



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, October 17, 2016

Presiding: David F. Luebke
Present: Sheila De Forest, Regina Dunkin, Regina Hendrix, Kevin Leavy, Marilyn Sloniker
Absent: Mark Preuschl

1. President Luebke called the meeting 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 - None
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 for the property located at 631, 640, 654, & 657 Bluff Street from R-1B, Single-Family Residential to C-1, Office District. The Planning & Building Services Division has initiated an application requesting an amendment to the Future Land Use Map (Map 10) of the City of Beloit Comprehensive Plan. The subject properties are planned and zoned for Single-Family Residential uses, and have come to the attention of Planning staff primarily due to the long-term vacancy and deteriorating conditions at the historic apartment building located at 640 Bluff Street.

The subject properties are currently zoned R-1B, Single-Family Residential. If the proposed amendment is approved, the affected properties will be rezoned to C-1, Office District at a future date. The intent of the proposed amendment is to create a planning framework that will allow the future rehab and occupancy of the historic, vacant apartment building at 640 Bluff Street as a conditional use in an office district. Since this 11-unit apartment building has been vacant for more than a year, it has technically lost its nonconforming status and must conform to the single-family zoning. For obvious reasons, this is both unlikely and unrealistic, and maintaining the existing R-1B zoning would be a major barrier to the future rehab and re-occupancy of the historic apartment building at 640 Bluff Street. The building located at 640 Bluff Street is a contributing structure in the Bluff Street Historic District, constructed around 1907 and notable for its architecture. It has been vacant since being posted Unfit for Human Habitation in May 2015, and is in the midst of a foreclosure action with a default judgment entered on July 15, 2016.

In addition, the proposed amendment will make the other uses (senior center, medical office, & church) more conforming to the adopted Land Use Map (and Zoning Map), thereby supporting their continued operation and future expansion. Planning staff has spoken with the affected stakeholders, including the Director of Grinnell Senior Center, the Church Pastor, and the Chiropractor at 654 Bluff Street. All three stakeholders support Planning staff's proposal and are concerned about the long-term vacancy and deterioration at 640 Bluff Street.

The Plan Commission held a public hearing to consider the requested amendment on September 7, 2016 and voted unanimously (5-0) to adopt the attached Resolution. President Luebke opened the public hearing. James Coutes, 2433 Skyline Drive, spoke in favor of the designation as the moderator officer of the United Church of Beloit at 657 Bluff Street, creating a legal use instead of a conditional use. He is also a real estate appraiser who appraised the apartment building at 640 Bluff Street and the rezoning will allow facilitation of updating the apartment building and getting it back in use with monthly tenants. No one else spoke. President Luebke closed the public hearing. Councilors De Forest and Sloniker made a motion to lay the Ordinance over to the November 7 meeting. Motion carried. File 7940

- b. Community Development Director, Julie Christensen, presented the 2017 Community Development Block Grant (CDBG) Proposed Budget, and 2017 Annual Action Plan. The Department of Housing and Urban Development (HUD) requires each CDBG Formula Grantee to submit an Annual Action Plan each year. The Annual Plan includes how the City intends to allocate its CDBG funds over the

next year. Councilor Dunkin excused herself for this item. The process for preparing the CDBG budget includes the following steps: applications are available to agencies interested in applying for the CDBG funds; each applicant is required to present its application to the Community Development Authority (CDA); the CDA makes its recommendation to the City Council on how the CDBG funds should be allocated; a public hearing is held by the City Council; and adoption of the CDBG budget.

- The Annual Plan provides detailed information on how the City plans to use its CDBG funding in the next year to meet the needs of the Community.
- All recommended projects are consistent with the proposed 2015-2019 Consolidated Plan and 2017 Annual Action Plan. The proposed 2017 CDBG budget is attached to this report.
- All recommended projects are eligible CDBG activities and meet one of the three national objectives.
- All projects will be incorporated into the 2017 Annual Action Plan which is submitted to HUD.
- A notice was published in the Beloit Daily News and Stateline News announcing the beginning of the 30-day review period and the date of the public hearing. The 30-day public review period began on October 7, 2016 and will end on November 6, 2016.

