



1. CALL TO ORDER - ROLL CALL

A Board of Supervisors meeting of the Town of Beloit, Rock County Wisconsin was held at Fire Station #1, 2445 South Afton Road, Beloit Wisconsin on October 16, 2023. Chair Greenlee called the meeting to order at 6:00 pm. Public notice of the meeting was made by posting and faxing on October 13, 2023, a copy of the agenda to the Beloit Daily News, the Janesville Gazette, Radio Station WCLO, Radio Station WTJK and Radio Station WGEZ in accordance with Wisconsin Statutes. A copy of the agenda was posted at Fire Station #1, the McKearn Park shelter and the police department as well as a copy on the Town of Beloit website at www.townofbeloitwi.gov.

Town Clerk DeVault called the roll: Chair Greenlee, Supv. McMillan, Supv. Ross, and Supv. Pelock were present. Supv. Kopp was absent. Also present were Administrator Wellnitz, Engineer McKearn, Finance Director Malizio, Fire Chief Pease, Public Works Director Rose, Community Development Director Kienbaum, Deputy Fire Chief Snyder and seven Town residents.

2. PLEDGE OF ALLEGIANCE

Chair Greenlee led the pledge of allegiance.

3. ADOPTION OF AGENDA

Supv. Ross made a motion to adopt the agenda. The motion was seconded by Supv. Pelock and carried without a negative vote.

4. MINUTES FROM THE MEETING HELD OCTOBER 2, 2023

Supv. Ross made a motion to approve the minutes as presented from the meeting held October 2, 2023. The motion was seconded by Supv. McMillan and carried without a negative vote.

5. PUBLIC NOTICE

A) TOWN BOARD MEETING, Monday, November 6, 2023, 6:00 pm, Fire Station #1

6. CITIZENS PARTICIPATION, COMMUNICATION OR ANNOUNCEMENTS

Nicole Coates, 24 Valley Road commented on the ongoing sewer project on Valley Road, and she wanted to put it on record that this project has put such an emotional, physical, and financial toll on the neighborhood. They are seeing the complete destruction of what once was a beautiful neighborhood. She stated they are putting in ditches where she is on the top of a hill and the ditch they put in is three feet wide and has taken up a third of her front yard. She stated that they have never had drainage issues here and they don't understand why it was put in. She stated that she called the DNR because she wanted to know why this was mandated even though the majority of her neighborhood doesn't want the sewer system. They were told that the DNR would not let them get a new permit if their septic systems failed. She wanted to see if there were any grant monies available to help with the cost of the project and was told by the DNR that this was not in their jurisdiction, and they don't have anything to do with residential septic systems and they told her to call the DSPS and they told her that they don't care if people have septic tanks and told her to call her County. She spoke with Adam at Rock County Health Department, and he told her they could apply for a new septic permit, and he told her to talk to the Town. She would like to see the ordinance in writing from the state and the county telling them that they need to hook up to sewer. She stated that she doesn't understand why the Town would do this to them if it isn't required. Public Works Director Rose commented that with this not an agenda item he can't really speak to it, other than the project is not completed yet and obviously when it is still in process it will look worse than when it is finished. He stated that the issue with this was that the road was in disrepair for many years and policy was that they were only going to replace the road when the sewer project was moving forward to be fiscally responsible and this area is one small island in the major urban area of the Town that didn't have sewer yet and this will provide that option for the residents in this area to connect to the sewer when the project is completed. Ms. Coates stated that the sewer is something that they didn't even

need here and it's destroying the look of their neighborhood. Rose stated that he has received phone calls from people who do need the sewer service in this area.

7. LICENSE HEARINGS – PROVISIONAL & OPERATOR

Applications for operator's licenses were presented to the Board due to expire June 30, 2023. Supv. McMillan made a motion to approve the license applications as presented. The motion was seconded by Supv. Ross and carried without a negative vote.

5905 Joni K. Hardin, Boundaries Bar & Grill, 3807 S. Riverside Drive
6024 Mary J. Galvan, Kwik Trip dba Stop-N-Go, 907 Inman Parkway

8. PURCHASE ORDERS & BILLS

Supv. Pelock made a motion to approve the purchase orders and bills as presented. The motion was seconded by Supv. Ross and carried without a negative vote. The following purchase orders were approved for payment: CivicPlus - \$3,200.00, Compass Minerals - \$20,040.25, R. H. Batterman - \$15,975.00, Williams Associates Architects, Ltd - \$79,547.59 and Wisconsin Department of Transportation - \$85,241.95.

9. NEW BUSINESS

A) Fire Station #2 and Town Hall presentation and discussion and possible action on bids received

Mark Bushhouse with Williams Architects was present to give a brief presentation on the progress so far on fire station #2 and the town hall project. He showed some drawings of the renderings that they have come up with and explained where the fire station and town hall areas will be located on the site along with the parking and the exterior and interior areas of the building.

