



PROCEEDINGS OF THE BELOIT CITY COUNCIL
100 State Street, Beloit WI 53511
City Hall Forum – 7:00 p.m.
Monday, July 18, 2016

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

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
 - a. Vice President Leavy read the Proclamation declaring August 2, 2016 as National Night Out. Chief Zibolski accepted the Proclamation. File 7148
4. PUBLIC HEARINGS
 - a. Community Development Director, Julie Christensen, introduced a Public Hearing and Resolution Modifying the Use of the Community Housing Development Organization (CHDO) Funds under the 2014 and 2015 Home Program. In July 2001, the City Council approved an intergovernmental agreement with Rock County and Janesville regarding the Rock County HOME Consortium. This agreement created the Consortium and made us eligible to receive an annual allocation of HOME dollars. According to HOME Investment Partnership Program guidelines, 15 percent must be allocated to a Community Housing Development Organization (CHDO). In the HOME Consortium agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit. The dedication of CHDO dollars only to projects in the City of Beloit will end with the 2016 dollars. For the 2014 program year, \$71,981.55 is available for CHDO activities, and for the 2015 program year, \$65,238.60 is available. The 2014 CHDO funds are required to be committed to a specific project by July 31, 2016, and the 2015 funds have a commitment date of 2017.
 - For the 2014 and 2015 program years, the City Council approved allocating the CHDO funds to Acquisition-Rehabilitation Projects. However, since that time, we have determined that there is a need to construct infill residential construction in the Near Westside (Hackett) Neighborhood. Last year, the Community Development Authority (CDA) purchased 340 Highland with the intention of constructing a new single family house on the property. We are recommending using the 2014 and 2015 CHDO funds for the construction of a house on this lot.
 - At this time, there are three eligible CHDOs in Rock County: Community Action, NeighborWorks Blackhawk Region (NHS), and the Wisconsin Partnership for Housing Development (WPHD). Community Action is currently in the process of rehabbing two houses in the Merrill Neighborhood, NeighborWorks is in the process of rehabbing three houses in the Near Westside (Hackett) Neighborhood. Therefore, we are recommending a partnership with WPHD for the use of these funds. The CDA has already approved the sale of the lot located at 340 Highland Avenue to the WPHD.
 - This vacant lot is located in our new Westside target area which includes the 300-500 blocks of Kenwood, Vernon, Highland, and Euclid. The attached map shows the subject property and the Westside target area. NeighborWorks Blackhawk Region is currently rehabbing 354 Highland Avenue and owns the vacant lot (348 Highland) between 354 Highland Avenue and 340 Highland. This plan includes splitting this lot located at 348 Highland in half and attaching the west half of the lot to 354 Highland Avenue and east half of the lot to 340 Highland. This would help with density-reduction in the Westside target area, which has been a long-term goal of the neighborhood. The proposed house design is attached. Our goal is to have a house constructed that would fit in the neighborhood.
 - The Community Development Authority reviewed the modification in the use of CHDO funds at

its last meeting. They voted 5-1 to recommend approval of this change. One Commissioner (Manuel Casares) was opposed to New Construction due to density issues and concerns that the house would not fit in the neighborhood

President Luebke opened the hearing. No one spoke. President Luebke closed the hearing. Councilors Leavy and Dunkin made a motion to approve the resolution as presented. Motion carried. File 8663

5. CITIZEN PARTICIPATION - None

6. CONSENT AGENDA

Councilor De Forest requested to have item 6.d removed from the consent agenda. Councilors Dunkin and Sloniker made a motion to adopt the consent Agenda items 6.a – 6.c, and 6.e – 6.i. Motion carried.

- a. A resolution approving a new Class "A" Beer and "Class A" Liquor (Cider only) License for Shopko Stores Operating Company, LLC, d/b/a Shopko, located at 2761 Prairie Avenue, Ben Broge, Agent was approved. File 8688
- b. A resolution approving a new Class "B" Beer and "Class C" Wine License for Victoria Rose LLC, d/b/a Victoria Rose, located at 946 Wisconsin Avenue, Francisco Amador, Agent was approved. File 8688
- c. A resolution approving a new Class "B" Beer and "Class C" Wine License for Royal Enterprizes LLC, d/b/a Ole Louisiana Cajun Café & Catering Co., located at 315 State Street, James H. Bennett Jr. Agent was approved. File 8688
- d. City Clerk Stottler presented a resolution approving Change of Agent for Fiesta Cancun Authentic Mexican Restaurant of Beloit WI, d/b/a Fiesta Cancun Mexican Restaurant, located at 2648 Prairie Avenue from Jose Cortes to Jennifer Dominguez. She explained the application and approval process internally and that the ABLCC recommendation for approval was unanimous 7-0. The recommended agent was present at the meeting. Councilor De Forest shared concerns with the brevity of the proposed agent's answers and wanted to get some clarification from the agent on her intentions to make sure staff members are compliant with alcohol laws and what the restaurant will have for policy. Ms. Dominguez answered the questions asked of Councilor De Forest. Councilor Sloniker commented that she visited the restaurant and met with staff member Miguel who was knowledgeable and friendly and she doesn't share the concerns about the business. Councilor Leavy asked about consequences for employees who sell to underage persons. Councilor Preuschl thanked the agent for attending and asked the agent to verify that she understands the responsibility she has as the agent. Ms. Dominguez answered that she does. Councilor Dunking toured the restaurant and has no objection to the appointment of this agent and thanked the restaurant for bringing their business to Beloit. Councilors Leavy and Dunkin made a motion to adopt the resolution as presented. Motion carried 5-1 with Councilor De Forest voting in opposition. File 8688
- e. An application for Land Acquisition – 106 Square Foot Strip located at 605 Eclipse Blvd from Hendricks Commercial Properties (HCP) to City- Adjacent to Beloit Public Library was referred to Plan Commission. File 6667
- f. An application for a Zoning Map Amendment to change the zoning district classification from PLI, Public Lands & Institutions to District to R-1A, Single-Family Residential District for the easternmost 2 acres of the property located at 1601 Gateway Blvd was referred to Plan Commission. File 8642
- g. A resolution approving Contract between the Wisconsin Department of Agriculture, Trade, and Consumer Protection and the City of Beloit for Underground and Above Ground Storage Tank Inspections was approved. File 8191
- h. A Resolution authorizing Final Payment of Public Works Contract C16-05, Cracksealing and Sealcoating was approved. File 8720
- i. An application for a Conditional Use Permit to allow a change from one-nonconforming use to another in an R-1B, Single Family Residential District for property located at 816 Roosevelt Avenue was referred to Plan Commission. File 8396