President Luebke opened the public hearing. Ian Hedges, 3116 S. Flack Road, spoke as the Executive Director of HealthNet. He thanked the council for their continued investment and explained that this investment has significantly improved the lives and health of residents in Beloit, explaining that 94% of anything that comes in to HealthNet goes right back to low income patients. HealthNet provides primary Medical, Dental and Vision care to the uninsured and underinsured. He shared an example of how people's lives are interconnected to being contributing members of their community. When a patient is forced to choose between paying rent or affording critical medicinal needs, quality of life suffers. Being able to assist patients with their medical needs allows them to continue to work and thrive. Mr. Hedges talked about their pain clinic and dental clinics that are newer and showing incredible results. He thanked them for their continuing support of this allocation and without this funding allocation, he believes patients would need to return to the emergency room for their primary care. No one else spoke. President Luebke closed the public meeting. Councilor De Forest asked how the CDA defined case management strategies. Ms. Christensen explained that councilor Hendrix could probably speak to that as well, but essentially if a need is being connected to a resource leading to case management, they are meeting the needs. This item will return on the November 7 agenda for action, no other action is necessary at this time. File 8725

- c. Community Development Director, Julie Christensen, presented the 2017 HOME Investment Partnerships Proposed Budget. Last year, the City of Beloit, Rock County and the cities in Rock County entered into a new Rock County HOME Consortium agreement. This agreement allows us to receive HOME funds directly from the Department of Housing and Urban Development (HUD) similar to CDBG. We are required to hold a public hearing to seek community input on the proposed use(s) of the HOME funds awarded to the City.
- The Rock County HOME Consortium agreement outlines the amount of funds allocated to each entity in Rock County. Under this agreement, the City of Beloit would receive 28 percent of the Consortium dollars awarded and 31 percent of the HOME Administrative dollars.
 - For 2017, we are estimating that the Consortium will receive \$475,000. Based on that budget, the City of Beloit's share would be \$133,000. We are also estimating receiving \$100,000 in HOME Program Income from repayment of loans. The City is also allocated \$14,725 in HOME Administration funds which can be used to pay for staff time related to the program. It is likely that we will have additional program income dollars in 2017 if houses currently under rehab are completed and sold, but at this point, we are being conservative on our Program Income estimate.
 - On September 28, 2016, the Community Development Authority (CDA) recommended that the City's dollars be used to fund the City's Housing Rehabilitation Revolving Loan Fund for owner-occupied properties on a city-wide basis and/or New Construction projects in the Westside Target Area.

President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. This item will return on the November 7 agenda for action, no other action is necessary at this time. File 8663

- d. Finance and Administrative Services Director, Eric Miller presented the 2017 Operating, Library, and Capital Improvements Proposed Budgets. The City's proposed budget for all funds, including capital improvements budget is \$96 million. This is a decrease of \$427,000 from last year. The General Fund budget totals \$30.9 million, which is an increase of \$352,000 from last year. The Enterprise Fund budgets increased by a combined total of \$306,000 to \$18.5 million. Mr. Miller presented budget highlights that includes a few staffing changes in various departments. He explained that Shared Revenue and Expenditure Restraint remained flat while highway aids are projected to

decrease by \$120,000. Some good news for the City is that the Net New Construction increased to 2.31% from 1.13%, representing the second highest percentage in Rock County and increases the levy by \$230,000. Other highlights include: Assessed and Equalized Values have increased 2.19% and 2.29% respectively. The property tax levy increased by \$317,000 or 2.19%, \$81,000 is attributed to increased debt service. The City will retain 15% of Hotel/Motel Tax receipts, up from 10%. The Wastewater utility is proposing a modest cost of living increase of 3% for both commercial and residential customers. The Water Utility has conducted a comprehensive rate study and filed an application with the PSC to raise water rates by 15% for 2017 in order to maintain vital infrastructure used to provide clean and safe water to users. The Blender Café will be constructed this winter and open for business early 2017. Mr. Miller asked if there were any questions at this time. President Luebke opened the public hearing. No one spoke. President Luebke closed the public hearing. The full budget is available for review at www.beloitwi.gov. File 8731

