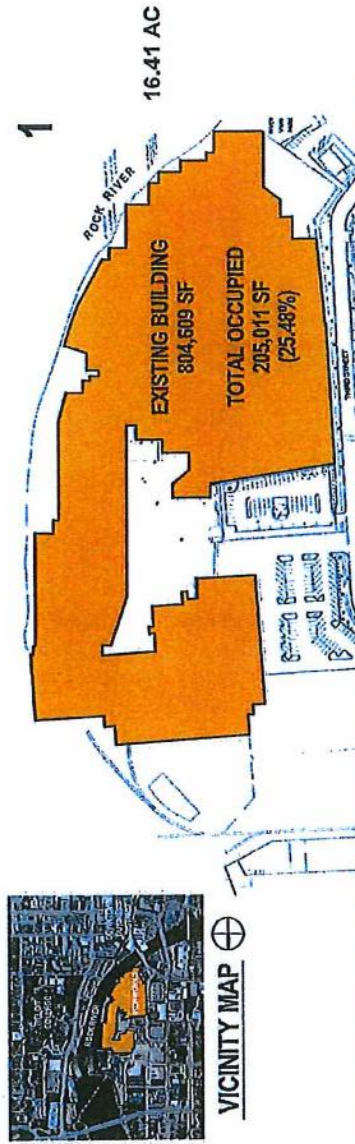
Personally came before me this _____ day of _____, 2014, the above-named Diane M. Hendricks, to me known to be such CEO and Manager of Hendricks Commercial Properties, LLC and to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____
My Commission is permanent. If not, state expiration date: _____

EXHIBIT A.1 – SITE PLANS & MAP

Image EA1.1 – Ironworks Site Plan Current

CURRENT



tabbles

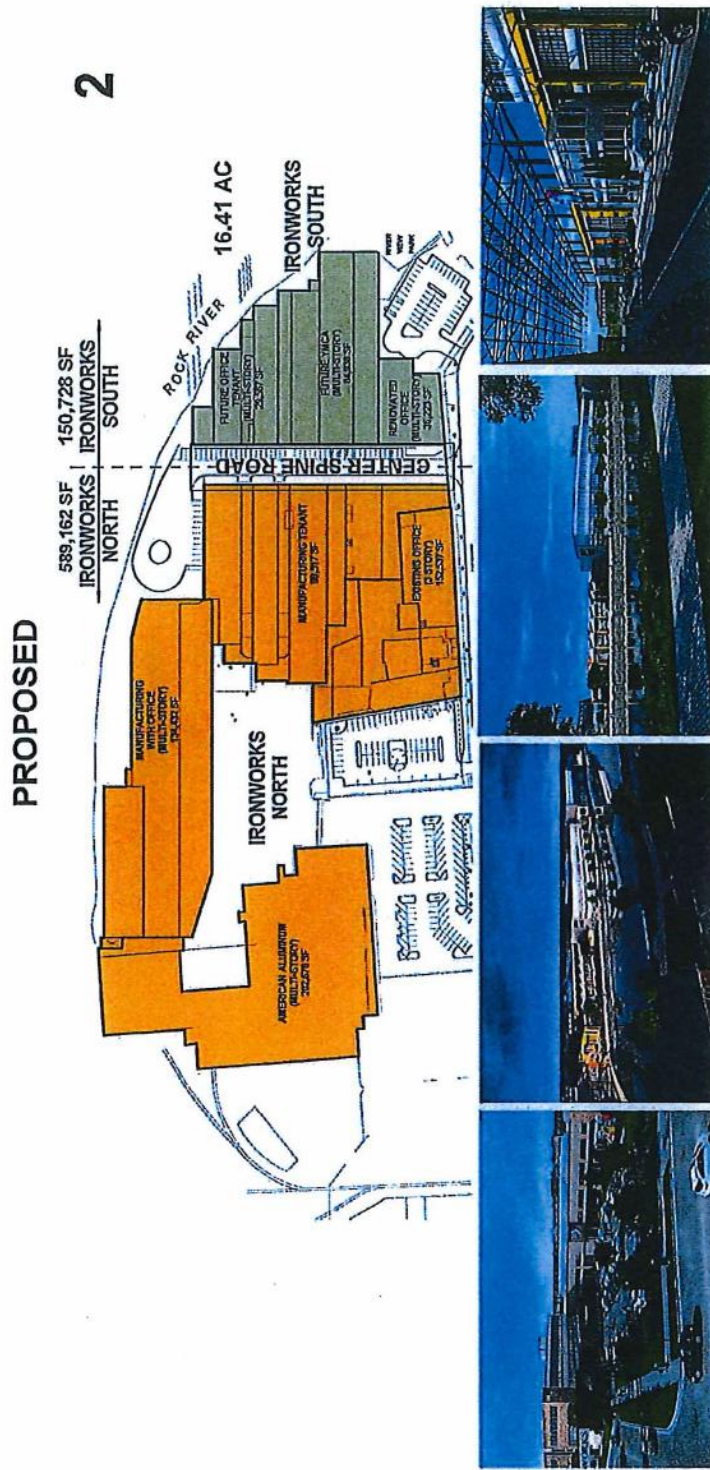
EXHIBIT
A
PAGE 1 OF 4

eua
ENGINEERING
ARCHITECTURE
URBAN DESIGN

HCP
HENDRICKS
COMMERCIAL
PROPERTIES

BELOIT IRONWORKS
EXISTING CONDITIONS

Image EA1.2 – Ironworks Site Plan After Redevelopment



HENDRICKS
COMMERCIAL
PROPERTIES



eppstein unter : architects
100/713 7075947
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BELOIT IRONWORKS
PROPOSED RENOVATIONS

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PAGE 2 OF 4

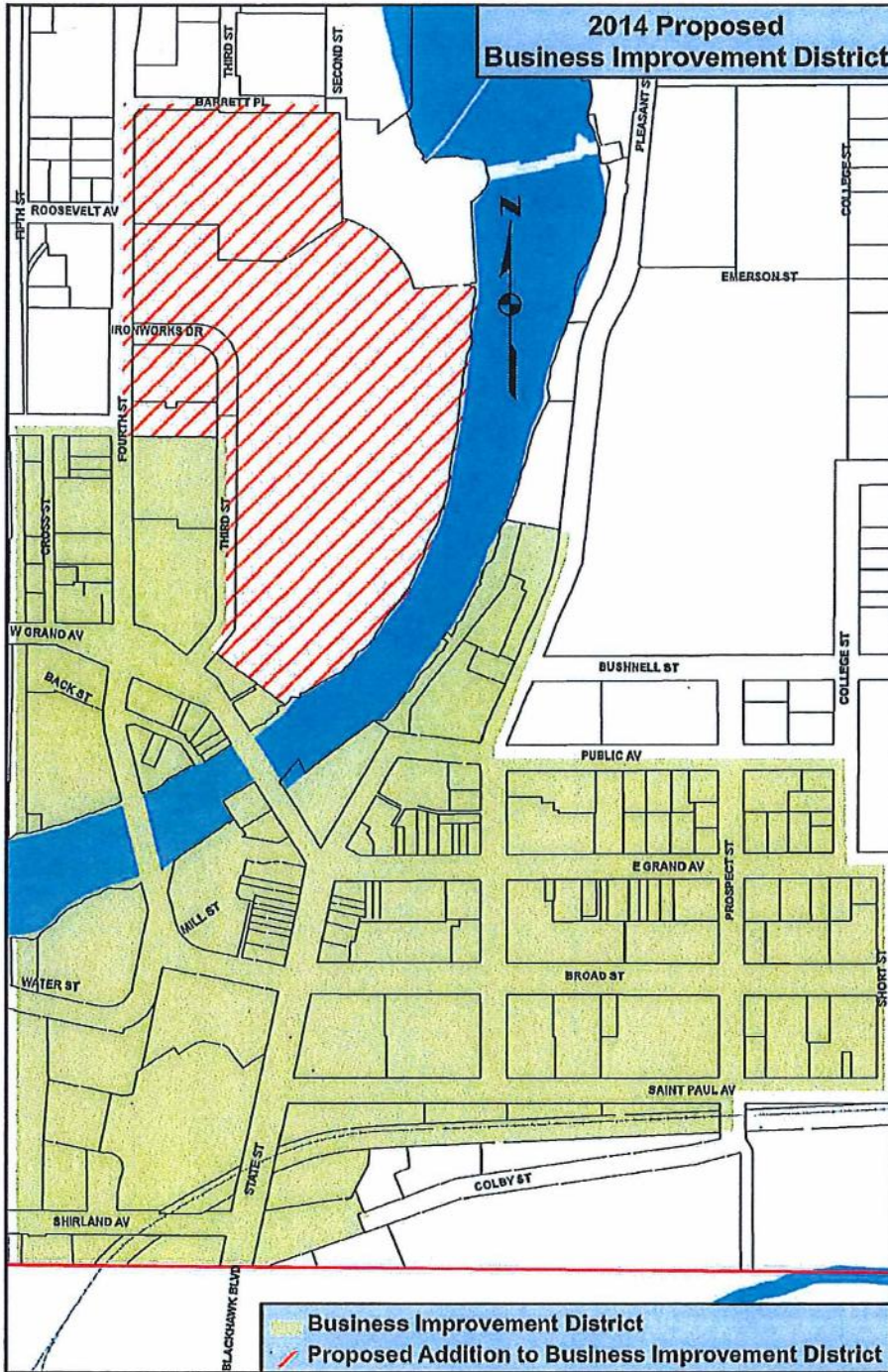
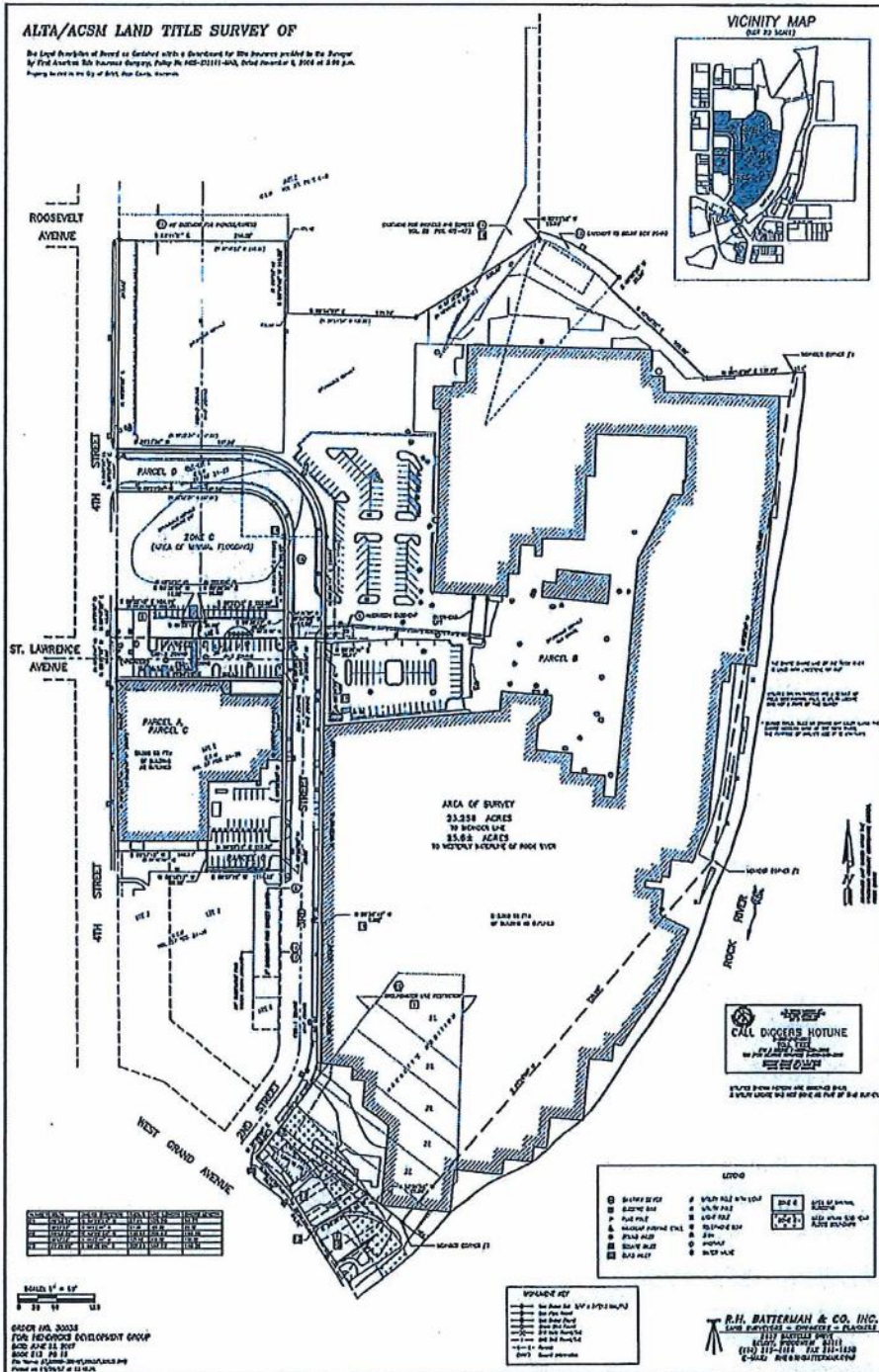