Natalie Clemens with Williams Architects explained that the building will be built with mostly brick with stud wall back up except for in the fire station portion where they will be more durable. She explained that the roof is currently shingles but there is an alternate option for another type of roof. Supv. McMillan questioned what type of material will the pergola be made of. Natalie stated that it will be constructed with steel.

Fred Quinn, Construction Manager with Fred Quinn Construction gave a brief discussion on the estimates for the bids that were received for this phase of the project and gave his recommendation for which bidders should receive the portions of the projects received. He stated that what the Board has tonight is bid package #1, which has six trade packages included and his memo references what his recommendation would be to the Board. He stated that there will be more phases of the project that bids will be collected for and those will come back to the Board for consideration and that should be by the end of December or January and will include approximately 20 trade packages. Supv. Pelock made a motion to award the bids for fire station #2 and the new Town Hall for Demolition to Break Thru Enterprises in the amount of \$85,000.00; the Cast-in-Place concrete to Gilbank Construction Inc in the amount of \$748,600.00; the Structural Steel to Gilbank Construction Inc in the amount of \$519,700.00; the Cold-Form Metal Framing and Trusses to Klobucar Construction Company in the amount of \$438,600.00; Earthwork to Corporate Contractors Inc in the amount of \$116,792.00 and the Site Utilities to Rock Road Companies in the amount of \$220,041.00 as recommended. The motion was seconded by Supv. Ross and carried without a negative vote.

B) Update on Afton Road stormwater project

Community Development Director Kienbaum explained that we have been discussing this for some time on the need for improved drainage from the Afton Road area down towards Lenigan Creek and he met last week with Batterman's office and some people from the DNR and the culverts on the east side are deeper than the west side and tend to back up in a large storm event and we have seen historical flooding in the area and the water doesn't drain to the creek like it should. Between all the parties involved with this area they are trying to determine what types of permits are going to be needed and who is responsible for what as far as the wetlands and floodplains. He will be getting more information to the Board as it moves forward. They are hoping to not have to go into deep hydrological studies and keep the cost down for everyone. Supv. McMillan questioned how the water will get to the culvert. Kienbaum stated that the water currently comes from the discharge at the detention

pond through the drainage swale across the Pospeschil property and part of what they are looking at potentially converting this to an underground conveyance as an option, but they are looking at pursuing until they know that they can get the water away from Afton Road. Supv. Pelock questioned what has caused the back up over the years. Kienbaum stated that he is unsure other than there is no established drainageway through here.

Mae Pospeschil, 2321 South Afton Road questioned if Zac or Bob Knutson are aware of the problems they have created by putting in a spillway and a 24-inch outlet directly behind her home. She also questioned if the Town is aware that any damage to her property is going to be the liability of every lot owner in that subdivisions the Town has rubber stamped the subdivision, the outlet, and the spillway and the dirt berm that is holding the 1 and ¼ acre plot of water that is aimed directly at her home and she said that spillways are designed to breakaway to save the integrity of the pond and not her home. Kienbaum stated that they are not designed to break away, they are designed to go over top and let the water flow over the top. Chair Greenlee stated that this is an ongoing discussion. Pospeschil stated that what she just heard is that the Town is only concerned about the water getting to the creek and not the pond behind her home. Kienbaum stated that the first piece they need to solve is the positive drainage and they are concerned with all the area and the pond appears to be working as it was designed to. The biggest issue now is to deal with the flood plains and the wetlands to move forward with a solution that helps everyone. There was no action on this item.

C) Discussion and possible action on Fire Department DNR grant acceptance

Chief Pease explained that the department was able to obtain grant money to replace their current firefighting foam that has been determined to be cancer causing. They are offering a firefighter safe foam with this grant and will cover half the cost to replace the current foam in addition to a brush truck winch. The Town's share of the cost will be \$1,630.48. Supv. Ross made a motion to approve the grant funding through the Department of Natural Resources to secure the 50% cost-share grant for firefighting foam and a brush truck winch as presented. The motion was seconded by Supv. Pelock and carried without a negative vote.

10. CONSIDER RECOMMENDATIONS FROM THE PLAN COMMISSION

A) Jared & Elizabeth Armstrong – Land Division

CS 23-13 Public hearing, discussion, and possible action on a land division to create a 13 Lot subdivision with one Outlot for the property located at 3981 S. Afton Road

Chair Greenlee called for the land division hearing for Jared and Elizabeth Armstrong. The Plan Commission recommended granting approval of the land division as presented. There was no public comment. Chair Greenlee closed the public hearing. Supv. Pelock made a motion to approve the land division as presented. The motion was seconded by Supv. Ross and carried without a negative vote.