5. CITIZEN PARTICIPATION

- a. Joseph Jensen, applicant for a liquor license at J&P Sports House Pub, LLC, explained that his liquor license application is on the consent agenda this evening for approval. Due to some organizational challenges, he asked the council to consider tabling the item until the November 7th meeting to give him time to work those issues out.
- b. Calvin Bolderbuck, Field Representative for Congressman Mark Pocan, introduced himself and explained that Congressman Pocan has a space at City Hall to meet with constituents on the 3rd floor of City Hall. Every 2nd Thursday of each month from 9:30-11:30am, constituents with concerns or issues with federal agencies can meet with Mr. Pocan's staff in person. Congressman Pocan represents the 2nd Congressional District in Wisconsin that includes nearly all of the City of Beloit and the western half of Rock County.

6. CONSENT AGENDA

Councilor De Forest asked to have items 6.b, 6.d and 6.e removed from consent. Councilors Hendrix and Sloniker made a motion to adopt consent Agenda 6.a, 6.c and 6.f. Motion carried.

- a. The Minutes of the Regular and Special meetings of October 3, 2016 were approved.
- b. Clerk Stottler presented a resolution approving the new application for Class "B" Beer and "Class B" Liquor License of J & P Sports House Pub LLC, d/b/a J & P Sports House Pub, 443 East Grand Avenue, Joseph A Jensen Agent, for the licensing period ending June 30, 2017. She explained that this agent addressed the council in citizen participation asking consideration to table. Councilors De Forest and Dunkin made a motion to table the item to the November 7th regular meeting. Motion carried. File 8721
- c. A resolution approving the new application for Class "B" Beer License of The Beloit Club, LLC, d/b/a Ironworks Golf Lab, 625 3rd Street, Ste 100, Jayme Braatz Agent, for the licensing period ending June 30, 2017 was approved. File 8721 ABLCC recommendation for approval 5-0
- d. Clerk Stottler presented a resolution approving a Change of Agent on the Class "A" Beer and "Class A" Liquor Cider Only license for Speedway LLC owned by MPC Investment LLC, d/b/a Speedway #4087, 148 Liberty Avenue to Katherine M. McWilliams for the licensing period ending June 30, 2017. The ABLCC recommended approval of this Change of Agent 5-0. Councilor De Forest asked the agent to step forward and asked Ms. McWilliams to provide clarifications to her supplemental questionnaire as well as define some of the stores policies. Ms. McWilliams answered those questions. Councilor Leavy asked about the store policy for clerks who sell to minors. She explained that they are terminated and that the registers are programmed to require a scan of the ID or entry of the date of birth. Councilors Leavy and Dunkin made a motion to approve the resolution as presented. Motion carried. File 8721
- e. Clerk Stottler presented a resolution approving a Change of Agent on the Class "A" Beer and "Class A" Liquor Cider Only license for Pilot Travel Centers, LLC d/b/a Pilot Travel Center #289, 3001 Milwaukee Road to Victoria VanCoulter for the licensing period ending June 30. The ABLCC recommended approval of this Change of Agent 5-0. Councilor De Forest asked the agent to step forward and asked Ms. VanCoulter about the training in the first three days of employment. Ms. VanCoulter explained that clerks are with an experienced clerk during training and are not allowed to sell until training is complete. Councilor Leavy asked about the store policy for clerks who sell to minors. She explained that they are terminated and unfortunately that has recently occurred. Councilor De Forest asked if the council could establish policy that requires the type of software businesses use in order to be approved for a liquor license. Attorney Krueger explained that she is familiar with the software and most software is able to override the requirement. She explained that

- state ID's are vertical for underage individuals. The idea could be explored to make sure that ordinance or policies don't conflict with state law or make rules more restrictive. Councilors Dunkin and Leavy made a motion to approve the resolution as presented. Motion carried. File 8721
- f. A resolution authorizing Final Payment of Public Works Contract C16-19, Bridge Sealing and Painting was approved. File 8726