EXHIBIT
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PAGE 3 OF 4



23

EXHIBIT

A

PAGE 4 OF 4

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**IDLE INDUSTRIAL SITES REDEVELOPMENT GRANT AGREEMENT
BETWEEN
THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION
AND
CITY OF БЕЛОIT**

This Agreement is entered into pursuant to Chapter 238 of the Wisconsin Statutes between the Wisconsin Economic Development Corporation ("WEDC") and City of Beloit (the "Recipient").

WITNESSETH

WHEREAS, the Recipient has submitted an Application to WEDC, requesting funds from WEDC's Idle Industrial Sites Redevelopment grant program ("Idle Sites Grant");

WHEREAS, the Recipient is a City located in Wisconsin;

WHEREAS, WEDC has determined that the Recipient is an eligible recipient of an Idle Sites Grant; and

WHEREAS, in reliance upon the Recipient's Application, WEDC has approved the Recipient for up to One Million and 00/100 Dollars (\$1,000,000) in an Idle Sites Grant.

NOW, THEREFORE, for valid consideration, the receipt of which is hereby acknowledged, and in consideration for the promises and covenants in this Agreement, WEDC and the Recipient agree as follows:

1. Definitions. For purposes of this Agreement, the following terms shall have the following meanings:

(a) "Agreement" means this agreement, to include all documents required to be delivered contemporaneously with the execution and delivery of this Agreement, and the attached Exhibits, together with any future amendments executed in compliance with Paragraph 21 of this Agreement.

(b) "Application" means the materials submitted by the Recipient to WEDC relating to this allocation of Idle Sites Grant.

(c) "Effective Date" means the date on which this Agreement is fully executed by both parties.

(d) "Eligible Project Costs" means costs for which the Idle Sites Grant may be used, as outlined in Paragraph 3 (f) of this Agreement, which the Recipient incurs between December 18, 2013 and January 1, 2016.



(e) "Idle Sites Grant" means the grant monies the Recipient is eligible to receive from WEDC's Idle Industrial Sites Redevelopment grant program in accordance with this Agreement.

(f) "Matching Funds" means non-WEDC funds secured by the Recipient to meet the funding requirement of the Idle Sites Grant under this Agreement.

(g) "Project" means the construction project to separate the 800,000 square foot Ironworks building, located on a 16 acre site, into two buildings named Ironworks North and Ironworks South by demolishing a portion of the current Ironworks building and creating a center spine and roadway to allow for improved access to the Ironworks buildings, in accordance with the Recipient's Application and the terms of this Agreement.

(h) "Project Location" means the site or sites at which the Project will take place, specifically 655 Third Street, Beloit, Wisconsin.

2. Idle Sites Grant. Subject to the terms and conditions set forth in this Agreement, and in Wisconsin law, WEDC shall provide to the Recipient a grant of up to One Million and 00/100 Dollars (\$1,000,000), in an Idle Sites Grant.

3. Recipient's Obligations. The Recipient will:

(a) Complete the Project as contemplated by the Application and in accordance with the terms of this Agreement.

(b) Secure Matching Funds from non-WEDC sources equal to at least six million dollars (\$6,000,000) to achieve the match requirement for the Idle Site Grant for this Project.

(c) Provide signage, according to WEDC's specifications, at the Project Location indicating WEDC's financial participation in the Project.

(d) Provide acknowledgement, according to WEDC's specifications, of WEDC's participation in the Project in any and all planning and feasibility documents related to the Project.

(e) Provide reports to WEDC as further described in Paragraph 5 of this Agreement, in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit B.

(f) Use the Idle Sites Grant for Eligible Project Costs, incurred between December 18, 2013 and January 1, 2016, as outlined in the following budget and ensure that such Eligible Project Costs are incurred by a qualified and independent third party:

Code	Project Activities	WEDC ISR Grant	HCP	HCP Debt Facility	Total
0430	Streets (Center Spine & Roadway)	\$1,000,000	\$5,439,335	\$0	\$6,439,335
0430	Parking	\$0	\$180,000	\$420,000	\$600,000
0415	Infrastructure – North and South Ironworks	\$0	\$1,676,787	\$3,912,503	\$5,589,290
0415	Demolition	\$0	\$135,071	\$315,167	\$450,238
Total Eligible Costs		\$1,000,000	\$7,431,193	\$4,647,670	\$13,078,863
		8%	57%	36%	

The amount incurred by the Recipient on each Eligible Project Cost may vary by up to ten percent (10%) of the amount delineated in the table above, provided that the total amount of the WEDC Idle Sites Grant will not exceed the amount awarded under this Agreement.

4. **Release of Funds.** WEDC will release the Idle Sites Grant contemplated by this Agreement to the Recipient on a disbursement basis. The Recipient may request the Idle Sites Grant in up to ten (10) disbursements and will be contingent on the following:

(a) The Recipient submitting to WEDC a request for disbursement of funds in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit A.

(b) For the first disbursement, the Recipient submitting to WEDC a copy of the Recipient's redevelopment plan relevant to the Project and an executed developer agreement.

(c) The Recipient submitting to WEDC a report detailing the dollar amount and purpose of the Eligible Project Costs included in the request for disbursement as well as the dollar amount and purpose of each expenditure that the Recipient has contributed to the Project since the date of the previous disbursement of the Idle Sites Grant.

(d) The Recipient submitting to WEDC documentation of the Eligible Project Costs incurred. Such documentation may include, but not be limited to, purchase orders or invoices.

5. **Reporting.** The Recipient shall provide reports to WEDC according to the following requirements:

(a) Semi-Annual performance reports in such form as required by WEDC, as sample of which is attached to this Agreement as Exhibit B, covering activities between December 18, 2013 and December 31, 2015, which shall include a financial overview and narrative summary on the progress of the Project to date.

(b) Annual performance reports, in such form as required by WEDC, covering the two (2) year period after December 31, 2015. Such annual performance reports shall include details on the following metrics, specific to the Project:

- (i) Jobs created;
- (ii) Jobs retained;

- (iii) Public sector dollars leveraged;
- (iv) Private sector dollars leveraged; and
- (v) Redevelopment data, to include:
 - (i) Acres prepared for redevelopment;
 - (ii) Square feet of new construction;
 - (iii) Square feet of rehabilitated space; and
 - (iv) Tax or tax increment generated.

(c) Schedule of Reporting:

PERIOD COVERED	DOCUMENTATION	DUE DATE
See Paragraph 6 Below	Schedule of Expenditures	See Paragraph 6 Below
12/18/2013 – 6/30/2014	Semi-Annual Performance Report	7/31/2014
7/01/2014 – 12/31/2014	Semi-Annual Performance Report	1/31/2015
1/01/2015 – 6/30/2015	Semi-Annual Performance Report	7/31/2015
7/01/2015 – 12/31/2015	Semi-Annual Performance Report	01/31/2016
01/01/2016 - 12/31/2016	Annual Performance Report	01/31/2017
01/01/2017 - 12/31/2017	Annual Performance Report	01/31/2018

6. Schedule of Expenditures. Consistent with Wis. Stat. § 238.03(3) (a), the Recipient must submit to WEDC, within 120 days after the end of the Recipient’s fiscal year in which any grant or loan funds were expended, a schedule of expenditures of the grant or loan funds, including expenditures of any matching cash or in-kind match, signed by the director or principal officer of the recipient to attest to the accuracy of the schedule of expenditures. The Recipient shall engage an independent certified public accountant to perform procedures, approved by WEDC and consistent with applicable professional standards of the American Institute of Certified Public Accountants, to determine whether the grant or loan funds and any matching cash or in-kind match were expended in accordance with the grant or loan contract. The Recipient must make available for inspection the documents supporting the schedule of expenditures.

