



# THE БЕЛОIT REPORT

CONTINUING ITS RESURGENCE AS THE GEM OF THE ROCK RIVER VALLEY

## CURRENT EVENTS AND ACTIVITIES

**MAY 1, 2015**

*A weekly publication  
from the Office of the  
City Manager*

**Larry N. Arft**  
City Manager  
City of Beloit

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### Special points of interest:

- **City Council Meeting  
Agenda (page 3)**
- **Community Events  
(page 6)**

### STREET CLOSURE AT PARK AND WHITE

Construction continues on at or near the intersection of Park and White Avenues, which will continue for at least one more week. Watch for signs posted for lane shifts and use alternative routes when possible.

### 13TH ANNUAL ART WALK

The 13th Annual Art Walk comes to Downtown Beloit on Friday, May 15 from 5:00-9:00 p.m. and Saturday, May 16 from 10:00—2:00 p.m. Again this year there will be numerous artists in various businesses throughout Beloit's downtown. Restaurants and lounges will also be open throughout Friday evening. Please see the [attached](#) flyer for additional information.

### HOUSING REHAB LOAN PROGRAM MODIFICATIONS UNDER REVIEW

Staff will be requesting a number of modifications to the City's Housing Rehabilitation Loan program on Monday, May 4th regular City Council agenda. The primary purpose is to provide additional funding needed to rehab older, often seriously deteriorated residential housing units that have gone through either a bank or property tax foreclosure process. The City is seeing more and more of these properties that may be salvageable but would need more funds than the current program limits will allow. More information about this project is included under the agenda section of the Beloit Report.

### CASINO UPDATE—TIGER GRANT APPLICATION

The casino application, which sat in Washington, DC for several months, has now commenced processing. The application has been sent back to the regional office for a complete review, primarily focused on processing the final stages of the Environmental Impact Statement approval process. The Nation continues to remain confident that the application will ultimately be successful.

The US Department of Transportation has made available additional funds to support TIGER grants, which are given to local communities to assist with economic development projects. The City and the Nation have tried twice before to obtain a TIGER grant and failed to make the cut for final approval. One of the issues in the earlier grant application was the percentage of local match dollars provided for the project. Although the applications met minimum grant criteria, projects that were successful and received funding often included a far larger percentage of local match for their projects. Consequently, the Nation has agreed to increase the amount of funding they would make available for the project and the City is

recommending that we allocate additional local funds as well to maximize our chances of a grant award. The TIGER grant will provide some \$10 million for the City to use in upgrading infrastructure around and approaching the casino entrance.

Additional information about the TIGER grant is included in the agenda section of the Beloit Report.

## **ECONOMIC DEVELOPMENT UPDATE**

The City learned last week that the Cub Foods building located on Park Avenue downtown has been sold to a private developer. We have had one preliminary meeting with the new owner and are awaiting plans for the site. The preliminary concept involves remodeling the building inside and out and redoing the site, including the parking lots in anticipation of obtaining a tenancy for the space.

Construction projects at Pratt Industries, Chicago Fittings and Buffalo Wild Wings all continued this week.

The new Fran Fruzen Intermediate School on Milwaukee Road is nearing completion, with the contractor finishing site work this spring. The School District has not yet announced a ribbon cutting date; however, that will be done sometime this summer and the school will be occupied for the first time in September for the 2015-2016 school year.

## **SPRING TREE PLANTING**

The City of Beloit's Department of Public Works is accepting requests from residents for terrace trees to be planted this spring. The terrace tree species selection will be determined by the City Forestry Supervisor while taking into account the size of the terrace, presence of utilities and exotic invasive insects. Trees will be planted on a first-come, first-served basis. Public Works will accept requests through Friday, May 22, 2015. To be placed on the list, please call the Department of Public Works at 608-364-2929.

## **BELOIT PARKS AND LEISURE SERVICES PUBLISHES SUMMER 2015 PROGRAMS AND ACTIVITIES GUIDE**

The 2015 Summer Programs and Activities Guide will be an insert in the Sunday, May 3, 2015 Stateline News. The 23 page guide lists information on park rentals, summer activities, Grinnell Senior Center, and more. The program guide is also available on-line, please click [here](#).

## CITY COUNCIL MEETINGS - MONDAY, MAY 4, 2015

The City Council will hold a **Workshop** in the City Manager's Conference Room at 6:30 p.m. to review the agenda of the regular 7:00 p.m. City Council meeting.

