



**PLEASE TAKE NOTICE** that there will be a City of Lodi Common Council meeting held on Tuesday, January 21, 2020 at 6:00 pm in the Council Room, City Hall, 130 South Main Street, Lodi, WI.

### Common Council Agenda

1. Call To Order
2. Roll Call
3. Pledge Of Allegiance
4. Public Input

***Must state name and address. Must be limited to items not on the agenda. Limited to two minutes unless otherwise extended. Common Council role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. Council is unable to take action at this meeting.***
5. Consent Agenda

*Items under the consent agenda may be acted upon by one motion. If, in the judgment of any council member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.*

  - 5.a. Approve Minutes From December 17, 2019 Meeting

Documents:

[CC 12172019 MINUTES.PDF](#)
  - 5.b. Proclamation To Commemorate School Choice Week In The City Of Lodi

Documents:

[SCHOOL CHOICE WEEK 2020.PDF](#)
6. Library Report (Director Alex LeClair)
7. Public Safety Committee Report
  - 7.a. Ordinance To Further Amend Chapter 127, Building Construction

Documents:

[A-545 AMEND CHAPTER 127 BUILDING CONSTRUCTION \(316\).PDF](#)
8. Public Works & Utility Committee Report
  - 8.a. Resolution To Authorize Adaptive Management Progress Report (MSA)

Documents:

[1-7-20 PUBLIC WORKS UTILITIES MEETING MINUTES.PDF](#)  
[MSA-ADAPTIVE MGMT REPORT.PDF](#)
9. Parks Committee Report

Update on CORP Plan status (Chair)
10. Economic Development Committee Report
  - 10.a. Resolution To Approve Service Agreement With Ehlers

Documents:

RESOLUTION 20-04 AUTHORIZE AGREEMENT WITH EHLERS (TIF).PDF

11. Finance & HR Committee Report

11.a. Resolution To Approve Renewal Of Lease For Lodi Shell (Former EMS Building)

Documents:

[RESOLUTION 20-02 APPROVE RENEWAL OF LEASE AGREEMENT \(LODI SHELL\).PDF](#)

11.b. Resolution To Authorize Cash Donation To Bar Buddies

Documents:

[RESOLUTION 20-03 AUTHORIZE CASH DONATION \(BAR BUDDIES\).PDF](#)

12. Plan Commission Report

Update on Comprehensive Plan status (Chair)

13. Next Meeting Date And Agenda Items

February 18 is Primary Election - meeting location at Library

14. Convene To Closed Session

Pursuant to Wis Stats 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility (**Director of Operations position**); and Wis Stats 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (**Accurate Appraisal LLC**); and Wis Stats 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (**possible Fire Station site**).

15. Adjourn

Agendas may change up to twenty-four hours prior to the commencement of the meeting.

Posted: \_\_\_\_\_

By: \_\_\_\_\_

\*To ensure a quorum, please inform the Mayor if you are unable to attend\*

Mayor Ness

Aldersperson(s) Groves Lloyd, Hansen, Heckel, Miller, Stevenson, Tonn

*Reasonable accommodations for persons with disabilities will be made upon request and if feasible, please contact City Hall at 608-592-3247 in advance.*

**City of Lodi**  
**Common Council Meeting**  
**Minutes – December 17, 2019**

**Present:** Alderpersons Groves Lloyd, Hansen, Heckel, Stevenson, Tonn, Mayor Ness

**Others:** Julie Ostrander, Dawn Collins, Kennan Buhr, Nancy Long, Blaze Miskulin, Chief Smith, Officer McCarty

Mayor Ness called the meeting to order at 6:00 PM in the Council Chambers at City Hall, 130 S Main Street, Lodi.

Roll call was taken – Alders Groves Lloyd, Hansen, Heckel, Stevenson and Tonn were present. Miller was excused.

Pledge of Allegiance was recited.