7. Event of Default. The occurrence of any one or more of the following events shall constitute an Event of Default for the purposes of this Agreement:

(a) The Recipient ceases operation or relocates operations outside of Wisconsin within five (5) years of the Effective Date of this Agreement.

(b) The Recipient supplies false or misleading information to WEDC in connection with this Agreement.

(c) The Recipient fails to comply with or perform, in any material respect, any of its obligations under this Agreement.

8. Remedies in Event of Default.

(a) Upon the occurrence of an Event of Default, WEDC shall send a written notice of default to the Recipient, setting forth with reasonable specificity the nature of the default. If the Recipient fails to cure any such Event of Default to the reasonable satisfaction of WEDC within thirty (30) calendar days, WEDC may, without further written notice to the Recipient, declare the Recipient in default. In the Event of Default, WEDC may terminate the Agreement and recover from the Recipient:

(i) One hundred percent (100%) of the total amount of Idle Sites Grant disbursed under this Agreement; and

(ii) All court costs and reasonable attorney's fees incurred by WEDC in terminating the Agreement and recovering the amounts owed by the Recipient under this provision.

(b) These amounts shall be paid to WEDC within 30 calendar days of demand by WEDC hereunder. If the Recipient fails to pay these amounts to WEDC, the Recipient will be liable for the full unpaid balance plus interest at the annual rate of twelve percent (12%) from the date of the notice of Event of Default.

(c) The thirty (30) day cure period set forth in (a) above may be extended by WEDC, provided that the Recipient begins to cure such matter and thereafter diligently pursues a cure.

9. Recipient's Warranties and Representations. In addition to the other provisions of this Agreement, the Recipient hereby warrants and represents to the best of its knowledge that as of the date of this Agreement:

(a) The Recipient is in compliance with all laws, regulations, ordinances and orders of public authorities applicable to it, the violation of which would have a material, adverse effect on the Recipient's ability to perform its obligations under this Agreement.

(b) The financial statements and other information provided by the Recipient to WEDC are complete and accurate in accordance with Generally Accepted Accounting Principles where applicable, and have been relied on by WEDC in deciding whether to enter into this Agreement with the Recipient.

(c) The undersigned officer of the Recipient is fully authorized to execute and deliver this Agreement on behalf of the Recipient.

(d) In making these warranties and representations, the Recipient has not relied on any information furnished by WEDC.

(e) The Recipient's warranties and representations herein are true and accurate as of the Effective Date of this Agreement, and shall survive the execution thereof.

10. Wisconsin Public Records Law and Confidential Documents.

(a) The Recipient understands that this Agreement and other materials submitted to WEDC may constitute public records subject to disclosure under Wisconsin's Public Records Law, §§ 19.31-.39.

(b) Except as otherwise required or provided by court order, legal process or applicable law including §§ 19.31-.39, WEDC shall not, without the Recipient's consent, reveal or disclose to any non-government person or entity financial or other information or materials provided by the Recipient if the Recipient has indicated that such information or materials are sensitive and should be kept confidential. The Recipient must indicate that such materials are to be protected under this paragraph by marking the documents "confidential."

(c) If the Recipient contends that any document provided to WEDC is exempt from disclosure under Wisconsin's Public Records Law, for reasons including that the document qualifies as a trade secret under § 134.90, the Recipient shall:

- (i) Clearly mark the document as not subject to disclosure under the Public Records Law. If the Recipient contends the document is a trade secret under § 134.90, the Recipient shall specifically mark the documents as "Confidential Trade Secrets."
- (ii) Provide WEDC with a concise, written explanation describing the basis for contending the document is not subject to the Public Records Law.
- (iii) If applicable, provide WEDC with two copies of the document the Recipient contends is exempt – a clean copy and a copy with the exempted information redacted.

(d) WEDC agrees to notify the Recipient if it receives a public records request for documents marked under Paragraph (c).

11. Additional Requirements.

(a) **Project Records.** The Recipient shall prepare, keep and maintain such records as may be reasonably required by WEDC to validate the Recipient's performance under this Agreement and the performance reports provided to WEDC.

(b) **Inspection.**

- (i) WEDC and its respective agents, shall, upon 48 hours advance written notice to the Recipient, have the right to enter the Recipient's premises, during normal business hours, to inspect the Recipient's operations documentation relating to this Agreement, provided, however, that such access does not unreasonably disrupt the normal operations of the Recipient.
- (ii) The Recipient shall produce for WEDC's inspection, examination, auditing and copying, upon reasonable advance notice, any and all records which relate to this Agreement.
- (iii) WEDC reserves the right to conduct a physical site visit of the Project while the Project is ongoing and after Project completion.

(c) **Nondiscrimination in Employment.** Consistent with Wis. Stat. § 16.765: In connection with the performance of work under this contract, Recipient agrees not to

discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in § 51.01(5), sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, Recipient further agrees to take affirmative action to ensure equal employment opportunities. Recipient agrees to post in conspicuous places, available for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause.

(d) **Consolidation or Merger.** During the term of this Agreement, the Recipient shall provide written notice to WEDC of any consolidation or merger with or into any other unrelated corporation or business entity.

(e) **Public Announcement.** The Recipient agrees to work with WEDC in making a public announcement of this Agreement.

12. **Conflicts.** In the event of any conflict between the provisions of this Agreement and any accompanying documents, the terms of this Agreement control.

13. **Choice of Law.** **THIS AGREEMENT AND ALL MATTERS RELATING TO IT OR ARISING FROM IT – WHETHER SOUNDING IN CONTRACT LAW OR OTHERWISE – SHALL BE GOVERNED BY, AND SHALL BE CONSTRUED AND ENFORCED PURSUANT TO, THE LAWS OF THE STATE OF WISCONSIN.**

14. **Venue, Jurisdiction.** Any judicial action relating to the construction, interpretation, or enforcement of this Agreement, or the recovery of any principal, accrued interest, court costs, attorney's fees and other amounts owed hereunder, shall be brought and venued in the U.S. District Court for the Western District of Wisconsin or the Dane County Circuit Court in Madison, Wisconsin. **EACH PARTY HEREBY CONSENTS AND AGREES TO JURISDICTION IN THOSE WISCONSIN COURTS, AND WAIVES ANY DEFENSES OR OBJECTIONS THAT IT MAY HAVE ON PERSONAL JURISDICTION, IMPROPER VENUE OR FORUM NON CONVENIENS.**

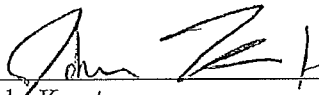
15. **Waiver of Right to Jury Trial.** **EACH PARTY WAIVES ITS RIGHT TO A JURY TRIAL IN CONNECTION WITH ANY JUDICIAL ACTION OR PROCEEDING THAT MAY ARISE BY AND BETWEEN WEDC AND THE RECIPIENT CONCERNING OR RELATING TO THE CONSTRUCTION, INTERPRETATION OR ENFORCEMENT OF THIS AGREEMENT, OR THE RECOVERY OF ANY PRINCIPAL, ACCRUED INTEREST, COURT COSTS, ATTORNEY'S FEES AND OTHER AMOUNTS THAT MAY BE OWED BY THE RECIPIENT HEREUNDER.**

16. **LIMITATION OF LIABILITY.** **RECIPIENT HEREBY WAIVES ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER FROM WEDC ANY SPECIAL, EXEMPLARY, PUNITIVE, CONSEQUENTIAL, OR DAMAGES OF ANY OTHER NATURE OTHER THAN ACTUAL DAMAGES INCURRED OR SUFFERED BY RECIPIENT.**


17. **Severability.** The invalidity of any provision of this Agreement shall not affect the validity of the remaining provisions, which shall remain in full force and effect to govern the parties' relationship.
18. **WEDC Not a Joint Venturer or Partner.** WEDC shall not, under any circumstances, be considered or represented to be a partner or joint venturer of the Recipient or any beneficiary thereof.
19. **Captions.** The captions in this Agreement are for convenience of reference only and shall not define or limit any of the terms and conditions set forth herein.
20. **No Waiver.** No failure or delay on the part of WEDC in exercising any power or right under this Agreement shall operate as a waiver, nor shall any single or partial exercise of any such power or right preclude any other exercise of any other power or right.
21. **Entire Agreement.** This Agreement embodies the entire agreement of the parties concerning WEDC's and the Recipient's obligations related to the subject of this Agreement. This Agreement may not be amended, modified or altered except in writing signed by the Recipient and WEDC. This Agreement supersedes all prior agreements and understandings between the parties related to the subject matter of this agreement.

IN WITNESS WHEREOF, WEDC and the Recipient have executed and delivered this Agreement effective the date set forth next to WEDC's signature below.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

By:  3/11/14
 Jake Kuester
 Vice President, Credit & Risk
 Date

CITY OF BELOIT

By:  3-7-14
 Larry N. Arlt
 City Manager
 Date

Notices to the Recipient hereunder shall be effective upon mailing by first class mail, postage prepaid, and addressed to the following person and address or such other person and address as the Recipient may designate in writing:

Notices to WEDC hereunder shall be effective upon mailing by first class mail, postage prepaid, and addressed as follows:

City of Beloit
100 State Street
Beloit, WI 53511
Attn: Larry N. Arft, City Manager

Wisconsin Economic Development Corporation
Division of Credit & Risk
P.O. Box 1687
Madison, WI 53701
Attn: Idle Industrial Site Redevelopment Program
Contract # ISR FY14-22203

**EXHIBIT A
REQUEST FOR WEDC PAYMENT**

Pearl Number: ISR FY14-22203	Rep:	Recipient:
FEIN #	Request Number:	
Program: Idle Industrial Sites Redevelopment	Award Type: ISR Grant	
Funding Period Covered by this Request From: _____ To: _____		

PROJECT EXPENSES INCURRED/PAID DURING THIS PERIOD

Budget Code	Description	WEDC Funding This Period	+	Company Match (if applicable)	=	Total This Period
0430	Streets & Parking					
0310	Infrastructure & Demolition					
TOTAL:						

PAYMENT/PROJECT EXPENSE/MATCH DESCRIPTION (to be completed by WEDC)

Payment Method: Disbursement

Eligible Expense Description: Streets Construction (Center spine and roadway)

Match Description: Cost of parking, demolition, infrastructures (North & South Ironworks), & Streets

Total Match % Required: 70%

Match % Met To-Date:

Documentation Required:

(a) For the first disbursement, the Recipient submitting to WEDC a copy of the Recipient's redevelopment plan relevant to the Project and an executed developer agreement.