The attached **agenda** is for the **Monday, May 4, 2015** regular City Council meeting beginning at 7:00 p.m. in the Forum.

**3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS**

- a. Proclamation declaring May 10-16, 2015 as **National Police Week**.
- b. Proclamation declaring May 17—23, 2015 as **Emergency Medical Services Week**.
- c. Proclamation declaring May 17—23, 2015 as **National Public Works Week**.

**4. PUBLIC HEARINGS**

- a. Resolution authorizing a **Conditional Use Permit** to allow a residential care apartment complex in a C-1, Office District, for the property located at 2020 Cranston Road. This would be operated as a senior assisted living facility. This project was previously approved by the City; however, the developer was not able to proceed to construction. The earlier permit has expired and the developer has assured the City that all of the elements of the project are now in place so construction can proceed this summer. Plan Commission recommendation is for approval.

**6. CONSENT AGENDA**

- a. Approval of the **Minutes** of the special meeting of April 17, special and regular meetings of April 20, and the organizational meeting of April 21, 2015.
- b. Applications for **Renewal of Alcohol Beverage Licenses** for the licensing period of July 1, 2015 through June 30, 2016. This is the regular annual license renewal and the applications are being referred to the Alcohol Beverage License Control Committee for their review and recommendation.
- c. Resolution awarding **Public Works Contract** for the Colley Road Interceptor Lining project. This project was included in the 2015 Capital Spending Plan. Funds are coming from the Wastewater Utility.
- d. Resolution approving Residential **Offers to Purchase** the properties located at 940 Second Street, 42 Merrill Street, 957 Third Street, and 959 Third Street. The owner of these four contiguous properties, which are located on the corner of Second Street and Merrill Street, approached the City some months ago offering the units for sale. An extensive negotiation ensued and we finally were able to reach an agreeable price for the four units. The total for all four will be \$132,500. Funding for the project will come from TID District #14 and it is the City's ultimate plan to demolish the units to continue assemblage of green space along the west bank of the Rock River. Other properties in this area have been acquired and additional properties may be acquired as they become available for sale. The site would also be available for redevelopment at some future date, should the City approve. As noted in the staff report, there are some tenants and residents and those individuals would be allowed to remain for a period of time. While tenants are in place, the units will be managed under contract with the Beloit Housing Authority.

**7. ORDINANCES—None****8. APPOINTMENTS**

- a. Council President will announce all Council **Committee/Board/Commission Appointments** at this meeting.

**10. CITY MANAGER'S PRESENTATION**

- a. Attached to the Council agenda is a copy of the PowerPoint presentation that Public Works and Parks and Leisure Services managers will be presenting to Council at this meeting. The report chronicles recent operations at the **Golf Course**, including another significant deficit the course experienced in 2014. This deficit is on top of a \$50,000 property tax allocation for the golf course that was previously approved by City Council. Deficits for the facility continue to grow each year, covered by a loan from the General Fund. Obviously, this practice cannot continue indefinitely, and steps must be taken to provide revenues for the golf course which match the expenditures needed to run this operation. A resolution has been added later in the agenda to increase the various fees and charges for use

of the golf course, which would take effect immediately after the City Council meeting. It is hoped that the increase in fees will allow those residents who patronize the golf course and wish to have this service available to pay fees and charges that more accurately reflect the actual cost of maintaining and operating the golf course for their use. Other alternative revenue sources are few as the State's property tax limitation legislation continues to very tightly restrict the ability of municipalities to raise funds from the property tax source. Further, residents have articulated a desire to use any additional revenue that might become available for other, more pressing needs, leaving little alternative but to increase fees to a point where they will adequately support the golf course operation.

