



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**Monday, September 15, 2014**

Presiding: Mark Spreitzer  
Present: Sheila De Forest, Charles M. Haynes, Regina Hendrix, Ana Kelly, and David F. Luebke  
Absent: Chuck Kincaid

1. The meeting was called to order at 7:00 p.m. in the Forum at Beloit City Hall.
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Vice President Charles Haynes presented a proclamation declaring September 18, 2014 **Pitt Hopkins Awareness Day** in the City of Beloit to the Chadwick family in honor of Adalyn Grace Chadwick, who was diagnosed with PTHS. The Chadwick family thanked the City Council for the proclamation and for bringing awareness to this rare and severe neurological disorder. File 7148
4. PUBLIC HEARINGS
  - a. Community Development Director Julie Christensen presented a resolution approving a **2014 HOME Budget Amendment**. It was noted that the Community Development Authority recommended approval 6-0. Ms. Christensen explained that this property located at 422 Bluff Street contains two houses, one addressed 422 Bluff Street and one addressed 310 Euclid Avenue. She said that there are funds in the City's Capital Improvements Budget to demolish 422 Bluff and that the budget amendment will allow for 310 Euclid to be rehabilitated and moved to the front of the lot. Ms. Christensen also said that a historic-looking porch will be added to 310 Euclid to ensure that it fits in the neighborhood. Councilor Spreitzer opened and closed the public hearing without participation. Councilor De Forest asked about the historical significance of the property, and Ms. Christensen stated that it located in the Bluff Street Historic District. She said that the Landmarks Commission felt that it is important not to create additional vacant lots in the district. Ms. Christensen stated that 310 Euclid was chosen for rehabilitation because the structure is sound and the inside is in much better shape than 422 Bluff. Councilor Haynes made a motion to adopt the resolution, and Councilor Kelly seconded. The motion carried 6-0. File 8617
5. CITIZENS PARTICIPATION – none
6. CONSENT AGENDA

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

- a. The **Minutes** of the regular meeting of September 2, 2014, were approved.
- b. The application for a **Conditional Use Permit** to allow an outdoor seating area and outdoor sales, possession and consumption of alcohol in the CBD-2, Central Business District-Fringe, for the property located at 500 Pleasant Street (Merrill & Houston's Steak Joint), was referred to the Plan Commission. File 7799/8645
- c. The application for an amendment to the Class "B" Beer and "Class B" liquor license for Merrill & Houston's Steak Joint, LLC, Owned by Geronimo Hospitality Group, LLC, d/b/a Merrill &

Houston's Steak Joint, located at 500 Pleasant Street, for an **Outdoor Premises Extension**, was referred to the Alcohol Beverage License Control Committee. File 7799/8645

- d. The resolution approving a **Class "B" Beer and Reserve "Class B" Liquor License** for Fiesta Cancun Authentic Mexican Restaurant of Beloit, Inc., Jose Cortes, Agent, located at 2648 Prairie Avenue, was adopted. File 8645
- e. The resolution approving **Change of Agent** for the Board of Trustees – Beloit College, d/b/a Beloit College Coughy Haus, located at 708 Clary Street, from Steven Oliveri to Katie Marse, was adopted. File 8645
- f. The resolution approving **Change of Agent** for The Last Lap Inc., d/b/a The Last Lap, located at 1028 Mary Street, from James W. Sandmire to Bradley J. Sandmire, was adopted. File 8645
- g. Public Works Director Greg Boysen presented a resolution awarding Public Works Contract **C14-14, Eagles Ridge Park Pedestrian Path**. He explained that this is a 10-foot wide path that will be 1900 feet in length and located in Eagles Ridge Park. Councilor De Forest asked how the project will be funded, and Mr. Boysen said that it would be funded through the tax increment district. Councilor De Forest asked why the path is asphalt and if there will be an expectation for snow removal in the winter. Mr. Boysen said that the path is asphalt because of the durability and permanence of the project. He also said that it is a circular path within the park not used for transportation so it will not be plowed. Councilor Haynes made a motion to adopt the resolution, and Councilor Luebke seconded. The motion carried 6-0. File 8657

7. ORDINANCES – none

8. APPOINTMENTS

Councilor Spreitzer announced the openings and submitted the following appointments to the City Committees, Boards, and Commissions for approval. Councilor Kelly made a motion to approve the appointments, and Councilor Luebke seconded. The motion carried 6-0.