(b) The Recipient submitting to WEDC a report detailing the dollar amount and purpose of the Eligible Project Costs included in the request for disbursement as well as the dollar amount and purpose of each expenditure that the Recipient has contributed to the Project since the date of the previous disbursement of the Idle Sites Grant.

(c) The Recipient submitting to WEDC documentation of the Eligible Project Costs incurred. Such documentation may include, but not be limited to, purchase orders or invoices.

I hereby certify that the expenses reported on this form are in accordance with the terms of the agreement and that complete and accurate records are being kept to substantiate such expenses.	
_____	_____
Authorized Recipient Signature	Date

WEDC Underwriter or Vice President

Date

WEDC Finance Specialist

Date

WEDC Controller or Chief Financial Officer

Date

Retain a copy of the completed form for your records and mail the original and documentation to:
Wisconsin Economic Development Corporation, P.O. Box 1687, Madison, Wisconsin 53701

**EXHIBIT B
SAMPLE PERFORMANCE REPORT
ECONOMIC DEVELOPMENT PROJECT PERFORMANCE REPORT**

PLEASE RETURN YOUR COMPLETED REPORT AND REQUIRED SUPPORTING DOCUMENTATION TO:
reporting@wedc.org



PROJECT INFORMATION		
CONTRACT #: ISR FY14-22203	REPORTING DESIGNEE: Andrew Janke	REPORTING PERIOD:
AWARDEE: Beloit, City of	Email:	-
PROJECT SITE: Beloit, City of		
PROJECT FUNDING	Planned	Actual
TOTAL PROJECT BUDGET	\$13,078,863.00	
Awardee (Beloit, City of) Direct Expenditures	please enter → amounts	\$
Other Privately Funded Expenditures (investors, financial institutions)		\$
Other Publicly Funded Expenditures (state, federal, other public aid)		\$
TOTAL PROJECT EXPENDITURES		\$
WEDC Funds Disbursed	\$ 0.00	\$0.00

SUMMARY OF PROGRESS

Provide a comprehensive summary of project activities that have been accomplished as of the end of the reporting period. Please describe any progress towards project deliverables, as well as any factors that may have had an adverse effect on the project or slowed progress on expected performance. Briefly address project plans for the coming year including what steps will be taken to ensure performance within agreed-upon timelines. Attach additional pages if needed.

Percentage Completion of Project: %

What project activities have been completed as of the end of the reporting period, and which would not have occurred if not for WEDC assistance?

What contract deliverables were completed during the reporting period? (Please provide an explanation for any deliverables that were not met)

What actions are being taken within the next year to ensure contractual performance?

SUPPORTING DOCUMENTATION

As required by your contract, please attach the following documentation to this report and indicate which are being submitted below:

Financial Statements (instructions): Interim Dated: / / Fiscal Year End Dated: / /

Payroll Statements (instructions): Tax Year End: / /

PRINCIPAL/PROJECT DIRECTOR AFFIDAVIT

As the authorized representative for this project, I hereby attest and certify that the information provided in this report is true and correct to the best of my knowledge.

rptid: ECD ISR 22203 (04-ReportForm)

(SIGNATURE) _____

(PRINT NAME) _____ (EMAIL ADDRESS) _____

WEDC Review

PROGRESS ON ACTIVITIES AND DELIVERABLES

Summarize your organization's progress towards completion of planned metrics outlined in the award agreement; these metrics may cover a variety of areas including scope of work, affirmative covenants, and performance deliverables. Attach additional pages if necessary, or provide additional details in the "Summary of Progress" section on page 1.

Deadline	Deliverable	Description	Baseline	Required by Deadline	Actual To Date
12/31/2017	Taxable Property Value		0	\$0.00	\$<Placeholder>

CAPITAL INVESTMENT

Total expenditures related to the purchase, acquisition, construction, replacement, rehabilitation or modernization of non-current, tangible, permanent fixed or capital assets.

Planned	Actual -
\$13,078,863.00	Enter Totals Below

Investment Breakdown

Land, Buildings & Real Estate	\$
Fixtures, Vehicles & Permanent Equipment	\$
Other Capital Assets	\$

**AMENDMENT ONE
TO THE
IDLE INDUSTRIAL SITES REDEVELOPMENT AGREEMENT
BETWEEN THE
WISCONSIN ECONOMIC DEVELOPMENT CORPORATION
AND
CITY OF БЕЛОIT**

The Wisconsin Economic Development Corporation (WEDC) and City of Beloit ("Borrower") entered into an Agreement #: ISR FY14-22203.

WEDC and the Borrower agree to amend the Agreement as follows:

1. Page three, 3 (f) Amend the budget to reflect agreed changes to the Agreement as follows:

AMENDED PROJECT BUDGET

Code	Project Activities	WEDC ISR Grant	HCP	HCP Debt Facility	Total
0430	Streets (Center Spine & Roadway)	\$1,000,000	\$2,922,252	\$0	\$3,922,252
0430	Parking	\$0	\$180,000	\$420,000	\$600,000
0415	Infrastructure – North and South Ironworks	\$0	\$1,676,787	\$3,912,503	\$5,589,290
0415	Demolition	\$0	\$135,071	\$315,167	\$450,238
Total Eligible Costs		\$1,000,000	\$4,914,110	\$4,647,670	\$10,561,780
%		10%	47%	43%	

All portions of the original agreement herein remain unchanged.

WISCONSIN ECONOMIC DEVELOPMENT CORPORATION

By: 
Jake Kuester, Vice President Credit & Risk

6/5/14
Date

CITY OF BELOIT

By: 
Larry N. Art, City Manager

5-29-14
Date

**A RESOLUTION
AMENDING THE 2014 CAPITAL BUDGET FOR THE
WEDC IDLE INDUSTRIAL SITE GRANT PROJECT**

WHEREAS, the City adopted the 2014 Capital Budget on November 4, 2013; and,

WHEREAS, the Wisconsin Economic Development Corporation (WEDC) has created and funded the Idle Industrial Sites Redevelopment Program that offers Wisconsin Communities up to \$1,000,000 for implementation of redevelopment plans for large industrial sites that have been idle, abandoned, or underutilized for a period of time; and

WHEREAS, the City of Beloit and Hendricks Commercial Properties (HCP) partnered to apply for a Idle Industrial Sites Grant from the Wisconsin Economic Development Corporation; and

WHEREAS, in December of 2013 WEDC announced that the City of Beloit had been awarded a \$1,000,000 Idles Industrial Site Grant; and

WHEREAS, the City of Beloit supports the continued revitalization of the Ironworks Campus as it will result in new business development and the creation of new jobs; and

WHEREAS, the estimated private investment by HCP into the revitalization of the site is expected to exceed \$30 million private dollars meeting and exceeding WEDC's program match requirements; and

WHEREAS, the City of Beloit will be acting as a pass through agent for the grant funds, therefore, there will be no impact on the City's General or Capital Funds.

NOW, THEREFORE, BE IT RESOLVED the 2014 Capital Budget of the City of Beloit is hereby amended to add the WEDC Idle Industrial Site Grant Program for the purpose of funding a portion of infrastructure improvements at the Beloit Ironworks site.

FUNDING SOURCES:

FUNDING:

P2906000-4330-2014 WEDC Contributions			<u>\$1,000,000</u>
Total			<u>\$1,000,000</u>

EXPENDITURES:

	<u>Original</u>	<u>Amended</u>	<u>Difference</u>
<u>WEDC Idle Industrial Site Grant Project</u>			
P P2906000-5511-2014 – Payment to HCP	\$0	\$ 1,000,000	<u>\$1,000,000</u>
Total			<u>\$1,000,000</u>

Dated at Beloit, Wisconsin, this 16th day of June 2014.

Mark Spreitzer, Council President

ATTEST:

Judith A. Elson, Deputy City Clerk

**RESOLUTION APPROVING
COMPLIANCE MAINTENANCE ANNUAL REPORT**

WHEREAS, the State of Wisconsin has established Chapter NR 208, Compliance Maintenance, and

WHEREAS, NR 208, Compliance Maintenance requires owners of publicly owned treatment works to take necessary actions to avoid water quality degradation and prevent violations of WPDES permit effluent limits; and

WHEREAS, Compliance Maintenance encourages actions which promote the owner's awareness and responsibility for wastewater treatment needs, maximize the useful life of sewerage systems through improved operation and maintenance and initiate formal planning, design and construction to prevent effluent violations; and

WHEREAS, the owners of publicly owned treatment works must submit a Compliance Maintenance Annual Report (CMAR) to the Wisconsin Department of Natural Resources (WDNR) on or before June 30th of each year; and

WHEREAS, the CMAR describes the physical conditions and the performance of the sewerage system during the previous calendar year and provides a treatment works owner with an objective analysis to determine whether a more detailed evaluation of the sewerage system shall be conducted; and

WHEREAS, the City of Beloit's 2013 CMAR has been completed and the point system score is 4.00; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Beloit declares to the State of Wisconsin Department of Natural Resources that the following actions were taken by the Beloit City Council:

1. Reviewed the 2013 CMAR, which is attached to the Resolution.
2. Set forth actions necessary to maintain effluent requirements contained in the WPDES permit.

Adopted this 16th day of June 2014.