## 11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution approving **2015 Schedule of Fees, Charges, and Rates for the Krueger Haskell Golf Course**. As noted in the item above, City staff will be reporting on the status of operations for the Golf Course for the 2014 season. The recommendation is to adjust the golf course fees to a point where the facility should be able to operate on a break even basis. It should be noted that the \$50,000 property tax allotment that Council authorized some time ago would remain to help subsidize the cost of golf course operations. It should also be noted that some of the management team disagree with the fee increase and are concerned it will reduce participation.
- b. Resolution approving amendments to the City of Beloit's Housing **Rehabilitation Revolving Loan Program**. For several years, the City has been dealing with the problems of residential properties that have been foreclosed, either by the mortgage company or through the property tax foreclosure process. The Community Development staff has been encountering more and more of these projects where both investor owners and perspective homeowners would like to acquire properties that have experienced a foreclosure. Often these units are old, in poor condition, and selling for a very small price. Staff has encountered a number of incidents where we have potential buyers who wish to "homestead" one of these older properties but could not acquire conventional financing, primarily because of the low price or condition of the property. We have also noted that in many cases the City's Revolving Rehabilitation Loan Program is capped at an amount that is not large enough to facilitate the rehabilitation of these aging residences. This particular resolution would authorize an increase in funding under the program to provide additional forgivable loans in cases where properties are in very poor condition and are the subject of a rehabilitation process. The City will also be approaching local financial institutions and discussing the possibility of doing some kind of a joint funding program where banks would put up money for the initial purchase price, contingent upon the City providing funds and oversight for rehabilitation of the unit.
- c. Resolution approving a First Amendment to the **Cooperative Agreement** between the City of Beloit and the Ho-Chunk Nation for the Colley Road and Willowbrook Road TIGER Grant application. This resolution essentially modifies the agreement between the City and the Nation to facilitate some additional design work, as well as to increase the Tribal allocation made available to contribute to the local share of costs for this project. The City and the Nation have twice before applied through this grant program to make improvements to Willowbrook Road and Colley Road, which would support the Nation's planned casino site. Both applications were rejected, in part because there was not adequate funding for all of the projects submitted and in part because most of those projects that did receive funding were providing a much higher percentage of the cost from the local share, thereby allowing the Federal Department of Transportation to get more value for the Federal funds invested. In 2015, the Department of Transportation noted that \$500 million of additional funding would be made available for TIGER grants. Both the Nation and the City concur that it is in our mutual best interest to again apply for this funding, which would cover most of the cost for improvements needed to support the casino project. However, based on the last two applications, it has become clear that the local jurisdictions must put up a larger percentage of total construction costs if their grant is to be approved. This resolution notes the additional contribution by the Nation and the subsequent resolution notes an additional contribution by the City. If approved, this resolution, along with the following will constitute authorization to submit the third TIGER Grant to support infrastructure for the planned casino project.
- d. Resolution supporting the City of Beloit's "Gateways to Opportunity" **2015 TIGER Grant Application**. As noted above, both the Nation and the City concur that it is in our mutual best interest to reapply for this grant. The City and the Nation could obtain approximately \$10 million in additional funding to cover the cost for this infrastructure if the grant is approved. As noted under the prior item, grants approved in the past have been providing a higher percentage of local match; therefore maximizing the Federal benefit for each project. The Tribes offered additional funding and the City has been asked to provide funding as well, in the hopes that it will make the grant application acceptable. The Manager's recommendation is that the City commit to \$1.5 million of its available Capital Funds to support these improvements if the grant is awarded. Once again, the grant would generate about \$10 million to help cover the cost for all of the infrastructure needed for the casino project.

- e. Resolution approving a **Memorandum of Understanding** between the City of Beloit and Mercy Health System Corporation regarding its designation as a Medical Control Hospital for the City of Beloit's Basic and Advanced Life Support Services Program since 2013. The hospital provides comprehensive medical control services for all of the emergency medical response programs in both Rock and Walworth Counties. The hospital has wisely determined that a written agreement should be executed with all of those authorities stipulating duties and responsibilities of both the hospital and the various local government agencies that directly deliver health care services. The Chief's Staff Report goes into some detail about the advantages of operating the emergency medical program through Mercy Health Systems including the fact that they are the only fully certified trauma center in Rock County; provide mobile medical response for critical patients; and are providing systematic operational protocols and standardized employee training for all emergency medical service providers. It should be noted that the Department still takes patients to the closest appropriate emergency room provider and that most runs made by the City are to Beloit Memorial Hospital, despite the fact that Mercy serves as the Medical Director for the program.
  
