

# CITY OF БЕЛОIT



## THE БЕЛОIT REPORT

CONTINUING ITS RESURGENCE AS THE GEM OF THE ROCK RIVER VALLEY

### CURRENT EVENTS AND ACTIVITIES

**DECEMBER 11,  
2015**

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

**Lori S. Curtis Luther**  
City Manager  
City of Beloit  
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#### Special points of interest:

- **Community Events**  
(page 2)

#### CITY MANAGER MESSAGE AND ACTIVITIES

##### Meetings:

- Attended the Greater Beloit Economic Development Council Annual Investor's Meeting
- Worked on a variety of confidential personnel related issues with Human Resources and the City Attorney's office.
- Met with Council Vice-President De Forest.

##### Community Meetings, Activities, and Functions:

- Brad Liggett, Fire Chief, and I spent the entire day on Wednesday in Madison to testify before the Assembly Committee on Housing and Real Estate against AB568 (LRB-3011), a proposed bill that prohibits municipalities from implementing rental registration and inspection programs, severely limits historic districts, and impacts fire sprinkler regulations. [Attached](#) is a copy of the testimony I presented on behalf of City Council President Charles Haynes and myself. Council member Ana Kelly and Rick McGrath also attended in opposition. This bill is devastating to local governments. We will keep you informed as more information becomes available.
- Looking forward to attending the Stateline Community Foundation's Annual Dinner.

#### KRUEGER HASKEL MUNICIPAL GOLF COURSE OPEN FOR PLAY

The Krueger-Haskell Municipal Golf Course, 1611 Hackett St., will be open for play at least through Sunday, December 13, 2015. Please call 608-362-6503 for a tee time, or click [here](#) to make a tee time on-line, where rates and times are displayed for your convenience.

#### PROPERTY TAX BILLS

Residents in the City of Beloit can expect to receive their 2015 property tax bills by the middle of next week. All City of Beloit payments are paid directly to the Rock County Treasurer. For more information on paying property taxes, please see the Rock County website by clicking [here](#).

#### MOBILE OFFICE HOURS

Senator Ron Johnson announced that his staff will be available for mobile office hours on **Tuesday, December 15, 2015 from 2:30—3:30 p.m.** at **Grinnell Hall Senior Center, 631 Bluff St., Beloit.** Mobile office hours allow constituents to meet with the senator's staff to request assistance with a federal agency or regarding other federal matters. Please note: Staff-led mobile office hours are closed to press. Recording devices of any kind are not allowed, to protect the privacy of constituents.

#### HEALTH INSURANCE MARKETPLACE HELP

The Beloit Public Library, 605 Eclipse Blvd., is partnering with The Rock County Health Insurance Enrollment Steering Team to offer free health insurance assistance, available Thursday evenings from 5:30—8:00 p.m. from now through January 28, 2016 during the healthcare.gov Marketplace's open enrollment period. Please see the [attached](#) press release for more information. Walk-ins are welcome; however, appointments are encouraged. Please call Barbara at 608-314-1040 to reserve a time.

## CITY MEETING CALENDAR— DECEMBER 14—18, 2015

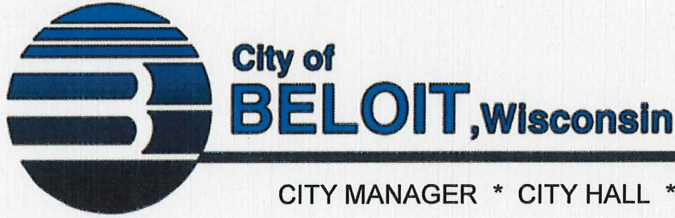
- Monday, Dec. 14 4:30 p.m. [Appointment Review Committee](#), City Manager's Conf. Room (C. Haynes and S. De Forest)
- Tuesday, Dec. 15 7:00 p.m. [Landmarks Commission](#), Forum (A. Kelly)
- Wednesday, Dec. 16 4:00 p.m. [Municipal Library Board](#), Beloit Public Library
- Wednesday, Dec. 16 Cancelled [Equal Opportunities Commission](#) (M. Sloniker)

