



**PROCEEDINGS OF THE BELOIT CITY COUNCIL**  
**100 State Street, Beloit WI 53511**  
**City Hall Forum – 7:00 p.m.**  
**Monday, August 1, 2016**

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

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. Community Development Director, Julie Christensen, introduced a Resolution approving 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. The Plan Commission recommendation for approval was 5-0-1. Isaac Rojas has filed an application for a Conditional Use Permit to allow one legal non-conforming use to be changed to another legal non-conforming use for the property located at 816 Roosevelt Ave in the City of Beloit. The applicant is seeking permission to operate a re-upholstery and interior decoration business.
    - According to Section 9.2.1 of the Zoning Code (Chapter 19), a legal nonconforming use may be changed to another nonconforming use in accordance with the conditional use procedures if the new use will have a “lesser negative impact”.
      - Allied Games (home amusement business selling billiard tables and darts) previously occupied the building as a legal non-conforming use in accordance with a 2009 Conditional Use Permit. The business officially ceased usage of the property in November of 2015.
    - The applicant is seeking permission to operate a re-upholstery and interior decoration business in the commercial building on the property.
      - The commercial building is adjacent to a single-family residential house on the same parcel that the applicant currently lives in.
      - The business, Isaac Rojas Interiors, will primarily consist of drop-off/pick-up of small furniture for re-upholstery as well as consulting work. The applicant is an interior decorator by trade.
      - The applicant has indicated that the store will only be staffed by one individual (the applicant)
      - The business will serve customers by appointment only.
    - The proposed business is classified as a Retail/Sales Service – Repair Oriented Use.
      - The minimum number of off-street parking spaces for the proposed use is one parking space per 500 sq. ft., or four spaces. The garage in the rear of property has three spaces and the driveway on the west side of the property has two spaces. The total number of off-street parking spaces at the property meets the requirements of the Zoning Code. The applicant will likely only utilize one or two of the available off-street spaces at one time due to the appointment-only nature of the business.
      - Roosevelt Avenue has unlimited parking on both sides of the street in front of the property.
5. CITIZEN PARTICIPATION
  - a. Lisa Tollefson, 5818 N. Kennedy Road, Milton introduced herself as the current Rock County Clerk who was appointed in June of 2015, and asked councilors and the public for their vote on August 9.

- b. Dennis Hughes, 144 N. Jefferson, Milwaukee introduced himself as a union representative who is representing a non-represented employee, Michael Wright whose employment terminated by the City while he was on medical leave. Mr. Hughes explained that he is before the council because they are the last step in the grievance process and they have not been able to obtain the hearing they are requesting from the City of Beloit. He is requesting that the City Council consider Mr. Wright's appeal and also encouraged the council to review the City's policy that eliminates just cause and requires employees to split the cost of an independent hearing with the city, causing further hardship to the employee.
- c. Michael Wright, 2179 Linway Drive, Beloit addressed the council with a grievance that claims the city falsely terminated him based on a medical condition in order to prohibit him from the right to appeal his termination through the grievance procedure. He explained he's worked for the city for 37 years and was forced to take early retirement because while out on medical leave, he received a letter from Human Resources ending his employment as an equipment operator because the city could not accommodate a medical restriction. He has followed the personnel policy procedure for appealing his termination and is before the council this evening to seek a hearing and would appreciate their consideration.

## 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. The Minutes of the Regular meetings of July 5 and July 18 and Special meeting of July 25, 2016 were approved.
- b. A resolution approving the City's Offer to Purchase 106 Square Foot of Land located at 605 Eclipse Blvd and authorizing Execution of Same was approved. File 6667
- c. A resolution awarding Public Works Contract C16-19, Bridge Sealing and Painting was approved. File 8726
- d. A resolution authorizing Final Payment of Public Works Contract C15-09, Big Hill Bike Path was approved. File 6811

## 7. ORDINANCES - None

## 8. APPOINTMENTS - None

## 9. COUNCILOR ACTIVITIES AND UPCOMING EVENTS

- Councilor De Forest thanked the Parks employees for the great maintenance of the Parks after walking Harpers Prairie where she found the official Beloit flower, the Purple Comb flower. As a member of the Downtown Business Association, she investigated two new business: The Porch and Mystery and Escape Quest. She encouraged others to check them out. She's looking forward to National Night out tomorrow and the Street Dance this weekend.
- Councilor Sloniker attended the PFC meeting. She recently learned that the street lights in Beloit are owned and operated by Alliant Energy but thanked a Brian and Mark of DPW for assisting with a neighborhood light issue recently. She offered her condolences to the family of Malachi Taylor who recently passed while out of the country on mission work.
- Councilor Dunkin thanked the Beloit Police Department and Fire Department for the help in the funeral procession of Airman 1<sup>st</sup> Class George Marion Ingram. She attended the Beloit Police Department listening session at Central Christian Church. She encouraged residents and visitors alike to attend the farmers market that runs 8am-1pm every Saturday through October 8<sup>th</sup> this year. She thanked Julie Christensen and Lori Luther for their vision and decisions for revitalization efforts on the west side of town. She too is looking forward to National Night out tomorrow and the Street Dance this weekend.
- Councilor Preuschl attended the stop the violence meeting and encouraged people to hear what Richard Harris has to say as he speaks an inspiring message "vision beyond bars." He encouraged all to attend the Street Dance Friday and Farmers Market this Saturday.
- Councilor Hendrix recently took 19 students to Washington DC for tour and college visits. The students represented Beloit fantastically. The step team she coaches will be performing Friday at the Street Dance.

## 10. CITY MANAGER'S PRESENTATION - None

## 11. REPORTS FROM BOARDS AND CITY OFFICERS

- a. Community Development Director, Julie Christensen, introduced a resolution amending the Mutual Cooperation Agreement under the 2013 OHHLHC Healthy Homes and Lead Hazard Control Program . The cities of Beloit and Janesville and Rock County applied for and received a Healthy Homes and Lead Hazard Control Grant of \$2.5 million from the Department of Housing and Urban Development in 2013. We entered into a Mutual Cooperation Agreement which outlined how the funds would be allocated, record-keeping requirements, and benchmarks
- The Lead Grant provides funding to home owners and landlords to make their dwelling units Lead safe for children in coordination with the Rock County Health Department. These funds are often used in concert with our CDBG or HOME funds on a project. This allows for the lead itmes to be funded through a Lead Grant, thereby, reducing the amount of funds a household will have to pay towards a project.
  - This amendment to the Mutual Cooperation Agreement to the Mutual Cooperation Agreement (attached) would allow for Rock County funds to be allocated to the City of Beloit or the City of Janesville for additional lead projects. Our grant deadline is January, 2017. Although Beloit has enrolled the number of housing units required under the Agreement, Rock County has not been able to fund enough projects to meet its funding commitments. The City of Beloit continues to receive referrals from the Rock County Health Department and therefore, could complete additional projects.
  - This amendment to the Agreement will also allow the modifications to the individual line items in the budget in order for the funds to get expended by the end of the grant.

Councilors De,Forest and Hendrix made a motion to adopt the resolution as presented. Motion carried. File 7977

12. Councilors Sloniker and Preuschl made a motion to adjourn at 7:27 p.m. Motion Carried.



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Lorena Rae Stottler, City Clerk

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Date approved by City Council: August 15, 2016