



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, June 6, 2016

Presiding: David F. Luebke
Present: Sheila De Forest, Regina Dunkin, Regina Hendrix, Kevin Leavy, Mark Preuschl, Marilyn Sloniker
Absent: None

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
4. PUBLIC HEARINGS
 - a. Director of Transit, Michelle Gavin, presented a resolution authorizing the City Manager to implement Phase 1 of the Transit Development Plan. Ms. Gavin explained that the Federal Transit Administration (FTA) requires all FTA-funded activities to be included in a continuing, comprehensive, and cooperative (3C) multimodal transportation planning process. The Transit Development Plan (TDP) satisfies these requirements for the Beloit Transit System and should be updated every five years. The City Council accepted the plan in November 2015. Staff has facilitated several open houses which were open to the public to discuss the recommendations. 30 days' notice of this public hearing was provided in conformance with the *"BTS Fare Policy and Public Participation Procedures."* At this time, staff is requesting to implement the recommendations with regard to routes and schedules found in Phase 1 of the TDP. Additionally, and as a result of additional passenger feedback, staff is recommending that the City Council approve some minor modifications to the proposed route map and are included on the map titled "June 2016: BTS Staff Proposed Modifications," attached Exhibit A and incorporated herein by reference. President Luebke opened the Public Hearing. Two citizens spoke in reference to the need for the routes to meet the needs of residents in their neighborhood. Prisha Gustina, inquired about the 200-300 block of W. Grand, Hackett to Highland and back up to McKinley. Another citizen was concerned about walking distance as she is disabled and cannot walk far. President Luebke asked Ms. Gavin to meet with these citizens at the conclusion of the hearing to discuss their concerns. Councilors De Forest and Sloniker made a motion to adopt the Resolution. Motion carried. File 5185
5. CITIZEN PARTICIPATION
 - a. Sam Liebert, 331 N. Terrace Street, Janesville, complimented the City on their nice council chambers and introduced himself as the City of Janesville Council President as well as a candidate for Rock County Clerk. He invited the City to build a stronger relationship between Janesville and Beloit whether it is through shared resources or social events.
 - b. Daniel Schooff, 1955 Pebble Drive, Beloit addressed the Council in support of the proposed Ordinance to amend sections of the Code of General Ordinances pertaining to Rental Unit Inspection Program and Rental Registration Certificates that is on the agenda later tonight. Nearly one quarter of faculty and staff as well as many college students live in rental units in the City and from the College perspective, they urge the inspection program to maintain quality and safe homes here in the City.

6. CONSENT AGENDA

Councilor De Forest requested to have item 6.h be removed from the consent agenda. Councilors Leavy and Dunkin made a motion to adopt the consent Agenda items 6.a – 6.g and 6.i – 6.l.. Motion carried.

- a. The Minutes of the Special and Regular meetings of May 16, 2016 were approved.
- b. An application for a new Class "B" Beer License for Taqueria Azteca Beloit LLC, located at 1910 Shopiere Road, Ruben Rosas, Agent for license period July 1, 2016- June 30, 2017 was referred to ABLCC. File 8721
- c. An application for a new Class "B" Beer and "Class B" Liquor License for Zachariah Robert Davis, d/b/a The New Pop House, located at 863 Fifth Street, for license period July 1, 2016- June 30, 2017 was referred to ABLCC. File 8721
- d. An application for a new Class "A" Beer and "Class A" Liquor License for Madison Road Mart, Inc., located at 1343 Madison Road, Harjinder Samra, Agent for the License period July 1, 2016- June 30, 2017 was referred to ABLCC. File 8721
- e. An application for a renewal of a 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., for license period July 1, 2016-June 30, 2017 was referred to ABLCC. File 8721
- f. A Resolution approving Renewal of Alcohol Beverage Licenses for Licenses for License Period July 1, 2016- June 30, 2017 was adopted. File 8721
- g. A Resolution approving the Renewal of an Annual Mobile Home Park License for the Property located at 2601 Colley Road was adopted. File 8124
- h. Community Development Director, Julie Christensen, presented a resolution approving Addendum No. 1 to Kadlec Drive Condominium Plat located at 2660 Kadlec Drive. Harris & Associates, on behalf of DMW Development, has submitted the attached Condo Plat, which is officially known as Addendum No. 1 to Kadlec Drive Condominium Plat, for the property located at 2660 Kadlec Drive. The proposed Condo Plat includes the construction of 42 additional units in five additional buildings to complete the Kadlec Drive Condominium project.