## 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.

- Dec. 11—13 **Hanchett-Bartlett Homestead “Old Fashioned Christmas Open House,”**  
**2149 St. Lawrence Ave., Beloit**  
Christmas trees from the 1800's—1960's. Featuring period-attired docents and music, caroling, Christmas stories and refreshments.
- Friday, 12/11 4:00—8:00 p.m.  
Sat., 12/12 Noon—4:00 p.m.  
Sun., 12/13 Noon—4:00 p.m. Santa will be available for photos from 1:00-2:00 p.m.
- Friday, Dec. 18 7:00-9:00 p.m. **Yuletide Glide** ice skating at Edwards Ice Arena, 2101 Cranston Road. Bring a non-perishable food item and receive a free skate rental. Regular admission prices apply.



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## TESTIMONY BEFORE

### THE ASSEMBLY COMMITTEE ON HOUSING AND REAL ESTATE

#### ASSEMBLY BILL 568

**RELATING TO TERMINATING A TENANCY FOR CRIMINAL ACTIVITY OR  
DRUG-RELATED CRIMINAL ACTIVITY; DISPOSITION OF PERSONAL  
PROPERTY LEFT IN RENTAL PROPERTY BY A TRESPASSER; PREEXISTING  
SPRINKLER ORDINANCES THAT ARE STRICTER THAN THE MULTIFAMILY  
DWELLING CODE; TOWING VEHICLES ILLEGALLY PARKED ON PRIVATE  
PROPERTY; TERMINATING CERTAIN TENANCIES FOR BREACHES OTHER  
THAN FAILURE TO PAY RENT; LIMITATIONS ON THE AUTHORITY OF  
POLITICAL SUBDIVISIONS TO REGULATE RENTAL UNITS, HISTORIC  
PROPERTIES, AND SIGNS; PROHIBITING LOCAL GOVERNMENTAL UNITS  
FROM IMPOSING REAL PROPERTY PURCHASE OR RESIDENTIAL REAL  
PROPERTY OCCUPANCY REQUIREMENTS; CREATING A CRIMINAL PENALTY;  
AND MAKING AN APPROPRIATION**

Dear Chairman Jagler, Vice-Chair Allen and Honorable Members of the Committee on Housing and Real Estate:

The City of Beloit began a rental registration and permit inspection program in 1994 in response to serious neighborhood concerns. This program has been supported by our community for over 20 years and addresses public health and safety issues that are unique to Beloit. We currently have 14,803 dwelling units and of these 6,611 (45%) are rental. Over 40% of these rental units or roughly 2,700 units are single family homes, which means a significant number of families are living in rental properties.

For decades, the City of Beloit has had much lower property values than other cities of similar size. The housing crisis further depressed those values and a high number of rental properties in

Beloit are inhabited by low-income families. The most vulnerable of tenants frequently do not complain as they may be unaware of their rights, have language barriers, or fear increased rent or other retaliation. Anti-retaliation laws require knowledge and access to legal services that may be unrealistic for our most vulnerable populations.

Even after having a program in place, new violations are still found during every round of systematic inspections, where one-third of all rental properties are inspected on an annual basis. From 2012 to present, we ensured the correction of 253 rental properties without fire detectors; 95 without carbon monoxide detectors; 61 for insufficient sanitation; and 56 violations for insect, rodent and vermin. In two months of 2015, when we began tracking differently, 33 units were declared unfit for habitation. The list goes on and this is after we have scheduled our visits and informed landlords in writing of the inspection checklist. Clearly, we cannot presume that all landlords will be responsible and ensure appropriate safety for their tenants. How many more properties would not have basic life safety components if we stopped our systematic inspections?

Some landlords are responsible but sadly many of them, particularly those out-of-town and often out-of-state, purchase properties inexpensively, rent them, and do not maintain their units. Without the rental program in Beloit, we would be unable to ensure minimum standards. Even with the program in place there are multiple examples of an LLC purchasing properties and the registered agent resigning after the purchase is executed.

Two of our most challenged neighborhoods have high concentrations of rental properties and high poverty level.