Mark Spreitzer
City Council President

Attest:

Judith A. Elson
Deputy City Clerk

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Influent Flow and Loading

Questions								
1.	Monthly average flows and (C)BOD loadings.							
	Influent No.701	Influent Monthly Average Flow, MGD	X	Influent Monthly Average (C)BOD Concentration mg.l	X	8.34	=	Influent Monthly Average(C) BOD Loading, pounds/day
	January	3.503	X	812	X	8.34	=	23740
	February	3.550	X	573	X	8.34	=	16954
	March	3.921	X	571	X	8.34	=	18662
	April	4.116	X	393	X	8.34	=	13508
	May	5.083	X	368	X	8.34	=	15601
	June	5.552	X	441	X	8.34	=	20430
	July	5.969	X	283	X	8.34	=	14111
	August	4.423	X	383	X	8.34	=	14143
	September	3.934	X	419	X	8.34	=	13761
	October	3.777	X	390	X	8.34	=	12300
	November	3.643	X	483	X	8.34	=	14679
	December	3.585	X	556	X	8.34	=	16635
2.	Maximum month design flow and design (C)BOD loading.							
		Design	X	%	=	% of Design		
	Max Month Design Flow, MGD	11.3	x	90	=	10.17		
			x	100	=	11.3		
	Design (C)BOD, lbs./day	37200	x	90	=	33480		
			x	100	=	37200		

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Influent Flow and Loading (Continued)

3.	Number of times the flow and (C)BOD exceeded 90% or 100% of design, points earned, and score:																																																																																																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%;">Months of Influent Flow</th> <th style="width: 20%;">Number of times flow was greater than 90% of design</th> <th style="width: 20%;">Number of times flow was greater than 100% of design</th> <th style="width: 15%;">Number of times (C)BOD was greater than 90% of design</th> <th style="width: 15%;">Number of times (C)BOD was greater than 100% of design</th> </tr> </thead> <tbody> <tr><td>January</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>February</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>March</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>April</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>May</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>June</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>July</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>August</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>September</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>October</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>November</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td>December</td><td style="text-align: center;">1</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td colspan="2">Points per each exceedance</td><td style="text-align: center;">2</td><td style="text-align: center;">1</td><td style="text-align: center;">3</td><td style="text-align: center;">2</td></tr> <tr><td colspan="2">Exceedances</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td colspan="2">Points</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td><td style="text-align: center;">0</td></tr> <tr><td colspan="2">Total Number of Points</td><td colspan="3"></td><td style="text-align: center;">0</td></tr> </tbody> </table>			Months of Influent Flow	Number of times flow was greater than 90% of design	Number of times flow was greater than 100% of design	Number of times (C)BOD was greater than 90% of design	Number of times (C)BOD was greater than 100% of design	January	1	0	0	0	0	February	1	0	0	0	0	March	1	0	0	0	0	April	1	0	0	0	0	May	1	0	0	0	0	June	1	0	0	0	0	July	1	0	0	0	0	August	1	0	0	0	0	September	1	0	0	0	0	October	1	0	0	0	0	November	1	0	0	0	0	December	1	0	0	0	0	Points per each exceedance		2	1	3	2	Exceedances		0	0	0	0	Points		0	0	0	0	Total Number of Points					0
	Months of Influent Flow	Number of times flow was greater than 90% of design	Number of times flow was greater than 100% of design	Number of times (C)BOD was greater than 90% of design	Number of times (C)BOD was greater than 100% of design																																																																																																		
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Total Number of Points					0																																																																																																		
4.	Was the influent flow meter calibrated in the last year? <input checked="" type="radio"/> Yes Enter last calibration date, MM/DD/YYYY 06/01/2013 <input type="radio"/> No -explain <div style="border: 1px solid black; height: 20px; width: 100%;"></div>																																																																																																						
5.	Sewer Use Ordinance 5.1 Did your community have a sewer use ordinance that limited or prohibited the discharge of excessive conventional pollutants ((C)BOD, SS, or pH) or toxic substances to the sewer from industries, commercial users, hauled waste, or residences? <input checked="" type="radio"/> Yes <input type="radio"/> No If No, please describe:																																																																																																						

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Influent Flow and Loading (Continued)

5.2 Was it necessary to enforce?

- Yes
 No

If Yes, please describe:

Three SIU citations and three commercial citations issued.

6. Septage Receiving

6.1 Did you have requests to receive septage at your facility?

Septic Tanks	Holding Tanks	Grease Traps
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No

6.2 Did you receive septage at your facility? If yes, indicate volume in gallons

Septic Tanks	Holding Tanks	Grease Traps
<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
gal	gal	gal

6.2.1 If yes to any of the above, please explain if plant performance is affected when receiving any of these wastes

7. Pretreatment

7.1 Did your facility experience operational problems, permit violations, biosolids quality concerns or hazardous situations in the sewer system or treatment plant that were attributable to commercial or industrial discharges in the last year?

- Yes
 No

If Yes, describe the situation and your community's response:

7.2 Did your facility accept hauled industrial wastes, landfill leachate, etc?

- Yes
 No

If yes, describe the types of wastes received and any procedures or other restrictions that were in place to protect the plant from the discharge of hauled industrial wastes.

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Influent Flow and Loading (Continued)

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Total Points Generated	0
Score ((100) - Total Points Generated)	100
Section Grade	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Effluent Quality and Plant Performance ((C)BOD)

Questions							
1.	Monthly average effluent values, exceedances, and points for (C)BOD:						
	Outfall No.001	Monthly Average C(BOD) Limit (mg/L)	90% of Permit Limit >10 (mg/L)*	Effluent Monthly Average C(BOD) (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
	January	25	22.5	10	1	0	0
	February	25	22.5	4	1	0	0
	March	25	22.5	3	1	0	0
	April	25	22.5	4	1	0	0
	May	25	22.5	4	1	0	0
	June	25	22.5	5	1	0	0
	July	25	22.5	4	1	0	0
	August	25	22.5	4	1	0	0
	September	25	22.5	4	1	0	0
	October	25	22.5	3	1	0	0
	November	25	22.5	3	1	0	0
	December	25	22.5	4	1	0	0
	* Equals limit if limit is <=10						
	Months of Discharge/yr				12		
	Points per each exceedance with 12 months of discharge:					7	3
	Exceedances					0	0
	Points					0	0
	Total Number of Points						0
	<p>NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is 12/6 = 2.0</p>						
2.	If any violations occurred, what action was taken to regain compliance?						
3.	Was the effluent flow meter calibrated in the last year?						
	<input checked="" type="radio"/> Yes - enter last calibration date, MM/DD/YYYY:				06/01/2013		
	<input type="radio"/> No - explain:						

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/29/2014

Reporting Year: 2013

Effluent Quality and Plant Performance ((C)BOD) (Continued)

4.	<p>What problems, if any, were experienced over the last year that threatened treatment?</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
5.	<p>Other Monitoring and Limits</p> <p>5.1 At any time in the past year was there an exceedance of a permit limit for any other pollutants such as metals, pH, residual chlorine, or fecal coliform?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p> <p>If Yes, please describe:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>
	<p>5.2 At any time in the past year was there an effluent acute or chronic whole effluent toxicity (WET) test?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No </p> <p>If Yes, please describe:</p> <div style="border: 1px solid black; padding: 2px;"> <p>WET test performed in July of 2013. Passed all criteria.</p> </div>
	<p>5.3 If the biomonitoring (WET) test did not pass, were steps taken to identify and/or reduce source(s) of toxicity?</p> <p> <input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> NA </p> <p>Please explain unless not applicable:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>

Total Points (Consent)	0
Score (100 - Total Points (Consent))	100
Grade (A)	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/28/2014

Reporting Year: 2013

Effluent Quality and Plant Performance (Total Suspended Solids)

Questions						
1.	Monthly average effluent values, exceedances, and points for TSS:					
Outfall No.001	Monthly Average TSS Limit (mg/L)	90% of Permit Limit >10 (mg/L)*	Effluent Monthly Average TSS (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance	90% Permit Limit Exceedance
January	30	27	13	1	0	0
February	30	27	8	1	0	0
March	30	27	5	1	0	0
April	30	27	4	1	0	0
May	30	27	3	1	0	0
June	30	27	6	1	0	0
July	30	27	5	1	0	0
August	30	27	4	1	0	0
September	30	27	4	1	0	0
October	30	27	4	1	0	0
November	30	27	2	1	0	0
December	30	27	4	1	0	0
* Equals limit if limit is <=10						
Months of Discharge/yr				12		
Points per each exceedance with 12 months of discharge:					7	3
Exceedances					0	0
Points					0	0
Total Number of Points						0
<p>NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge. Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is 12/6 = 2.0</p>						
2.	If any violations occurred, what action was taken to regain compliance?					

Total Points (Criteria)	0
Score ((100) - Total Points (Criteria))	100
Rating (Grade)	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/28/2014

Reporting Year: 2013

Effluent Quality and Plant Performance (Phosphorus)

Questions

1. Monthly average effluent values, exceedances, and points for Phosphorus:

Outfall No.001	Monthly Average phosphorus Limit (mg/L)	Effluent Monthly Average phosphorus (mg/L)	Months of Discharge with a Limit	Permit Limit Exceedance
January	2	1.0	1	0
February	2	0.5	1	0
March	2	0.3	1	0
April	2	0.3	1	0
May	2	0.4	1	0
June	2	0.5	1	0
July	2	1.9	1	0
August	2	0.8	1	0
September	2	0.9	1	0
October	2	1.3	1	0
November	2	0.3	1	0
December	2	0.3	1	0
Months of Discharge/yr			12	
Points per each exceedance with 12 months of discharge:				10
Exceedances				0
Total Number of Points				0

NOTE: For systems that discharge intermittently to waters of the state, the points per monthly exceedance for this section shall be based upon a multiplication factor of 12 months divided by the number of months of discharge.