B) Jared & Elizabeth Armstrong – Rezoning

RZ 23-10 Public hearing, discussion, and possible action on a rezoning from A-2 General Agricultural District to R-1 Single Family Residential District for the purpose of creation of a subdivision plat for the property located at 3981 S. Afton Road

Chair Greenlee called for the rezoning hearing for Jared and Elizabeth Armstrong. A copy of the Notice of Hearing is attached with these minutes along with the Proof of Publication. The Plan Commission recommended granting approval of the rezoning as presented. There was no public comment. Chair Greenlee closed the public hearing. Supv. McMillan made a motion to approve the rezoning as presented. The motion was seconded by Supv. Ross and carried without a negative vote.

11. ADJOURN TO CLOSED SESSION PER Wis. Stat. 19.85 (1) (c) – considering performance evaluation data of any public employee over which the governmental body exercises jurisdiction – administrator annual review

Supv. Pelock made a motion to adjourn to closed session. The motion was seconded by Supv. Ross and carried with a roll call vote: Chair Greenlee – aye, Supv. McMillan – aye, Supv. Ross – aye and Supv. Pelock – aye. The meeting went into closed session at 6:51 pm.

12. RECONVENE TO OPEN SESSION

Supv. Pelock made a motion to reconvene. The motion was seconded by Supv. Ross and carried without a negative vote. The meeting reconvened at 7:11 pm.

13. ACTION ON ITEMS IN CLOSED SESSION

There was no action on closed session items.

14. ADJOURN

Supv. Ross made a motion to adjourn. The motion was seconded by Supv. McMillan and carried without a negative vote. The meeting adjourned at 7:12 pm.

Karry DeVault, WCMC



1. CALL TO ORDER - ROLL CALL

A Board of Supervisors meeting of the Town of Beloit, Rock County Wisconsin was held at Fire Station #1, 2445 South Afton Road, Beloit Wisconsin on November 6, 2023. Town Chair Greenlee called the meeting to order at 6:00 pm. Public notice of the meeting was made by posting and faxing on November 2, 2023, a copy of the agenda to the Beloit Daily News, the Janesville Gazette, Radio Station WCLO, Radio Station WGEZ and Radio Station WTJK in accordance with Wisconsin Statutes. A copy of the agenda was posted at Fire Station #1, the police department and the McKearn Park shelter along with a copy on the Town of Beloit website at www.townofbeloitwi.gov.

Town Clerk DeVault called the roll: Chair Greenlee, Supv. McMillan, Supv. Ross, Supv. Pelock and Supv. Kopp were present. Also present were Administrator Wellnitz, Engineer McKearn, Finance Director Malizio, Public Works Director Rose, Police Sergeant Zelinski and one Town resident.

2. PLEDGE OF ALLEGIANCE

Chair Greenlee led the pledge of allegiance.

3. ADOPTION OF AGENDA

Supv. Ross made a motion to adopt the agenda. The motion was seconded by Supv. Kopp and carried without a negative vote.

4. PUBLIC NOTICE

- A) PLAN COMMISSION, Wednesday, November 8, 2023, 4:15 pm, Fire Station #1
- B) TOWN BOARD MEETING, Monday, November 20, 2023, 6:00 pm, Fire Station #1

5. CITIZENS PARTICIPATION, COMMUNICATION OR ANNOUNCEMENTS

There was no citizen participation, communications or announcements.

6. LICENSE HEARINGS – PROVISIONAL & OPERATOR

Applications for operators' licenses were presented to the Board due to expire June 30, 2024. Supv. Pelock made a motion to approve the license applications as presented. The motion was seconded by Supv. Kopp and carried without a negative vote.

- 6112 Matthew E. Ottesen, Casey's Bell Ray Tavern, 1967 Nelson Avenue
- 6113 Ceiarra K-R Austin, Boundaries Bar & Grill, 3807 S. Riverside Drive
- 6114 Jaskaran S. Samra, Riverside Gas Mart, 2405 S. Riverside Drive
- 6115 Jenna L. Dillinder, Boundaries Bar & Grill, 3807 S. Riverside Drive

7. PURCHASE ORDERS & BILLS

Supv. McMillan made a motion to approve the purchase orders and bills as presented. The motion was seconded by Supv. Ross and carried without a negative vote. The following purchase requests were approved for payment: Aurum Contracting - \$114,890.36, R.H. Batterman - \$6,176.44, William Associates Architects, Ltd. - \$86,023.76, Sikich, LLP - \$5,458.70, Power DMS - \$7,186.96 and E & N Hughes - \$361,325.03.

8. NEW BUSINESS

A) Discussion and possible action on promotion of Chad Navarre to police patrol sergeant

Supv. Ross made a motion to promote Chad Navarre to the position of Police Patrol Sergeant effective December 18, 2023, as recommended. The motion was seconded by Supv. Pelock and carried without a negative vote.

9. ADJOURN

Supv. Kopp made a motion to adjourn. The motion was seconded by Supv. Ross and carried without a negative vote. The meeting adjourned at 6:03 pm.