- a. **Municipal Golf Committee:** Andrew Insko for a term ending December 31, 2016. File 7382
- b. **Park, Recreation & Conservation Advisory Commission:** Therese Oldenberg for a term ending September 30, 2017, and Chad P. Larson for a term ending September 30, 2017. File 6180
- c. **Plan Commission:** Bill Mathis for a term ending April 30, 2015. File 6064

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

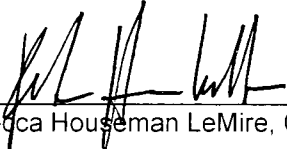
- Councilor De Forest said that it was a pleasure to meet Adalyn Chadwick and asked residents to be generous to the upcoming Salvation Army coat drive.
- Councilor Luebke said that he attended a community gathering in Summit Park on Sunday and that the doors from the "Come and Knock on our Doors" campaign were sold with the proceeds benefitting the Angel Museum and Vets Roll.
- Councilor Hendrix said that a new "Brave Mommas" group has formed with the goal of protecting children and that the first meeting will be on September 18<sup>th</sup> at 7:00 p.m. in the Community Action Board Room at the Eclipse Center. She said the Beloit Residents Against Violence Everywhere (BRAVE) group will take walks at 3:00 p.m. in the neighborhoods around Hackett and Merrill Schools. She said that she is excited to see the completed additions to Gaston and Cunningham Schools and that the Beloit Memorial High School Homecoming is next week.
- Councilor Kelly said that she went to Beckman Mill during Heritage Week and watched the mill in operation. She said that she is the proud owner of the Purple Knight Door.
- Councilor Spreitzer said that he is looking forward to the Beloit College Homecoming and Family Weekend September 26<sup>th</sup> through 28<sup>th</sup>.

10. CITY MANAGER'S PRESENTATION – none

11. REPORTS FROM BOARD AND CITY OFFICERS

- a. Ms. Christensen presented a resolution authorizing the City Manager to Acquire **Tax Delinquent Properties** from the Rock County Treasurer. She stated that the 1255 Harrison Avenue is listed in the resolution; however, the County will not be able to take possession of the property so the City will not be purchasing it. Councilor Spreitzer asked if the money saved from the Harrison property would be used at the auction, and Ms. Christensen stated that the extra money may be used for demolition costs due to condemnations. De Forest said that she would like to see as many houses sold at auction to private individuals as possible. Councilor Luebke made a motion to adopt the resolution, and Councilor Haynes seconded. The motion carried 6-0. File 8102
- b. Ms. Christensen presented a resolution authorizing release of **Deed Restriction** for 1021 Central Avenue. She stated that, in 2002, Habitat for Humanity purchased lots with Community Development Block Grant (CDBG) funds and that the house at 1021 Central Avenue was constructed and given to a low-moderate income family. Ms. Christensen stated that the original owner lived there for several years, which satisfied Habitat's restriction that the property be owner occupied for five years. She stated that the property is for sale and that an investor has made an offer to purchase it but that the existing deed restriction would not allow this sale. Councilor Kelly said that she does not want to see another income property. The Real Estate Agent said that her seller would like to sell this house to purchase another house in Beloit that is currently being used as a rental. Councilor De Forest said that she is concerned that the original intent of the deed restriction was that the house be owner occupied. The agent said that the lot was purchased for over \$10,000 with minimal CDBG funds. Interim City Attorney Elizabeth Krueger stated that a negative vote tonight does not stop the Council from removing the deed restriction at a later date. Councilor Haynes made a motion to adopt the resolution, and Councilor Hendrix seconded. The motion failed unanimously 0-6. File 8658
- c. Mr. Boysen presented a resolution rescinding **Public Works Contract C14-04** bid award, Gateway Sewer and Water Extension. He said that the low bid was from LTL Enterprises, Inc. and that they assured the City they had the means to complete the project. He said that the company has been incommunicative and has not completed the contract. Councilor Luebke said that he is glad that the City will be going after the bid bond. Councilor De Forest asked that the City not accept bids from this contractor in the future. Mr. Boysen stated that their background was reviewed and determined to be responsible; however, they will not have to accept a bid from them in the future. Councilor Luebke made a motion to adopt the resolution, and Councilor Haynes seconded. The motion carried 6-0. File 8656
- d. Mr. Boysen presented a resolution re-awarding **Public Works Contract C14-04**, Gateway Sewer and Water Extension and amending the 2013 Capital Improvements Budget. He stated that MZ Construction, Inc. was the second lowest bidder but that the bid was much higher than the Engineer's estimate so a budget amendment is necessary. Councilor Spreitzer asked if the City has ever worked with MZ construction before, and City Engineer Mike Flesch responded that the City has not but that the company has done many projects for the State of Wisconsin. Councilor De Forest asked if the City could re-bid this project, and Mr. Flesch said that the project would not be done this year if re-bid. He said that the project is funded through the tax increment district. Councilor Haynes made a motion to adopt the resolution, and Councilor De Forest seconded. The motion carried 6-0. File 8656

12. At 7:47 p.m., Councilor Hendrix made a motion to adjourn the meeting, and Councilor Luebke seconded. The motion carried 6-0.

  
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Rebecca Houseman LeMire, City Clerk