### **Merrill Neighborhood**

- Persons living at poverty level is 39% compared to 24% Citywide
- Persons under 18 living in poverty is 51% compared to 38% Citywide
- 54% of the housing units are rental compared to 45% Citywide
- This neighborhood has been a designated Low-Moderate Income Area by HUD for several decades.
- 957 inspections that identified violations were performed in 2014

### **Hackett Neighborhood**

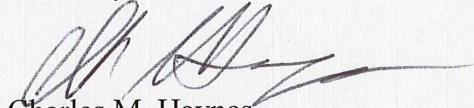
- Persons living at poverty level is 37% compared to 24% Citywide
- Persons under 18 living in poverty is 45% compared to 38% Citywide
- 61% of the housing units are rental compared to 44.4% Citywide
- This neighborhood has been a designated Low-Moderate Income Area by HUD for several decades
- 1,511 inspections that identified violations were performed in 2014

We are working hard to address tough issues like poverty, unemployment, declining property values, gang and other criminal activities, particularly in our most challenged neighborhoods. Prohibiting the City from continuing its rental registration and inspection program removes a critical tool to helping the City as a whole and these neighborhoods in particular.

Other representatives will be speaking to the historic preservation and pre-existing fire sprinkler portions of this bill, which are also cause for great concern. The City of Beloit implores you to refrain from enacting legislation that inappropriately treats all local governments the same. The history of the Beloit rental registration and inspection program is solid, defensible, and literally saves lives. Our residents and local leaders demanded this service over two decades ago. Please do not prohibit us from continuing it.

Thank you for the opportunity to present our viewpoint on this important proposal.

Sincerely,



Charles M. Haynes  
City Council President



Lori S. Curtis Luther  
Beloit City Manager

[Return to page 1](#)

# **\*PRESS RELEASE\***

Release Date: Immediate

By: Katherine Gaulke, PhD, MHA

Wisconsin Association of Free and Charitable Clinics, Inc.

Contact: Dr. Katherine R. Gaulke, 262-949-2971, [katherinegaulke@hotmail.com](mailto:katherinegaulke@hotmail.com)

## **LOCAL, FREE Affordable Care Act “OBAMACARE” HELP IS HERE**

The Rock County Health Insurance Enrollment Steering Team is excited to partner with Beloit Public Library and insurance agent, Barbara Bartlett of Liberty Tax Service (Janesville), to offer weekly, FREE, health insurance assistance on Thursdays, starting December 3<sup>rd</sup> from 5:30pm-8pm at the Beloit Public Library (605 Eclipse Blvd, Beloit). Walk-ins are welcome, however appointments are encouraged – please call Barbara at 608-314-1040 to reserve your time. Ask your health insurance questions and make informed choices!

Open Enrollment for the Marketplace ([healthcare.gov](http://healthcare.gov)) and the open insurance market is now through January 31, 2016. The penalty for being without insurance in 2016 is \$695 per adult, \$347.50 per child (under 18) or 2.5% of household income, whichever is HIGHER!

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The Rock County Health Insurance Enrollment Steering Team is made up of 30+ volunteer community-minded individuals and organizations. The Rock County Health Insurance Enrollment Steering Team’s goal is to create opportunities for Rock County residents to enroll and receive accurate health insurance information.

The Wisconsin Association of Free and Charitable Clinics is state-wide, non-profit organization whose mission is to support, strengthen, and advocate for the uniqueness of the Wisconsin free and charitable clinics, the patients they serve, and the communities with whom they partner. For further information about the Wisconsin Association of Free and Charitable Clinics, you may visit at [www.wafccclinics.org](http://www.wafccclinics.org). Please contact Executive Director Katherine R. Gaulke, 262-949-2971.