This project was originally approved and zoned as a Planned Unit Development (PUD) in 2006, and the attached PUD Resolution authorizes up to 48 condo units. In 2007, the developer obtained approval of a Condo Plat for only 36 units. The developer constructed the first 6-unit condo building before discontinuing this development during the recession. The proposed change to the condo plat is consistent with the property's existing PUD zoning classification, and no additional zoning actions are necessary.

Of the five proposed buildings, four are 8-unit buildings and one is a 10-unit building. All of the proposed units are two-stories in height with an attached garage and a patio facing the internal pond. Additional accessory features include a mailroom building, maintenance garage, and visitor parking stalls. The applicant recently submitted site plans, which are being reviewed by City staff. Public facilities and infrastructure exist in this area and the properties receive the full range of municipal services. The Assessor's Office has reviewed the plat and has noted that unit addresses may need revision. The City's other Review Agents have reviewed the plat and have not submitted any comments or concerns.

The Plan Commission reviewed the proposed Condo Plat on May 18, 2016 and voted unanimously (5-0) to recommend approval, subject to two conditions.

Councilor De Forest asked if the neighborhood was noticed on this issue. She voiced concern that the plan was approved in 2006-2007 before she was on the council and has since heard concerns in that neighborhood pertaining to housing density. The proposed drawings appear to Councilor De Forest to be architecturally low end, low quality condos that are placed on high density property. She is concerned they won't be sold and wind up as rentals. She expressed she will be voting against. Ms. Christensen explained that these condos will be rental to start and tonight's vote is on land use, not whether the property is owner occupied or rental. She addressed the density concern by stating that single family residential density is 5 units per acre for R1A and up to 7.2 units per acre for R1B. This development is 5.3 units per acre, which is closer to a single family density and well within the range.

Councilors De Forest and Leavy made a motion to lay this item over to the next meeting to make sure residents are made aware. Councilor Leavy inquired about the timeframe for the developer, DMW Development. Tom Wood of Harris and Associates representing the developer explained this project has been 9 years in the making and expressed that they would like to move as quickly as possible. Councilor Dunkin said she toured the area and that they don't appear low end or low quality

to her. President Luebke said he's been out to that development many times and he's impressed with the building that is there. He asked about the main access road and shared concern that people go through neighborhoods to get through and would like to see more direct access. Tom Wood explained that the most substantial change from the existing building is that the existing building is a 6-unit single story ranch and the new condos will be two-story townhomes with individual attached parking. The motion failed 1-6, with councilor De Forest voting in favor.

Councilors Leavy and Hendrix made a motion to adopt the resolution as presented. Motion carried with Councilor De Forest voting against. File 8242

- i. A Resolution awarding Public Works Contract C16-13, Stateline Road Sewer and Water Extension was adopted. File 8716
- j. A Resolution awarding Public Works Contract C16-03, Rehab of City Owned Parking Lots was adopted. File 8716
- k. A Resolution awarding Public Works Contract C15-10, Canterbury Crossover was adopted. File 8698
- l. A Resolution authorizing Final Payment of Public Works Contract C15-24, Inman Sewer Extension was adopted. File 8698

7. ORDINANCES

- a. Community Development Director, Julie Christensen, presented proposed Ordinance to amend Sections 7.06(2)(c)1, 7.065, 14.02(9), 14.06(1), (2), (3), (4), (6), and 25.04(4)(d) of the Code of General Ordinances of the City of Beloit pertaining to Rental Unit Inspection Program and Rental Registration Certificates for a first reading. 2015 Wisconsin Act 176 was enacted in March 2016. The Act includes various provisions which affect the city's rental dwelling permit program. Due to the Act, several changes are recommended to be made to the Municipal Code. They are discussed further below:

- The proposed ordinance renames the title of the document issued to property owners from annual "rental dwelling permit" to an annual "rental registration certificate" in various sections of the Municipal Ordinance.
- Section 2 provides a clearer explanation of the fees being charged for the Rental Inspection Program.
- Section 4 provides the rationale for the Rental Inspection Program that the City currently administers.
- Section 5 removes the provision which allowed the City to suspend the Rental Registration Certificate for failure to allow a rental inspection.
- Section 6 specifies the late fee amount will be established by City Council resolution. Currently, we follow the language in Section 14.012 which specifies that a late fee of \$5 or 20 percent of the license, whichever is greater. The fee resolution which is also on your agenda includes the same late fee that we currently are charging under this section of code.
- Finally, Section 12 specifies how we will transition from the Rental Dwelling Permit to the Rental Registration Certificate.