- f. Resolution approving an **Operating Agreement** between the City of Beloit and Friends of Welty Environmental Center, Inc., for office space at Big Hill Center. This agreement would provide Friends of Welty Environmental Center with both office and operating space in the new Big Hill Center, which has been placed under contract by the City with closing scheduled in June, 2015. The former Girl Scout facility will become a multi-purpose recreation building. Friends of Welty contacted the City shortly after they learned of our acquisition and suggested an Operating Agreement whereby they would relocate all Welty Environmental Center related operations, including their storage and collections to a portion of the Girl Scout facility. This use will be an excellent fit for much of this space which includes a room that was originally designed to be an environmental center. In addition to paying rent to the City to help cover operating costs of the facility, Welty would also provide reception services and limited staff services to residents who come to the facility either to view space for possible rental or for other related reasons. The City was also pleased that the building would be occupied several days a week, because City staff is not available for this purpose. Finally, we already do joint programming with Welty Environmental Center and their presence in the Big Hill Center offers a multitude of additional opportunities for the City and Welty to jointly co-sponsor various events and activities throughout the year. Obviously, the staff recommendation is to approve the Operating Agreement with Welty Environmental Center.
  
- g. Resolution designating Larry N. Arft as **City Manager Emeritus**. This resolution clarifies the authority of the new City Manager, Lori Luther, who will be reporting for duty on Monday, June 1, 2015. The current City Manager, Larry Arft, will be overlapping her tenure by a few days to facilitate training and orientation. Mr. Arft, however, will be retained on the payroll utilizing accrued benefits until July 3, 2015. It is important that the City clarify the lines of authority during that overlapping month, since the new City Manager will not only be making decisions but will be signing documents and enforcing contracts on the City's behalf. It is important that there be no possible confusion and/or questioning of any of those decisions or approvals and this resolution will serve that purpose.

## CITY MEETING CALENDAR— MAY 4—8, 2015

|                  |           |  |
|------------------|-----------|--|
| Monday, May 4    | 6:30 p.m. | <a href="#">Agenda Review</a> , City Manager's Conf. Room (All Councilors) |
| Monday, May 4    | 7:00 p.m. | <a href="#">City Council Meeting</a> , Forum (All Councilors)              |
| Wednesday, May 6 | 7:30 a.m. | Rock County Breakfast (C. Haynes and S. De Forest)                         |
| Wednesday, May 6 | 7:00 p.m. | <a href="#">Plan Commission</a> , Forum (Councilor TBD)                    |

## UPCOMING COMMUNITY EVENTS

*This is just a sample of events coming up in Beloit. A more complete listing is available on the Visit Beloit website: [www.visitbeloit.com](http://www.visitbeloit.com)*

**Beloit Public Library** offers many events for youth, teens and adults. Please click [here](#) for more information.

|        |                |   |
|--------|----------------|---|
| May 2  | 7:00-9:00 p.m. | <b>Beloit Library 2nd Annual Bash</b> "The Wizard of Oz" For more information: <a href="http://beloitlibrarybash.com">http://beloitlibrarybash.com</a>  |
| May 2  | 8:00—1:00 p.m. | <b>Downtown Beloit Farmers' Market.</b> Over 85 vendors every week and live music at Gantry Park in downtown Beloit. Every Saturday until the end of October. For more information, please contact the Downtown Beloit Association at 365-0150. |
| May 15 | 5:00—9:00 p.m. | <b>13th Annual Artwalk</b> , Downtown Beloit. Enjoy a weekend of art and entertainment as Downtown businesses transform into fine-art galleries. Free trolley rides!  |
| May 16 | 10—2:00 p.m.   | <b>13th Annual Artwalk</b> continues in Downtown Beloit.  |

13<sup>th</sup> Annual

# ARTWALK

Downtown Beloit

**FRIDAY, MAY 15TH**  
**5-9PM**

**SATURDAY, MAY 16TH**  
**10-2PM**

**ENJOY A WEEKEND FILLED WITH  
ART & ENTERTAINMENT IN  
DOWNTOWN BELOIT, WI!**



Find hundreds of unique works from nearly 50 artists featured at over 25 different venues in Beloit, many offering hors d'oeuvres and live music!

Catch the free trolley on Friday as it makes a loop connecting participating businesses and exhibition areas throughout the night.

Friday after hours - restaurants and lounges heat up with live music and great specials on food and drinks!

Thank you to our sponsors!

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**DO  
THE  
ART  
WALK  
2015**

Jones Travel, McDonalds, Turtle Creek Bookstore, Wisconsin Distributors



## PUBLIC NOTICE

The City of Beloit City Council will hold a **Workshop**, at 6:30 p.m., in the 4<sup>th</sup> floor City Manager's Conference Room, City Hall, 100 State Street, Beloit WI 53511. The purpose of the workshop is to review the agenda of the regular 7:00 p.m. City Council meeting.