Example: For a wastewater facility discharging only 6 months of the year, the multiplication factor is $12/6 = 2.0$

2. If any violations occurred, what action was taken to regain compliance?

Total Points (Corrected)	0
Score: ((100) - Total Points (Corrected))	100
Grade (Grade)	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management

	Questions	Points						
1.	<p>Biosolids Use/Disposal:</p> <p>1.1 How did you use or dispose of your biosolids?(Check all that apply)</p> <p> <input checked="" type="checkbox"/> Land Applied Under Your Permit <input type="checkbox"/> Publicly Distributed Exceptional Quality Biosolids <input type="checkbox"/> Hauled to Another Permitted Facility <input checked="" type="checkbox"/> Landfilled <input type="checkbox"/> Incinerated <input type="checkbox"/> Other </p> <p>NOTE:If you do not remove biosolids from your system annually, please describe your system type such as lagoons, reed beds, recirculating sand filters, etc, and if biosolids were land applied last year, please also check top box above.</p> <p>1.1.1 If you checked Other, Please describe: <input style="width: 100%;" type="text"/></p>							
2.	<p>Land Application Site:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <th colspan="2" style="text-align: left;">Last Year's Approved and Active Land Application Sites</th> </tr> <tr> <td style="width: 50%;">2.1.1 How many acres did you have?</td> <td style="width: 50%;">2.1.2 How many acres did you use?</td> </tr> <tr> <td>6076 acres</td> <td>1313 acres</td> </tr> </table> <p>2.2 If you did not have enough acres for your land application needs, what action was taken? <input style="width: 100%;" type="text"/></p>	Last Year's Approved and Active Land Application Sites		2.1.1 How many acres did you have?	2.1.2 How many acres did you use?	6076 acres	1313 acres	
Last Year's Approved and Active Land Application Sites								
2.1.1 How many acres did you have?	2.1.2 How many acres did you use?							
6076 acres	1313 acres							
	<p>2.3 Did you overapply nitrogen on any of your approved land application sites you used last year?</p> <p> <input type="radio"/> Yes(30 points) <input checked="" type="radio"/> No </p>	0						
	<p>2.4 Have all the sites you used last year for land application been soil tested in the previous 4 years?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No (10 points) <input type="radio"/> N/A </p>	0						
3.	<p>Biosolids Metals</p> <p>Number of biosolids outfalls in your WPDES permit = 1</p> <p>3.1 For each outfall tested, verify the biosolids metal quality values for your facility during the last calendar year</p>							
BIOSOLIDS METALS CHARACTERISTICS								

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management (Continued)

Outfall:002 - Anaerobic Sludge

Parameter	80% of Limit	H.Q. Limit	Ceiling Limit	mg/kg on a dry weight basis												Times Exceeded			
				Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	80% Value	High Quality	Ceiling	
arsenic		41	75	<6.8			5.4					4.6	2.9					0	0
cadmium		39	85	1.2			.74					1	.89					0	0
copper		1500	4300	320			310					360	320					0	0
lead		300	840	25			20					40	28					0	0
mercury		17	57	<1.1			<.71					.53	.69					0	0
molybdenum	60		75	20			17					17	15					0	0
nickel	336		420	21			25					25	21					0	0
selenium	80		100	<17			<13					7.8	<4.9					0	0
zinc		2800	7500	600			590					650	580					0	0

3.1.1 Number of times any of the metals exceeded the high quality limits OR 80% of the limit for molybdenum, nickel or selenium = 0

0

Exceedance Points		
<input checked="" type="radio"/>	0	0 Points
<input type="radio"/>	1-2	10 Points
<input type="radio"/>	> 2	15 Points

3.1.2 If you exceeded the high quality limits, did you cumulatively track the metals loadings at each land application site? (check applicable box)

0

- Yes
- No (10 points)
- NA. Did not exceed limits or no HQ limit applies (0 points)
- NA. Did not land apply biosolids until limit was met(0 points)

3.1.3 Number of times any of the metals exceeded the ceiling limits = 0

0

Exceedance Points		
<input checked="" type="radio"/>	0	0 Points
<input type="radio"/>	1	10 Points
<input type="radio"/>	> 1	15 Points

3.1.4 Were biosolids land applied which exceeded the ceiling limit?

0

- Yes(20 points)
- No (0 points)

3.1.5 If any metal limit (high quality or ceiling) was exceeded at any time, what action was taken?

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management (Continued)

	Has the source of the metals been identified?																	
	<div style="border: 1px solid black; width: 40%; height: 20px; margin: 0 auto;"></div>																	
4.	Pathogen Control(per outfall):																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Outfall Number:</td><td>002</td></tr> <tr><td>Biosolids Class:</td><td>B</td></tr> <tr><td>Bacteria Type and Limit</td><td>F</td></tr> <tr><td>Sample Dates:</td><td>01/01/2013 12:00:00 AM - 03/31/2013 12:00:00 AM</td></tr> <tr><td>Density:</td><td>41102</td></tr> <tr><td>Sample Concentrator Amount:</td><td>MPN/G TS</td></tr> <tr><td>Process:</td><td>AEROB</td></tr> <tr><td>Process Description:</td><td>35 to 40 days at 94 degrees.</td></tr> </table>	Outfall Number:	002	Biosolids Class:	B	Bacteria Type and Limit	F	Sample Dates:	01/01/2013 12:00:00 AM - 03/31/2013 12:00:00 AM	Density:	41102	Sample Concentrator Amount:	MPN/G TS	Process:	AEROB	Process Description:	35 to 40 days at 94 degrees.	
Outfall Number:	002																	
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Outfall Number:	002																	
Biosolids Class:	B																	
Bacteria Type and Limit	F																	
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Outfall Number:	002																	
Biosolids Class:	B																	
Bacteria Type and Limit	F																	
Sample Dates:	07/01/2013 12:00:00 AM - 09/30/2013 12:00:00 AM																	
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Sample Concentrator Amount:	MPN/G TS																	
Process:	ANAER																	
Process Description:	35 to 40 days at 94 degrees.																	

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management (Continued)

Outfall Number:	002
Biosolids Class:	B
Bacteria Type and Limit	F
Sample Dates:	10/01/2013 12:00:00 AM - 12/31/2013 12:00:00 AM
Density:	11992
Sample Concentrator Amount:	MPN/G TS
Process:	ANAER
Process Description:	35 to 40 days at 94 degrees.

4.1 If exceeded Class B limit or did not meet the process criteria at the time of land application(40 Points)

4.1.1 Was the limit exceeded or the process criteria not met at any time?

- Yes
 No

If yes, what action was taken?

5. Vector Attraction Reduction(per outfall):0

Outfall Number:	002
Method Date:	03/31/2013 12:00:00 AM
Option Used To Satisfy Requirement:	INJ
Limit (if applicable):	
Results (if applicable):	

Outfall Number:	002
Method Date:	06/30/2013 12:00:00 AM
Option Used To Satisfy Requirement:	INJ
Limit (if applicable):	
Results (if applicable):	

Outfall Number:	002
Method Date:	06/30/2013 12:00:00 AM

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management (Continued)

	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Option Used To Satisfy Requirement:</td> <td>INC</td> </tr> <tr> <td>Limit (if applicable):</td> <td></td> </tr> <tr> <td>Results (if applicable):</td> <td></td> </tr> </table>	Option Used To Satisfy Requirement:	INC	Limit (if applicable):		Results (if applicable):						
Option Used To Satisfy Requirement:	INC											
Limit (if applicable):												
Results (if applicable):												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Outfall Number:</td> <td>002</td> </tr> <tr> <td>Method Date:</td> <td>09/30/2013 12:00:00 AM</td> </tr> <tr> <td>Option Used To Satisfy Requirement:</td> <td>INJ</td> </tr> <tr> <td>Limit (if applicable):</td> <td></td> </tr> <tr> <td>Results (if applicable):</td> <td></td> </tr> </table>	Outfall Number:	002	Method Date:	09/30/2013 12:00:00 AM	Option Used To Satisfy Requirement:	INJ	Limit (if applicable):		Results (if applicable):		
Outfall Number:	002											
Method Date:	09/30/2013 12:00:00 AM											
Option Used To Satisfy Requirement:	INJ											
Limit (if applicable):												
Results (if applicable):												
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Outfall Number:	002											
Method Date:	12/31/2013 12:00:00 AM											
Option Used To Satisfy Requirement:	INJ											
Limit (if applicable):												
Results (if applicable):												
	<p>5.1 If the limit or criteria was exceeded at the time of land application, 40 point</p> <p>5.1.1 Was the limit exceeded or the process criteria not met at any time?</p> <p style="margin-left: 20px;"> <input type="radio"/> Yes <input checked="" type="radio"/> No </p> <p>If yes, what action was taken?</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	0										
6.	Biosolids Storage:0											
	<p>6.1 How many days of actual, current biosolids storage capacity did your wastewater treatment facility have either on-site or off-site?</p> <p style="margin-left: 20px;"> <input checked="" type="radio"/> >+ 180 days (0 points) <input type="radio"/> 150 - 179 days (10 points) <input type="radio"/> 120 - 149 days (20 points) <input type="radio"/> 90 - 119 days (30 points) <input type="radio"/> < 90 days (40 points) <input type="radio"/> Not Applicable (0 points) </p>	0										
	<p>6.2 If you check Not Applicable above, explain why.</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>											

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Biosolids Quality and Management (Continued)

7.	Issues:	
	7.1 Describe any outstanding biosolids issues with treatment, use or overall mgt?	
	In 2013 we began land application of cake solids along with liquid. We manufactured a cake dispersal device and calibrated to achieve proper application rate. We will calibrate at the beginning of each hauling season and spot check periodically.	

Total Points Generated	0
Score: $((100 - \text{Total Points Generated}))$	100
Section Grade	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/1/2014

Reporting Year: 2013

Staffing and Preventative Maintenance (All Treatment Plants)

Questions	Points
<p>1. Was your wastewater treatment plant adequately staffed last year?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No </p> <p>If No, please describe:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>Could use more help/staff for:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<p>2. Did your wastewater staff have adequate time to properly operate and maintain the plant and fulfill all wastewater management tasks including recordkeeping?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No. Explain </p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<p>3. Did your plant have a <u>documented AND implemented</u> plan for preventative maintenance on major equipment items?</p> <p> <input checked="" type="radio"/> Yes (Continue with questions below) <input type="radio"/> No (40 points and go to question 6) </p> <p>If No, explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	0
<p>4. Did this preventative maintenance program depict frequency of intervals, types of lubrication, and other tasks necessary for each piece of equipment?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No (10 points) </p>	0
<p>5. Were these preventative maintenance tasks, as well as major equipment repairs, recorded and filed so future maintenance problems can be assessed properly?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> (Paper file system) <input type="radio"/> (Computer program) <input checked="" type="radio"/> (Both Paper and Computer) <input type="radio"/> No (10 points) </p>	0
<p>6. Did your plant have a detailed O&M Manual that was used as a reference when needed?</p>	

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/1/2014

Reporting Year: 2013

Staffing and Preventative Maintenance (All Treatment Plants) (Continued)

	<input checked="" type="radio"/> Yes <input type="radio"/> No		
7.	Rate the overall maintenance of your wastewater plant.		
	<input checked="" type="radio"/> Excellent <input type="radio"/> Very Good <input type="radio"/> Good <input type="radio"/> Fair <input type="radio"/> Poor		
	Describe your rating:		
	The facility is staffed by high performing individuals who are dedicated to continuing a strong maintenance program.		