**Public Input.** None.

**Consent Agenda. MOTION** (Stevenson, Groves Lloyd) to approve the consent agenda including Meeting Minutes from November 11, Closed Session Minutes from November 11, and Minutes from December 3, 2019; Resolution 19-93 Appointing Election Inspectors; Resolution 19-94 Appointing Special Voting Deputies; Resolution 19-101 to Partner with the U.S. Census Bureau. **Motion carried.**

**Resolution to Grant a Retail Class A Liquor License for Lodi Mobil Mart LLC. MOTION** (Stevenson, Groves Lloyd) to approve Resolution 19-95. Hansen stated this was recommended approval at Public Safety Committee for closed container sale of liquor. **Motion carried.**

**Resolution to Approve Proposed Service with Badger State Waste. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-98 for services with Badger State Waste. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

**Ordinance A-543 to Amend Chapter 49, Elections. MOTION** (Groves Lloyd, Stevenson) to approve Ordinance A-543 to amend election procedures for assigning Election Inspectors on Election Day. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution to Approve Memo of Understanding with Columbia County for Support with Wisvote. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-100 for ongoing support from Columbia County with Wisvote. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

**Ordinance A-544 to Amend Chapter 127 Building Construction. MOTION** (Groves Lloyd, Heckel) to approve Ordinance A-544 to amend code reference in Chapter 127, Building Construction. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution to Adopt 2020 Fee Schedule. MOTION** (Stevenson, Groves Lloyd) to approve Resolution 19-102. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution to Approve Certified Survey Map (Tonn property). MOTION** (Stevenson, Groves Lloyd) to approve Resolution 19-102 to split property at Lodi/Main Street. Tonn abstained from discussion and vote on this item. Heckel stated this was discussed at Plan Commission with approval. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson); Nay (0); Abstain (Tonn). **Motion carried.**

**Resolution to Approve Agreement with Gordon Flesch for New Canon Equipment. MOTION** (Groves Lloyd, Heckel) to approve Resolution 19-103. Ostrander explained the proposed exchange of equipment – existing Canon be purchased out of the lease agreement to replace the Police Department copier, purchase of a new Canon for City Hall, and enter into a maintenance agreement. Roll call vote – Aye (Groves Lloyd, Hansen, Heckel, Stevenson, Tonn); Nay (0). **Motion carried.**

The next regular council meeting is January 21, 2020 at 6 pm.

**Adjourn. MOTION** (Heckel, Groves Lloyd) to adjourn at 6:14 pm. **Motion carried.**

Minutes by Dawn A. Collins, City Clerk

DRAFT

City of Lodi

**PROCLAMATION**

*Commemorating School Choice Week in the City of Lodi*

**WHEREAS**, all children in the City of Lodi should have access to the highest-quality education possible; and

**WHEREAS**, the City of Lodi recognizes the important role that an effective education plays in preparing all students in the City of Lodi to be successful adults; and

**WHEREAS**, quality education is critically important to the economic vitality of the City of Lodi; and

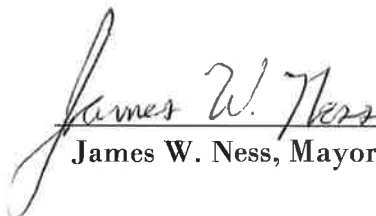
**WHEREAS**, the City of Lodi is home to a multitude of excellent education options from which parents can choose for their children; and

**WHEREAS**, educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and

**WHEREAS**, our area has many high-quality teaching professionals who are committed to educating our children; and

**WHEREAS**, School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options.

**NOW, THEREFORE**, I, James W. Ness, do hereby recognize January 26 – February 1, 2020 as **LODI SCHOOL CHOICE WEEK**, and I call this observance to the attention of all of our citizens.

  
James W. Ness, Mayor

**ORDINANCE A-545**

**TO AMEND CHAPTER 127, BUILDING CONSTRUCTION**

The Common Council of the City of Lodi, Columbia County, Wisconsin, does ordain the amendment of the following language to Chapter 127, Building Construction.