Larry N. Arft, City Manager

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Dated: April 29, 2015  
Jelene J. Ahrens, WCMC  
Deputy City Clerk  
[www.beloitwi.gov](http://www.beloitwi.gov)

\*\* 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.





**AGENDA  
BELOIT CITY COUNCIL  
100 State Street, Beloit WI 53511  
City Hall Forum – 7:00 p.m.  
Monday, May 4, 2015**

1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. SPECIAL ORDERS OF THE DAY/ANNOUNCEMENTS
  - a. Proclamation declaring May 10-16, 2015 as **National Police Week** (Jacobs)
  - b. Proclamation declaring May 17-23, 2015 as **Emergency Medical Services Week** (Liggett)
  - c. Proclamation declaring May 17-23, 2015 as **National Public Works Week** (Boysen)
4. PUBLIC HEARINGS
  - a. Resolution authorizing a **Conditional Use Permit** to allow a residential care apartment complex in a C-1, Office District, for the property located at 2020 Cranston Road (Christensen)  
Plan Commission recommendation for approval 6-0
5. CITIZEN 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 special meeting of April 17, special and regular meetings of April 20, and the organizational meeting of April 21, 2015 (Elson)
  - b. Applications for **Renewal of Alcohol Beverage Licenses** for License Period July 1, 2015 – June 30, 2016 (Elson) Refer to ABLCC
  - c. Resolution awarding **Public Works Contract C15-11**, Colley Road Interceptor Lining (Boysen)
  - d. Resolution approving Residential **Offers to Purchase** the properties located at 940 Second Street, 42 Merrill Street, 957 Third Street, and 959 Third Street Beloit Wisconsin (Christensen)
7. ORDINANCES – none
8. APPOINTMENTS
  - a. Council President **Committee/Board/Commission Appointments**

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

10. CITY MANAGER'S PRESENTATION

- a. Presentation **on Golf Course Operations** (Boysen and Ramsey)

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Resolution authorizing a revision to the **2015 Schedule of Fees, Charges, and Rates for the Krueger Haskell Golf Course** in the City of Beloit, Wisconsin (Boysen)
- b. Resolution approving amendments to the City of Beloit's Housing **Rehabilitation Revolving Loan Program** (Christensen)
- c. Resolution approving a First Amendment to the **Cooperative Agreement** between the City of Beloit and the Ho-Chunk Nation for the Colley Road and Willowbrook Road TIGER Grant Project (Boysen)
- d. Resolution supporting the City of Beloit's "Gateways to Opportunity" **TIGER 2015 Grant Application** (Boysen)
- e. Resolution approving a **Memorandum Of Understanding** between the City of Beloit and Mercy Health System Corporation regarding its designation as a Medical Control Hospital for the City of Beloit's Basic and Advanced Life Support Services Program (Liggett)
- f. Resolution authorizing an **Operating Agreement** between the City of Beloit and Friends of Welty Environmental Center, Inc., for office space at Big Hill Center, 1201 Big Hill Court, Beloit, Wisconsin. (Arft)
- g. Resolution designating Larry N. Arft as **City Manager Emeritus** (Krueger)

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: April 29, 2015  
Jelene J. Ahrens, WCMC  
Deputy City Clerk  
City of Beloit  
[www.beloitwi.gov](http://www.beloitwi.gov)

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You can watch this meeting live on Charter PEG digital channel 992. Meetings are rebroadcast during the week of the Council meeting on Tuesday at 1:00 p.m.; Thursday at 8:30 a.m.; and Friday at 1:00 p.m.



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

**MEETING NOTICE AND AGENDA  
Beloit City Plan Commission  
Wednesday, May 6, 2015 at 7:00 PM  
The Forum  
Beloit City Hall, First Floor  
100 State Street, Beloit**

1. **Call to Order and Roll Call**
2. **Nomination and Election of Officers**
  - a. Nomination and Election of Chairperson
  - b. Nomination and Election of Vice-Chairperson
3. **Approval of the Minutes of the April 22, 2015 Meeting**
4. **Certified Survey Map – 601 Willowbrook Road**

Review and consideration of two-lot Certified Survey Map for property located at 601 Willowbrook Road in the City of Beloit
5. **Status Report on Prior Plan Commission Items**
6. **Adjournment**

If you are unable to attend this meeting, please contact Ashley Rosenbaum in the Planning Office at 364-6700 **no later than 4:00 PM the day before the meeting.**

Notice Mailed: April 30, 2015

Approved: Julie Christensen, Community  
Development Director

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