###

[Return to page 1](#)



**APPOINTMENT REVIEW COMMITTEE  
NOTICE AND AGENDA  
REGULAR MEETING  
Monday, December 14, 2015 at 4:30 p.m.  
City Manager's Conference Room  
4<sup>th</sup> Floor, City Hall**

1. Roll Call
2. Minutes – Regular meeting November 9, 2015
3. Consideration and review of existing and upcoming vacancies (December, 2015 and January, 2016)
4. Review of City Council appointments November 16, 2015
5. Review of applicants for the following vacancies with recommendations to City Council:

Appointment Review Committee

- 1 resident (M. Erickson) – term to expire December 31, 2018
- 1 resident (L. Reidenbach) – term to expire December 31, 2018
- 1 resident (H. Clement) – term to expire December 31, 2018

Board of Review

- 1 resident (J. Roe) – term to expire December 31, 2020

Business Improvement District

- 1 Owner Occupant (R. Hulburt) – term to expire December 31, 2018
- 1 Property Owner (J. Packard, Jr.) – term to expire December 31, 2018
- 1 Beloit College Representative (T. Warren) – term to expire December 31, 2018

Community Development Authority

- 1 resident (L. Evans) – term to expire December 31, 2019
- 1 resident (D. Baker) – term to expire December 31, 2019

Park, Recreation & Conservation Advisory Commission

- 1 Youth Representative (R. Charles) – term to expire September 30, 2016

6. Member Participation
7. Citizen Participation
8. Adjournment

[Return to page 2](#)

*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 Manager's Office at 364-6614, 100 State St., Beloit, WI 53511.*



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**MEETING NOTICE AND AGENDA  
BELOIT LANDMARKS COMMISSION  
Tuesday, December 15, 2015, 7:00 PM  
The Forum, 100 State Street**

1. Roll Call
2. Minutes of the November 17, 2015 Meeting
3. Public Comments
4. Joyce Williams - Certificate of Appropriateness  
COA-2015-55 Review and consideration of a Certificate of Appropriateness to remove front façade door shutters, install new exterior porch lights, and install window flower boxes on the residential structure located at 811 Chapin Street.
5. Report on Staff-Approved Certificates of Appropriateness & Activities Since Last Meeting
6. Historic District Signage Discussion
7. Committee Reports
  - A. Education & Outreach Committee
  - B. Grant Writing Committee
  - C. Site Visit Committee
8. New Business
9. Adjournment

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

Approved: Alex Morganroth, Planner  
December 3, 2015

\*\* 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 or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

[Return to page 2](#)





# beloit public library

**MEETING NOTICE AND AGENDA**  
**Beloit Public Library Board of Trustees**  
**Wednesday, December 16, 2015 @ 4pm**  
Beloit Public Library Board Room  
Beloit, WI 53511

1. Call to order and roll call
2. **Consent Agenda:** Items will be approved by one motion unless a Trustee requests an item to be removed and considered separately.
  - a. Approval of the November 18, 2015 Library Board meeting minutes.
  - b. Approval of the December 3, 2015 Personnel Committee meeting minutes.
  - c. Approval of the December 11, 2015 Personnel Committee meeting minutes.
3. Public comment
4. Library Director Report
  - a. Library Legislative Day Participation – February 9, 2016
5. Reports
  - a. Foundation
  - b. FABL
  - c. Arrowhead Library System
  - d. Budget Committee
  - e. Strategic Plan Committee
  - f. Personnel Committee
6. **Closed Session:** Motion to adjourn to Executive Session pursuant to Wisconsin Statutes 19.85(1)(c) for purposes of conducting performance evaluation for the Library Director. Library Board to reconvene.
7. Action Items
  - a. Library Director Performance Evaluation
  - b. 2016 Payroll and Recurring Payments Authorization
  - c. Monthly financial report and approval of library bills.
8. Trustee Comments
9. Motion to adjourn

[Return to page 2](#)

Next meeting: Wednesday, January 20, 2016

**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. To request this service, please contact the library at 364-2908, 605 Eclipse Blvd., Beloit, WI**



BELOIT EQUAL OPPORTUNITIES COMMISSION

**MEETING CANCELLATION**

**December 16, 2015**

The meeting of the Beloit Equal Opportunities Commission (EOC) to be held in the Forum on first floor of City Hall, 100 State Street, at 5:45 p.m. is CANCELED for Wednesday, December 16, 2015.

Dated: December 10, 2015

Teri Downing  
Director of Community and Housing Services

[Return to page 2](#)

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