Section 1. Section 127-9, Uniform Dwelling and Commercial Building Codes adopted, is hereby amended with the following language:

B. Wisconsin Uniform Building Codes adopted. Chapters SPS ~~316, inclusive,~~ 320 through 325, inclusive, ~~and~~ SPS 361 through 364, inclusive, ~~and 316.011, inclusive,~~ of the Wisconsin Administrative Code, as originally adopted, and all subsequent amendments are adopted and incorporated by reference. This adoption and incorporation by reference of said chapters and subsequent amendments thereto shall apply both to new construction and to additions and alterations to existing structures.

Section 2. This Ordinance shall become effective the day after publication.

Adopted by the Common Council of the City of Lodi, Wisconsin, on this \_\_\_ day of January 2020, on a roll call vote:

\_\_\_\_\_  
James W. Ness, Mayor

Attest: \_\_\_\_\_  
Dawn A. Collins, City Clerk

**City of Lodi Public Works & Utilities Committee Meeting  
Minutes of January 7, 2020**

**1. Call to Order**

Chair Stevenson called the meeting to order at 5:00 PM.

Committee Members Present: Rich Stevenson, Eric Hansen, Ann Groves Lloyd

Staff Present: Kennan Buhr, Julie Ostrander, Jennifer Sweeney, James Lincoln

Others: Jim Ness and Suzanne Miller

**2. Public Input.** None

**3. Approve Minutes of December 3, 2019 Meeting**

MOTION (Groves Lloyd/Hansen) to approve the minutes of the December 3, 2019 meeting. Motion carried.

The committee discussed if they made a recommendation regarding follow up for meters.

**4. Financials**

No questions regarding financials.

**5. Recommendation to Authorize Adaptive Management Progress Report (MSA)**

Task order that came from MSA regarding adaptive management. Buhr stated that MSA needs to report where we're at with adaptive management to the DNR. The second paragraph authorizes MSA to start conversations with the DNR regarding higher phosphorus limits. It will cost \$5,500 for this task order. Need to get the DNR to raise the phosphorus limit so we can stop doing adaptive management. **Motion by GL/Hansen to recommend authorization of task order. Motion carried.**

**6. Update: Process to Assign/Sign Out Water Meter**

Staff discussed how to prevent this from happening again. Who is allowed on the premises. Per lawyer, building inspector and light and water supervisor are allowed on the premises at any time during construction. Currently, plumbers have access to the curb stop. This needs to be locked down.

Need to lock access to water at the curb stop regardless of the size of the curb stop. The only time the curb stops are locked is when the basement is dug. The plumbers then cannot turn the water on/off. Currently the plumbers install the meters. Elsewhere, the city employees install the meters. Utility needs to keep track of the water we are losing. If the utility puts the meter in, then the utility wouldn't need to make multiple trips to the new construction. 1<sup>st</sup> offense- \$1,000; 2<sup>nd</sup> offense- \$2000?; 3<sup>rd</sup> offense- \$5,000.

The ordinance needs to be corrected so that it parallels the police fines.

Electrical metering tampering should be looked at too.

**7. Update: Lodi Utilities Logo (Redesign)**

Sweeney reported on the new logo. A few tweaks are still needed, but the general concept will stay the same.

**8. Sewer Hookup at 115 Lodi St.**

Property that was Buttercream and the new wellness. There is a sewer issue that was found after approved by the Plan Commission. The new owners want to connect to the Buttercream building sewer. The sewer from the Lodi St. building connects through into Buttercream and then exits to the city sewer on Main St. Water comes in on Main St. and comes in on Lodi St. Currently the sewer is just an issue. According to our ordinances, they can hook their sewer up to Buttercream if the sewer can handle it. The new owner has to have her plumber do the calculations. They need to figure out their usage before it can be approved by the building inspector.

Want to put an agreement together that when hwy 60 is done they have to put a sewer out on main st. Attorney suggested an easement into buttercream in case there is a dispute between the owners. Haven't received the calculations from the new owners.