Total Points Generated	0
Score ((100 - Total Points Generated))	100
Division Grade	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/28/2014

Reporting Year: 2013

Operator Certification and Education

Questions	Points
1.	0
<p>Did you have a designated operator-in-charge during the report year?</p> <p> <input checked="" type="radio"/> Yes (0 point) <input type="radio"/> No (20 points) </p> <p>Name: <input type="text" value="HARRY C MATHOS"/></p> <p>Certification No: <input type="text" value="05406"/></p>	
2.	
<p>In accordance with Chapter NR 114.08 and 114.09, Wisconsin Administrative Code, what grade and subclass(es) were required for the operator-in-charge to operate the wastewater treatment plant and what grade and subclass(es) were held by the operator-in-charge?</p> <p>Required: <input type="text" value="4 - ACEFGIJ; A - PRIMARY SETTLING; C - ACTIVATED SLUDGE; E - DISINFECTION; F - ANAEROBIC DIGESTION; G - MECHANICAL SLUDGE; I - PHOSPHORUS REMOVAL; J - LABORATORY"/></p> <p>Held: <input type="text" value="4 - ACEFGI; T - BHJ; 4 - A=PRIMARY SETTLING GRADE 4; C=ACTIVATED SLUDGE GRADE 4; E=DISINFECTION GRADE 4; F=ANAEROBIC DIGESTION GRADE 4; G=MECHANICAL SLUDGE GRADE 4; I=PHOSPHORUS REMOVAL GRADE 4; T - B=TRICKLING FILTER/RBC GRADE T; H=FILTRATION GRADE T; J=LABORATORY GRADE T"/></p>	
3.	0
<p>Was the operator-in-charge certified at the appropriate level to operate this plant?</p> <p> <input checked="" type="radio"/> Yes (0 point) <input type="radio"/> No (20 points) </p>	
4.	0
<p>In the event of the loss of your designated operator-in-charge, did you have a contingency plan to ensure the continued proper operation & maintenance of the plant that includes one or more of the following options (check all that apply):</p> <p>4.1 <input checked="" type="checkbox"/> one or more additional certified operators on staff</p> <p>4.2 <input type="checkbox"/> an arrangement with another certified operator</p> <p>4.3 <input type="checkbox"/> an arrangement with another community with a certified operator</p> <p>4.4 <input type="checkbox"/> an operator on staff who has an operator-in-training certificate for your plant and is expected be certified within one year</p> <p>4.5</p>	

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
4/28/2014

Reporting Year: 2013

Operator Certification and Education (Continued)

4.6	<input type="checkbox"/> a consultant to serve as your certified operator <input type="checkbox"/> None of the above (20 points)	Explain: <input style="width: 50%; height: 20px;" type="text"/>	
5.	If you had a designated operator-in-charge, was the operator-in-charge earning continuing education credits at the following rates?		
	Grades T, 1, and 2: <input type="radio"/> Averaging 6 or more CEUs per year <input type="radio"/> Averaging less than 6 CEUs per year Grades 3 and 4: <input checked="" type="radio"/> Averaging 8 or more CEUs per year <input type="radio"/> Averaging less than 8 CEUs per year Not applicable: <input type="radio"/> See Question 1.		

Total Points (Credits)	0
(Score) / (Total) = (Points) / (Credits)	100
Grade (Level)	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/1/2014

Reporting Year: 2013

Financial Management

	Questions	Points						
1.	Person Providing This Financial Information							
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name:</td> <td style="border: 1px solid black; padding: 2px;">Cynthia Haggard</td> </tr> <tr> <td>Telephone:</td> <td style="border: 1px solid black; padding: 2px;">(608) 364-6686</td> </tr> <tr> <td>E-Mail Address(optional):</td> <td style="border: 1px solid black; padding: 2px;">haggardc@beloitwi.gov</td> </tr> </table>	Name:	Cynthia Haggard	Telephone:	(608) 364-6686	E-Mail Address(optional):	haggardc@beloitwi.gov	
Name:	Cynthia Haggard							
Telephone:	(608) 364-6686							
E-Mail Address(optional):	haggardc@beloitwi.gov							
2.	Are User Charge or other Revenues sufficient to cover O&M Expenses for your wastewater treatment plant AND/OR collection system ?	0						
	<p> <input checked="" type="radio"/> Yes (0 points) <input type="radio"/> No (40 points) </p> <p>If No, please explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>							
3.	When was the User Charge System or other revenue source(s) last reviewed and/or revised? Year: 2013	0						
	<p> <input checked="" type="radio"/> 0-2 years ago (0 points) <input type="radio"/> 3 or more years ago (20 points) <input type="radio"/> Not Applicable (Private Facility) </p>							
4.	Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?	0						
	<p> <input checked="" type="radio"/> Yes <input type="radio"/> No (40 points) </p>							
REPLACEMENT FUNDS(PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 5)								
5.	Equipment Replacement Funds							
	5.1 When was the Equipment Replacement Fund last reviewed and/or revised? Year: 2013	0						
	<p> <input checked="" type="radio"/> 1-2 years ago (0 points) <input type="radio"/> 3 or more years ago (20 points) <input type="radio"/> Not Applicable Explain: </p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>							
	5.2 What amount is in your Replacement Fund? <div style="text-align: center;">Equipment Replacement Fund Activity</div>							
	5.2.1 Ending Balance Reported on Last Year's CMAR:	\$2731399.81						

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/1/2014

Reporting Year: 2013

Financial Management (Continued)

	<p>5.2.2 Adjustments + \$0.00 if necessary (e.g., earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)</p> <p>5.2.3 Adjusted January 1st Beginning Balance \$2,731,399.81</p> <p>5.2.4 Additions to Fund (e.g., portion of User Fee, earned interest, etc.) + \$0.00</p> <p>5.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 5.2.5.1 below*) - \$0.00</p> <p>5.2.6 Ending Balance as of December 31st for CMAR Reporting Year \$2,731,399.81</p> <p>(All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.)</p> <p>*5.2.5.1. Indicate adjustments, equipment purchases and/or major repairs from 5.2.5 above</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>													
	<p>5.3 What amount should be in your replacement fund? \$2,731,399.81 (If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the HELP option button.)</p>													
	<p>5.3.1 Is the Dec. 31 Ending Balance in your Replacement Fund above (#5.2.6) equal to or greater than the amount that should be in it(#5.3)?</p> <p><input checked="" type="radio"/> Yes <input type="radio"/> No Explain:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>													
6.	Future Planning													
	<p>6.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating or new construction of your treatment facility or collection system?</p> <p><input checked="" type="radio"/> Yes (If yes, please provide major project information, if not already listed below) <input type="radio"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;">Project Description</th> <th style="width: 20%;">Estimated Cost</th> <th style="width: 20%;">Approximate Construction Year</th> </tr> </thead> <tbody> <tr> <td>Phosphorus removal enhancement.</td> <td style="text-align: right;">\$1,100,000.00</td> <td style="text-align: center;">2016</td> </tr> <tr> <td>Lift station upgrades</td> <td style="text-align: right;">\$250,000.00</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>Digetser mixing</td> <td style="text-align: right;">\$840,000.00</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	Project Description	Estimated Cost	Approximate Construction Year	Phosphorus removal enhancement.	\$1,100,000.00	2016	Lift station upgrades	\$250,000.00	2017	Digetser mixing	\$840,000.00	2017	
Project Description	Estimated Cost	Approximate Construction Year												
Phosphorus removal enhancement.	\$1,100,000.00	2016												
Lift station upgrades	\$250,000.00	2017												
Digetser mixing	\$840,000.00	2017												
7.	Financial Management General Comments:													
	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>													

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/1/2014

Reporting Year: 2013

Financial Management (Continued)

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Total Points Generated	0
(Score (100 - Total Points Generated))	100
Final Grade	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Sanitary Sewer Collection Systems

	Questions	Points
1.	Do you have a Capacity, Management, Operation & Maintenance (CMOM) requirement in your WPDES permit?	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	
2.	Did you have a <u>documented</u> (written records/files, computer files, video tapes, etc.) sanitary sewer collection system operation & maintenance or CMOM program last calendar year?	0
	<input checked="" type="radio"/> Yes (go to question 3) <input type="radio"/> No (30 points) (go to question 4)	
3.	Check the elements listed below that are included in your Operation and Maintenance (O&M) or CMOM program.:	
	<input checked="" type="checkbox"/> Goals: Describe the specific goals you have for your collection system: <div style="border: 1px solid black; padding: 2px; margin: 5px 0;">Maintain current programs with sufficient funding and staffing.</div> <input checked="" type="checkbox"/> Organization: Do you have the following written organizational elements (check only those that you have): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ownership and governing body description <input checked="" type="checkbox"/> Organizational chart <input checked="" type="checkbox"/> Personnel and position descriptions <input checked="" type="checkbox"/> Internal communication procedures <input checked="" type="checkbox"/> Public information and education program <input checked="" type="checkbox"/> Legal Authority: Do you have the legal authority for the following (check only those that apply): <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sewer use ordinance Last Revised MM/DD/YYYY <div style="border: 1px solid black; padding: 2px; display: inline-block;">06/01/2009</div> <input checked="" type="checkbox"/> Pretreatment/Industrial control Programs <input checked="" type="checkbox"/> Fat, Oil and Grease control <input checked="" type="checkbox"/> Illicit discharges (commercial, industrial) <input type="checkbox"/> Private property clear water (sump pumps, roof or foundation drains, etc) <input type="checkbox"/> Private lateral inspections/repairs <input type="checkbox"/> Service and management agreements <input checked="" type="checkbox"/> Maintenance Activities: details in Question 4 <input checked="" type="checkbox"/> Design and Performance Provisions: How do you ensure that your sewer system is designed and constructed properly? <ul style="list-style-type: none"> <input checked="" type="checkbox"/> State plumbing code <input checked="" type="checkbox"/> DNR NR 110 standards <input checked="" type="checkbox"/> Local municipal code requirements <input checked="" type="checkbox"/> Construction, inspection and testing <input type="checkbox"/> Others: 	

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: **Beloit Wastewater Treatment Facility**

Last Updated:
5/16/2014

Reporting Year: 2013

Sanitary Sewer Collection Systems (Continued)