7. ORDINANCES

- a. Chief Zibolski proposed an Ordinance to amend section 18.02(4)(a) of the Code of General Ordinances of the City of Beloit pertaining to animals in parks for a first reading, requesting to suspend rules for second reading. The ordinance amendment is requested to allow for the presence of domesticated farm animals in city parks if approved by the parks director. This would allow for

ponies or similar animals to be present at special events, such as Neighborhood Night Out (NNO) at Riverside Park. The police department will work cooperatively with the parks department as needed. The current ordinance restricts events, such as pony rides, from our parks. Allowing certain domestic animals with appropriate review and approval will enhance special events for our citizens and families. Councilors Preuschl and De Forest made a motion to suspend the rules for second reading. Motion carried. Councilors De Forest and Preuschl made a motion to adopt the resolution as presented. Motion carried. File 5311 Ordinance 3578

8. APPOINTMENTS

a. Board of Appeals

Willis Zick (replacing Gregory Gaul) to a term ending May 31, 2018

John Peterson (replacing Willis Zick) as 1st Alternate term ending May 31, 2017

Councilors Leavy and Preuschl made a motion to approve the appointments as presented.

9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest attended the wet down and push back ceremony of the 2 new fire engines. She appreciated that Chief Liggett involved his staff in choosing what apparatus' should be on the trucks. She attended the LULAC meeting. This summer's Music at Harry's place has been fortunate with great weather. She attended the Summer Slam Jam at Riverside Park yesterday. She encouraged colleagues to attend the Fire Ops September 10th in Milwaukee as an opportunity to learn what it's like to be a fire fighter. She encouraged the Community's participation this Saturday for Unity in the Community from 12-5. Lastly she is looking forward to the National Night out on August 2.
- Councilor Sloniker attended the Parks Tour and also attended the Council Strategic Planning Workshop last week.
- Councilor Dunkin attended the Strategic Planning Workshop to discuss ways to make the City of Beloit even better and is continuously impressed with the quality and dedication of the staff on the City of Beloit team. She toured the Transit division with Michelle Gavin and James Thompson and learned a lot about those services and looks forward to touring wastewater next month. She worked with BIFF to show a movie at the Merrill Community Center. In an effort to invite people, she and Chief Zibolski walked the neighborhood and had a chance to dialogue with the residents and build unity. She offered sympathies to the friends and colleagues experiencing losses.
- Councilor Preuschl complimented the Beloit Police Department Staff for the guardians policing initiative that he learned about at the recent listening session.
- Councilor Leavy announced a Town Hall meeting on August 24th at 5:30pm taking place at New Zion Baptist Church at 1905 Mound Avenue. There will be a light meal served hosted by New Zion & Emanuel Baptist Church and the Beloit Police Department. This will be an opportunity to gather and have courageous conversations about building community.
- President Luebke offered condolences to Councilors Preuschl and Hendrix for their losses. He attended the Beloit Police Department listening session and believes they are helping to break down barriers.

10. CITY MANAGER'S PRESENTATION

11. REPORTS FROM BOARDS AND CITY OFFICERS

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- Community Development Director, Julie Christensen, presented a resolution approving 2017 Community Development Block Grant (CDBG) Local Funding Priorities. The Department of Housing and Urban Development requires that we provide an opportunity each year for citizens to give input on public housing, community development, homeless and housing needs and to prepare an Annual Action Plan in order to qualify to receive CDBG funding. The Community Development Authority (CDA) board is recommending that City Council approve funding priorities for inclusion in the 2017 CDBG Application. These priorities were developed based on the needs identified in the 2015-2019 Consolidated Plan, which is a 5-year strategic plan for the use of CDBG funds. In preparation of the Consolidated Plan, staff held three Steering Committee meetings with local agencies and community leaders to obtain input about the needs of the community and gaps in services. The CDA recommended the funding priorities: Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities. Code Enforcement; Housing Rehabilitation; Economic Development Activities, with

priority given to Technical Job Training; Program Administration and Fair Housing. If funding priorities are approved, they will be included in the CDBG application, which will be prepared and sent out in mid-late July. These funding priorities will be used to determine which agencies receive funds for the 2017 CDBG program year only. We will revisit these funding priorities next year prior to the CDBG application cycle. Councilor Dunkin recused herself as her employer is an agency that receives funding. Councilors De Forest and Sloniker made a motion to adopt the resolution. Motion carried 5-0 with Councilor Dunkin abstaining. File 8725

12. Councilors Dunkin and Sloniker made a motion to adjourn at 7:42 p.m. Motion Carried.



Lorena Rae Stottler, City Clerk

www.beloitwi.gov

Date approved by City Council: August 1, 2016