GO back through Plan because it's part of the CSM. Could tie the agreement to the council approving the CSM. The CSM has already been approved by Plan Commission. Since it's going to council, they need to discuss covenants to the CSM at the meeting. Could send it back to the Plan Commission next week. Still prior to the council meeting. The Zoning administrator can tell the city if there is an issue.

**9. Director of Operations Projects Report**

Buhr updated on sewer lining—did Hwy 60. The liner is all in. They are working in the park now. Will be coming back next week to do some routing on Hwy 60. Then will come back to the park to do that. Only had one complaint.

Street guys are trimming street trees. Any ash trees that the city comes to trim will be removed.

**10. Next Meeting Date and Agenda Items**

The next regular meeting is February 4, 2020 at 5:00 p.m. at City Hall. AGL will be out of town. Stevenson: looking at street projects at this meeting. Bid prices for Pond Street.

**11. Adjourn**

MOTION (Groves Lloyd/Hansen) to adjourn at 5:39 p.m. Motion carried.

Minutes by Jennifer Sweeney, Management Analyst





## Task Order

**To: City of Lodi**  
**Jim Ness**  
**130 South Main Street**  
**Lodi, WI 53555**

**Date of Issuance: December 18, 2019**

**MSA Project No.: 00080073**

This task order will acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project:

**Project Name:** Lodi Adaptive Management Progress Report #3

**The scope of the work authorized is:**

1. Drafting and submittal of an annual Adaptive Management Report, as required by the City's WPDES permit, to the Wisconsin Department of Natural Resources. The report will summarize current effluent data from the City's wastewater treatment facility, monitoring data collected from Spring Creek, and evaluate future effluent phosphorus limits based on the U.S. EPA approved Wisconsin River Basin TMDL.
2. Drafting and submittal of a WPDES permit modification letter to request removal of all Adaptive Management requirements from the City's WPES permit. This request is justified based on new information that has become available through the Wisconsin River Basin TMDL. Permit requirements requested for removal include but are not limited to: surface water sampling and reporting for total phosphorus in Spring Creek, Adaptive Management interim phosphorus limits (e.g., 0.6 mg/L 6-month avg.) for the wastewater treatment facility, and non-point source reduction targets (68 lbs of phosphorus per year) from the upstream Spring Creek watershed/action area.

**The schedule to perform the work is:** approximate start: December 20, 2019  
approximate completion: January 31, 2020

**The estimated fee for the work is:** \$5,500

This authorization for the work described above shall serve as the Agreement between MSA and OWNER. All services shall be performed in accordance with the Master Professional Services Agreement currently in force. Any attachments or exhibits referenced in this Agreement are made part of this Agreement. Payment for these services will be on a time and materials basis. A list of reimbursable expenses is included on the attached rate schedule.

**Approval:** MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Agreement. A copy of this Agreement signed by the authorized representatives shall be returned for our files.

**ATTACHMENT A:  
RATE SCHEDULE**

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Architects.....	\$111 – \$170/hr.
Clerical .....	\$ 55 – \$110/hr.
CAD Technician.....	\$ 65 – \$125/hr.
Geographic Information Systems (GIS).....	\$ 94 – \$138/hr.
Housing Administration.....	\$ 68 – \$115/hr.
Hydrogeologists.....	\$114 – \$147/hr.
Planners .....	\$ 89 – \$160/hr.
Principals.....	\$180 – \$250/hr.
Professional Engineers.....	\$ 85 – \$153/hr.
Project Manager .....	\$ 85 – \$180/hr.
Professional Land Surveyors.....	\$ 79 – \$160/hr.
Staff Engineers.....	\$ 74 – \$144/hr.
Technicians .....	\$ 65 – \$125/hr.
Wastewater Treatment Plant Operator.....	\$ 72 – \$ 92/hr.