7. ORDINANCES

- a. City Engineer, Michael Flesch presented a proposed Ordinance to Establish 2-Hour Parking Time Limit in Iron Works South Parking Lot. The City of Beloit received the request from Andrew Janke, Economic Development Director on behalf of Hendricks Commercial Properties. New developments are continuing to locate within Hendricks Commercial Properties facility located along Third Street, including the YMCA. The Traffic Review Committee reviewed the issue during the October 3, 2016 special meeting and the Committee voted (5-0) in favor of establishing a 2-hour time limit for 48 stalls located within the Iron Works South Parking Lot. The YMCA plans to move into the space along Third Street in the first part of 2017. The 2-hour parking time limits are intended to accommodate the 'customers' for businesses in the area, including the members of the YMCA. The DBA contacted adjacent property owners and gave an update at the TRC meeting that all responses were in favor of the change to 2-hours. This is first reading. There were no questions. Councilors De Forest and Leavy made a motion to lay the item over to the November 7th regular meeting. Motion carried. File 7791
- b. City Engineer, Michael Flesch presented a proposed Ordinance to Add Signal Locations to Index of Special Locations at Gateway/Cranston and Gateway/Colley. The City of Beloit recently completed the signal upgrade at Cranston/Gateway and is in the process of constructing the signals at Colley/Gateway. The Traffic Review Committee reviewed the issue during the July 25, 2016 meeting and the Committee voted (4-0) in favor adding both locations to the Index of Special Locations. Pratt Industries was recently constructed at the intersection of Cranston Road and Gateway Boulevard. A new entrance, turn lanes and signal upgrades were completed by the City of Beloit in conjunction with the Pratt project. In addition to the upgrades at the intersection of Cranston Road/Gateway Boulevard, the City of Beloit is currently in the process of reconstructing a portion of Colley Road to an urban section. Signals will be installed at the intersection of Colley Road and Gateway Boulevard. All future truck deliveries to Pratt are scheduled to use the southern entrance/exit to the site which is located along Colley Road. This is first reading. Councilors De Forest and Leavy made a motion to lay the item over to the November 7th regular meeting. Motion carried. File 7914
- c. City Engineer, Michael Flesch presented a proposed Ordinance to Remove Parking on the North Side of West Grand Avenue Adjacent to 715 West Grand Avenue. The City of Beloit recently razed the building located at 715 West Grand Avenue. The Traffic Review Committee reviewed the issue during the July 25, 2016 meeting and the Committee voted (4-0) in favor of removing the parking on the north side of West Grand Avenue adjacent to 715 W. Grand. After the demolition of the building, City crews removed existing driveways, repaired/replaced curb and sidewalk. The property is located at a skewed intersection which has unique sightlines for vehicles approaching the 8th Street/Brooks Street/W. Grand intersection. The previous driveway locations and proximity to the intersection restricted vehicle parking in the past. After evaluating the new layout, it was determined that parking should be officially removed to allow for better sightlines at the intersection. This is first reading. Councilors Leavy and Dunkin made a motion to lay the item over to the November 7th regular meeting. Motion carried. File 7791
- d. City Engineer, Michael Flesch presented a proposed Ordinance to Remove Parking on the South Side of Public Avenue Adjacent to 424 College Street. The City of Beloit received a request from Meals on Wheels to remove parking along Public Avenue in the area of their pick-up/drop-off. The Traffic Review Committee reviewed the issue during the July 25, 2016 meeting and the Committee voted (4-0) in favor of removing the parking on the south side of Public Avenue adjacent to 424 College Street. Meals on Wheels is located on the corner of Public and College. Currently, the volunteer drivers use the Public Avenue door to pick-up/drop-off meals. Since 1971, Beloit Meals on Wheels has been serving the Greater Beloit community residents who find themselves in need of therapeutic diets or seven-day-a-week service. Normal pick-up occurs around 11 AM and normal drop-off occurs after noon. After talking with Ellen Wiegand, Executive Director of Beloit Meals on Wheels, it was decided that the best option would be to create a No-Parking/Loading zone between the hours of 10:00 AM and 1:00 PM. This is first reading. Councilors Leavy and Dunkin made a motion to lay the item over to the November 7th regular meeting. Motion carried. File 7791