Councilor De Forest stated that due to a pending lawsuit she is not at liberty to explain why she will be voting against this Ordinance. Councilors Leavy and Preuschl made a motion to lay the Ordinance over to the next meeting. Motion carried 6-1 with Councilor De Forest voting against. File 5130

8. APPOINTMENTS - None

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest thanked all the volunteers that made Vets Roll possible. Attended the BHRSC and the CCJC meeting at the County. She attended the neighborhood BRAVE meeting and thanked those volunteering. Attended the Rock River Coalition meeting and recognized Bill Frisbee for collecting data on the river on the water quality. Went to the dedication of the computer lab at the Boys & Girls Club. She loved the Parade and thought it was wonderful. She met with the new Municipal Court Judge and is looking forward to working with her on addressing her concerns. She visited both Big Hill Park and Turtle Park several times and she's excited about the bike path dedication that will join the Janesville and Beloit communities.
- Councilor Sloniker attended the parade and the retirement celebration for Steve Givhan.

- Councilor Dunkin had the opportunity to attend the Serenity Garden ground breaking at Horace White Park that was given by the Family Service Association. She had a chance to tour some areas of Beloit with Community Development Director Julie Christensen and was grateful for her assistance. She also went on a tour of the Beloit Fire Department and Beloit Police Department with both chiefs and stated there are a lot of great city staff working hard every day to provide the best services to the citizens. She was happy to learn about the City of Beloit's wellness initiative called W.O.W. where a group of dedicated employees seek to assist all city staff with health and wellness in the areas of physical, emotional, spiritual, occupational, intellectual and social health. She attended the computer lab dedication and publicly thanked the Caldwell's for giving back to their community. She thanked several individuals who invited her to speak at the peace rally. She walked in the Memorial Day parade with other council members and really enjoyed honoring military heroes.
- Councilor Hendrix encouraged citizens to watch the video on the new trash bins online at <http://www.automatebeloit.com/>.
- Councilor Leavy thanked the Public Works department for their hard work getting the new bins out and getting the new process going. He encouraged everyone to be patient.
- Councilor Preuschl attended the Memorial Day remembrance ceremony at the cemetery. He also attended the first west side listening session with the Beloit Police Department. He's excited about the ribbon cutting of the new bike trail. He encouraged citizens to be patient with the rollout of the new trash bins and pickup schedule as everybody acclimates to a new process.
- President Luebke enjoyed walking in the parade with the other councilors and is proud to be a part of this team he's on. He attended the promotional ceremony of four officers to Detectives and one to Sergeant. He is pleased to see the dedicated staff members stepping into these roles. He congratulated the individuals and thanked them for serving the citizens of Beloit.

10. CITY MANAGER'S PRESENTATION

- a. Beloit Public Library Director, Nick Dimassis, presented the many events for the Summer Library Programs. All of this information can be found online at <http://www.beloitlibrary.org/>. There are programs for children, teens and adults so check it out!

11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Public Works Director, Greg Boysen, presented a resolution authorizing the City Manager to enter into a State/Municipal Agreement with the Wisconsin Department of Transportation for a Transportation Economic Assistance (TEA) Grant for the reconstruction of Colley Road, East of Gateway Boulevard. In December of 2014, the City entered into development agreements for the development of Pratt Industries, Inc. in the Gateway Business Park. The agreements required the City to apply for a TEA Grant to assist in the payment for public roadway improvements next to the development site. The application was approved and now the attached State/Municipal agreement is necessary to finalize the financial participation between the Wisconsin Department of Transportation and the City of Beloit. The attached resolution authorizes the City Manager to execute the attached agreement which will allow for the design to be finalized and the bidding and construction process to proceed. Pratt Industries has committed to creating 140 new jobs at their new facility. This allows for \$700,000 in TEA Grant funding. This project was included in the 2016 Capital Budget anticipating TEA Grant funding and is in TIF 10. The estimated design and construction costs for this project are \$1,556,350. The agreement requires the State to contribute 50% of the eligible costs up to \$700,000 with the balance being funded by the City of Beloit. Councilors De Forest and Dunkin made a motion to adopt the resolution as presented. Motion carried. File 8670

12. Councilors Hendrix and Preuschl made a motion to adjourn at 8:30 p.m. Motion Carried.


 Lorena Rae Stottler, City Clerk