REIMBURSABLE EXPENSES

Copies/Prints .....	Rate based on volume
Fax .....	\$1.00/page
GPS Equipment.....	\$40/hour
Mailing/UPS.....	At cost
Mileage – Automobile (currently \$0.545/mile) .....	Rate set by Fed. Gov.
Mileage – MSA Truck .....	\$0.70/mile
Nuclear Density Testing .....	\$25.00/day + \$10/test
Organic Vapor Field Meter.....	\$100/day
PC/CADD Machine.....	Included in labor rates
Stakes/Lath/Rods .....	At cost
Total Station .....	Included in labor rates
Travel Expenses, Lodging, & Meals .....	At cost
Traffic Counting Equipment & Data Processing.....	At cost
Trimble Geodimeter.....	\$30/hour

\* Labor rates represent an average or range for a particular job classification. These rates are in effect until January 1, 2020.

**RESOLUTION 20-04**

**TO AUTHORIZE A SERVICE AGREEMENT WITH EHLERS  
FOR TAX INCREMENTAL FINANCING (TIF) SERVICES**

**WHEREAS**, the City of Lodi requires management of Tax Incremental Financing (TIF) agreements and cash flow; and

**WHEREAS**, Ehlers is offering Tax Incremental Financing services including annual report submission, preparation of supplemental information for the annual Joint Review Board (JRB) meeting, JRB meeting coordination, JRB meeting attendance with assistance from the City; and

**WHEREAS**, the Economic Development Committee recommended, with clarification of the actual cost for the existing TIDs, that the service agreement with Ehlers be approved.

**THEREFORE, BE IT RESOLVED**, that the City of Lodi Common Council shall authorize a service agreement with Ehlers for TIF services.

Adopted by the Common Council of the City of Lodi, Wisconsin, on this 21st day of January, 2020, on a roll call vote:

\_\_\_\_\_  
James W. Ness, Mayor

Attest: \_\_\_\_\_  
Dawn A. Collins, City Clerk

**RESOLUTION 20-02**

**TO APPROVE RENEWAL OF A LEASE AGREEMENT WITH  
LODI SHELL INC (FORMER EMS BUILDING)  
CITY OF LODI**

**WHEREAS**, the Town of Lodi, Town of West Point and City of Lodi have leased the property described as the former Lodi Area Emergency Medical Services building at the corner of First and Main Streets in the City of Lodi; and

**WHEREAS**, having Lodi Shell as a tenant has been a successful relationship; and

**WHEREAS**, the City of Lodi Finance and Human Resources Committee recommended approval to renew the lease agreement with Lodi Shell, Inc., with the same agreement terms for another two years.

**THEREFORE, BE IT RESOLVED**, that the City of Lodi Common Council shall approve renewal of a lease agreement with Lodi Shell, Inc., through December 31, 2021.

Adopted by the Common Council of the City of Lodi, Wisconsin, on this 21st day of January, 2020.

\_\_\_\_\_  
James W. Ness, Mayor

Attest: \_\_\_\_\_  
Dawn A. Collins, City Clerk

**RESOLUTION 20-03**

**TO AUTHORIZE CASH DONATION TO BAR BUDDIES  
FROM THE CITY OF LODI**

**WHEREAS**, the Bar Buddies organization solely operates on fundraising; and

**WHEREAS**, the City of Lodi officials agree that the organization provides a great benefit to the City and surrounding communities; and

**WHEREAS**, the Finance and Human Resources Committee moved to recommend to Council authorization of a \$1,000 one-time donation to Bar Buddies to assist in the purchase of a van, in which the vote result was a 3-3 tie.

**THEREFORE, BE IT RESOLVED**, that the City of Lodi Common Council shall authorize one cash donation of \$1,000 to the Bar Buddies organization.

Adopted by the Common Council of the City of Lodi, Wisconsin, on this 21st day of January, 2020, on a roll call vote:

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James W. Ness, Mayor

Attest: \_\_\_\_\_  
Dawn A. Collins, City Clerk