	<p><input checked="" type="checkbox"/> Overflow Emergency Response Plan: Does your emergency response capability include (check only those that you have):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Alarm system and routine testing <input checked="" type="checkbox"/> Emergency equipment <input checked="" type="checkbox"/> Emergency procedures <input checked="" type="checkbox"/> Communications/Notifications (DNR, Internal, Public, Media etc) <p><input checked="" type="checkbox"/> Capacity Assurance: How well do you know your sewer system? Do you have the following?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current and up-to-date sewer map <input checked="" type="checkbox"/> Sewer system plans and specifications <input checked="" type="checkbox"/> Manhole location map <input checked="" type="checkbox"/> Lift station pump and wet well capacity information <input checked="" type="checkbox"/> Lift station O&M manuals <p>Within your sewer system have you identified the following?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Areas with flat sewers <input checked="" type="checkbox"/> Areas with surcharging <input checked="" type="checkbox"/> Areas with bottlenecks or constrictions <input checked="" type="checkbox"/> Areas with chronic basement backups or SSO's <input checked="" type="checkbox"/> Areas with excess debris, solids or grease accumulation <input checked="" type="checkbox"/> Areas with heavy root growth <input checked="" type="checkbox"/> Areas with excessive infiltration/inflow (I/I) <input checked="" type="checkbox"/> Sewers with severe defects that affect flow capacity <input checked="" type="checkbox"/> Adequacy of capacity for new connections <input checked="" type="checkbox"/> Lift station capacity and/or pumping problems <p><input checked="" type="checkbox"/> Annual Self-Auditing of your O&M/CMOM Program to ensure above components are being implemented, evaluated, and re-prioritized as needed.</p> <p><input checked="" type="checkbox"/> Special Studies Last Year (check only if applicable):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Infiltration/Inflow (I/I) Analysis <input type="checkbox"/> Sewer System Evaluation Survey (SSES) <input type="checkbox"/> Sewer Evaluation and Capacity Management Plan (SECAP) <input checked="" type="checkbox"/> Lift Station Evaluation Report <input checked="" type="checkbox"/> Others: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> Industrial interceptor manhole inspections. </div>																
4.	<p>Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained:</p>																
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Cleaning</td> <td style="width: 10%; text-align: center; border: 1px solid black;">41</td> <td style="width: 30%;">% of system/year</td> </tr> <tr> <td>Root Removal</td> <td style="text-align: center; border: 1px solid black;">41</td> <td>% of system/year</td> </tr> <tr> <td>Flow Monitoring</td> <td style="text-align: center; border: 1px solid black;">100</td> <td>% of system/year</td> </tr> <tr> <td>Smoke Testing</td> <td style="text-align: center; border: 1px solid black;">0</td> <td>% of system/year</td> </tr> <tr> <td>Sewer Line Televising</td> <td style="text-align: center; border: 1px solid black;">8.3</td> <td>% of system/year</td> </tr> </table>	Cleaning	41	% of system/year	Root Removal	41	% of system/year	Flow Monitoring	100	% of system/year	Smoke Testing	0	% of system/year	Sewer Line Televising	8.3	% of system/year	
Cleaning	41	% of system/year															
Root Removal	41	% of system/year															
Flow Monitoring	100	% of system/year															
Smoke Testing	0	% of system/year															
Sewer Line Televising	8.3	% of system/year															

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Sanitary Sewer Collection Systems (Continued)

Manhole Inspections	40	% of system/year
Lift Station O&M	11	# per L.S./year
Manhole Rehabilitation	0.08	% of manholes rehabed
Mainline Rehabilitation	0.08	% of sewer lines rehabed
Private Sewer Inspections	0	% of system/year
Private Sewer I/I Removal	0	% of private services
Please include additional comments about your sanitary sewer collection system below:		

5. Provide the following collection system and flow information for the past year:

36.47	Total Actual Amount of Precipitation Last Year
34.50	Annual Average Precipitation (for your location)
172.8	Miles of Sanitary Sewer
11	Number of Lift Stations
0	Number of Lift Station Failure
0	Number of Sewer Pipe Failures
12	Number of Basement Backup Occurrences
67	Number of Complaints
4.232	Average Daily Flow in MGD
5.973	Peak Monthly Flow in MGD(if available)
.644	Peak Hourly Flow in MGD(if available)

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Sanitary Sewer Collection Systems (Continued)

LIST OF SANITARY SEWER OVERFLOWS (SSO) REPORTED				
	Date	Location	Cause	Estimated Volume (MG)
NONE REPORTED				
<p>** If there were any SSO's that are not listed above, please contact the DNR and stop work on this section until corrected.</p> <p>What actions were taken, or are underway, to reduce or eliminate SSO occurrences in the future?</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>				
PERFORMANCE INDICATORS				
0.00	Lift Station Failures(failures/ps/year)			
0.00	Sewer Pipe Failures(pipe failures/sewer mile/yr)			
0.00	Sanitary Sewer Overflows (number/sewer mile/yr)			
0.07	Basement Backups(number/sewer mile)			
0.39	Complaints (number/sewer mile)			
1.4	Peaking Factor Ratio (Peak Monthly:Annual Daily Average)			
0.2	Peaking Factor Ratio(Peak Hourly:Annual daily Average)			
6.	Was infiltration/inflow(I/I) significant in your community last year?			
	<input type="radio"/> Yes <input checked="" type="radio"/> No If Yes, please describe: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
7.	Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?			
	<input checked="" type="radio"/> Yes <input type="radio"/> No If Yes, please describe: <div style="border: 1px solid black; padding: 5px;">High flows at Turtle Creek Pump Station due to industrial interceptor infiltration. Line is scheduled for lining in 2015.</div>			
8.	Explain any infiltration/inflow(I/I) changes this year from previous years?			
	<div style="border: 1px solid black; padding: 5px;">Ice jam on Turtle Creek.</div>			
9.	What is being done to address infiltration/inflow in your collection system?			
	<div style="border: 1px solid black; padding: 5px;">CIPP lining, grouting of manholes, spray-line manholes with concrete and continue past efforts such as lock-down castings in low lying areas.</div>			

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:
5/16/2014

Reporting Year: 2013

Sanitary Sewer Collection Systems (Continued)

Total Points Generated	0
Points ((100 - Total Points Generated))	100
System Grade:	A

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:

Reporting Year: 2013

WPDES No.0023370

GRADING SUMMARY				
SECTION	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Influent Loadings	A	4.0	3	12
Effluent Quality/BOD	A	4.0	10	40
Effluent Quality/TSS	A	4.0	5	20
Effluent Quality/P	A	4.0	3	12
Biological Mgmt.	A	4.0	5	20
Prev./Maintenance/Staffing	A	4.0	1	4
Operator Certification	A	4.0	1	4
Financial Management	A	4.0	1	4
Collection Systems	A	4.0	3	12
TOTALS			32	128
GRADE POINT AVERAGE(GPA)=4.00		4.00		

Notes:

A = Voluntary Range

B = Voluntary Range

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)

COMPLIANCE MAINTENANCE ANNUAL REPORT

Facility Name: Beloit Wastewater Treatment Facility

Last Updated:

Reporting Year: 2013

Resolution or Owner's Statement

NAME OF GOVERNING BODY OR OWNER	DATE OF RESOLUTION OR ACTION TAKEN
RESOLUTION NUMBER	
ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F. Regardless of grade, required for Collection Systems if SSO's were reported):	
Influent Flow and Loadings: Grade=A	
Effluent Quality: BOD: Grade=A	
Effluent Quality: TSS: Grade=A	
Effluent Quality: Phosphorus: Grade=A	
Biosolids Quality and Management: Grade=A	
Staffing: Grade=A	
Operator Certification: Grade=A	
Financial Management: Grade=A	
Collection Systems: Grade=A	
ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS (Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00) G.P.A. = 4.00	

CITY OF BELOIT

REPORTS AND PRESENTATIONS TO CITY COUNCIL



Topic: Water Pollution Control Facility 2013 Compliance Maintenance Annual Report

Date: 6/16/2014

Presenter(s): Harry Mathos

Department(s): Public Works/Water Resources

Overview/Background Information: The purpose of the Wisconsin Department of Natural Resources Compliance Maintenance Annual Report is to evaluate the wastewater treatment and collection systems for problems or deficiencies. Management, operation and maintenance activities are described. Owners identify proposed actions to prevent violations of Wisconsin Pollution Discharge Elimination System permits and water degradation.

Key Issues (maximum of 5):

1. Promote the owner's awareness and responsibility for wastewater treatment and collection needs.
 2. Maximize the useful life of wastewater treatment systems through improved operation and maintenance.
 3. Initiate formal planning, design and construction for system upgrades.
-

Conformance to Strategic Plan (List key goals this action would support and briefly discuss its impact on the City's mission.):
The CMAR is a tool to identify strengths and potential weaknesses which can be used/corrected to protect the health, safety and environment of the Lower Rock River Watershed through effective pollution abatement. Key goals include:

1. Meet all Wisconsin Pollution Discharge Elimination System permit criteria.
 2. Identify and maintain adequate funding for operation, repair, upgrades and equipment replacement.
 3. Identify potential deficiencies and develop compliance schedule.
-

Sustainability (Briefly comment on the sustainable long term impact of this policy or program related to how it will impact both the built and natural environment utilizing the four following eco-municipality guidelines.):

- **Reduce dependence upon fossil fuels:** The Water Resource Division (WRD) continuously seeks and identifies areas to utilize byproducts of the treatment process. As an example, the WRD utilizes the bio-gas (methane) generated in its anaerobic digestion process to fire boilers which, in turn, is used to heat buildings and digesters. This reduces the need and consumption of natural gas.
- **Reduce dependence on chemicals and other manufacturing substances that accumulate in nature:** In order to prevent disease causing organisms from entering the Rock River, the WRD uses sodium hypochlorite/sodium bisulfite to disinfect the effluent. The current system has worked exceptionally well since the plant's inception however, alternative methods, such as ultra-violet radiation, are evaluated periodically to determine feasibility.
- **Reduce dependence on activities that harm life sustaining eco-systems:** The WRD is required by the EPA to create and implement a public awareness program to make citizens/rate payers aware of alternative activities to reduce the amount of harmful products discharged to the sanitary/storm sewer system.
- **Meet the hierarchy of present and future human needs fairly and efficiently:** A properly operated and maintained wastewater treatment facility is critical to sustain and improve the Lower Rock River Watershed for current and future generations.

If any of the four criteria are not applicable to your specific policy or program, an N/A should be entered in that space.

Action required/Recommendation: Review and approve CMAR as written.

Fiscal Note/Budget Impact: N/A