- e. City Engineer, Michael Flesch presented a proposed Ordinance to Establish Time Restrictions for Terrace Parking at 819 Clary Street. The City of Beloit received the request from Shelley Cousin, Board member of Little Turtles' Playhouse, Inc. The Traffic Review Committee reviewed the issue during the October 3, 2016 special meeting and the Committee voted (5-0) in favor of establishing a 30-minute time limit on weekdays between 6 AM-6PM. The property at 819 Clary Street was recently renovated to allow for a child care center which is able to serve up to 48 children between the ages of 0-6 years. The terrace parking stalls would be limited to 30-minutes on weekday between the hours of 6 AM-6 PM to allow pick-up/drop-off activities to occur. Alternate overnight parking would be in effect for this area due to the limited time frame for the 30 minute parking. Construction in the right-of-way is not needed, as the terrace parking area already exists. This is first reading. Councilors Leavy and Dunkin made a motion to lay the item over to the November 7th regular meeting. Motion carried. File 7791

8. APPOINTMENTS

Councilor De Forest excused herself for this item. Councilors Dunkin and Sloniker made a motion to accept the appointments as presented in one motion. Motion carried.

- a. Board of Appeals File 6130
Dustin Gronau, (as 2nd Alternate) to a term ending May 31, 2018
- b. Equal Opportunities Commission File 7465
Rose Richard, (replacing Marilyn Sloniker) to a term ending June 30, 2018
- c. Landmarks Commission File 5860
Mary Anne Carroll, (replacing Steve Vollmer) to a term ending October 31, 2019
Kris Jacobsen, (replacing Teri J. Kaye) to a term ending October 31, 2019
Richard McGrath, (replacing Donna Johnson) to a term ending October 31, 2019
- d. Park, Recreation & Conservation Advisory Commission File 6180
Incumbent Kristin Loehr to a term ending September 30, 2019
Incumbent Isaac DeForest-Davis to a term ending September 30, 2017

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest attended the Parks and Recreation meeting as a resident. She congratulated Bagels and More for celebrating 20 years in downtown. The next community conversations meeting will take place at Atonement Lutheran Church beginning at 5:30pm. She encouraged youth to attend this conversation. She announced the Empty Bowl fundraiser event at The Castle on October 22nd from 11am – 3pm where proceeds benefit Caritas.
- Councilor Sloniker spent some time with Julie Christensen to learn more about the department and the work they are doing. She attended an anti-bullying meeting this evening that is reviewing bullying in the school system.
- Councilor Dunkin attended the budget workshop and thanked City Manager Luther, Finance Director Miller and the City Staff members who worked to provide a balanced budget.
- Councilor Leavy explained that as a youth 2 youth moderator, they may be bringing something forward to support them in taking a stand against parents who host.
- Councilor Hendrix had nothing to add.
- President Luebke attended the 175th anniversary at 1st Baptist Church this past week and shared that a time capsule dating back to 1929 was opened and in it was a copy of the Beloit Daily News. He also attended the Lager with Legislators event hosted by the Chamber. He also toured the Phoenix apartments and was really impressed with the improvements.

10. CITY MANAGER'S PRESENTATION - None

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Finance and Administrative Services Director, Eric Miller presented a resolution Supplementing Resolution Adopted October 20, 2003; Authorizing the Issuance and Sale of Approximately \$13,450,000* Water System Revenue Refunding Bonds, Series 2016C; And Providing for the Payment of Said Bonds and other Details and Covenants with Respect thereto. Mr. Miller turned the presentation over to Michael Harrigan, Senior Municipal Advisor and Chairman of the Board at Ehlers. Mr. Harrigan reviewed the Sale Day Report with the Council. There were three bids returned

with the best one coming from Hutchinson, Shockey, Erley & Co. at an interest rate of 2.5336%. The Final Sale results resulted in \$2,073,036 less than the previous financing, or roughly \$175,000 per year. The net present value of the savings is \$1,576,478. Mr. Harrigan explained that from a month ago when this was presented, interest rates have increased and appear to be on the rise currently. The City is currently rated by S&P at "A- with a stable outlook", down slightly due to a change in S&P's rating methodology. Approving the resolution locks the City into these rates and payments. Councilors Hendrix and De Forest made a motion to approve the resolution as presented. Motion Carried 6-0 by a roll call vote. File 8695

12. Councilors Hendrix and Sloniker made a motion to adjourn at 8:44 p.m. Motion Carried.



Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: November 7, 2016