

**City of Lodi**  
**Special Common Council Meeting**  
**Minutes – May 21, 2019**

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

**Staff:** Julie Ostrander, Dawn Collins, Kennan Buhr, Sandy Bloechl, Alex LeClair

**Others:** Andy Zimmer (MSA), Nancy Long, Adele Van Ness, Bill Welch, Charles Pursell, Monica Johnston, Scott Pulvermacher, Brett Bilzing, Nicole Bilzing, Mike Goethel, Keith Karther, Kathy Gordon, Amy Brown, Debbie and Paul McDougal, Vicki Kearney, Marty Wimmer, Steven John Fuller, Roger Klopp, Jennie Larsen and other citizens

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

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

Pledge of Allegiance was recited.

**Public Input.** Charles Pursell spoke on behalf of the School District of Lodi to summarize the sequence of events that took place for the legal sale of the property of 103 Pleasant (former primary school) to Top of Lodi LLC. He stated there is a fact sheet posted to the School District website for citizens to review. Charles further clarified misrepresented information on social media and suggested that, instead of blaming or suggesting what could have been done differently, the chair of the Economic Development Committee have discussions with the new owner of the property to meet shared goals of the community and owner.

**Resolution 19-49 to Approve Bid from LMS Construction for Sewer Work. MOTION** (Tonn, Stevenson) to approve Resolution 19-49. Clarification was provided with a breakdown of the three projects included in the bid. Tonn addressed Buhr in regard to not knowing what was included at the prior meeting it was discussed. Zimmer (MSA) explained what took place with the bid process and that they could not extend the bid date at the time. He gave background to the circumstances and that the second proposal for CIPP lining can take place in the future following the road work planned in the first proposal, including the potential to budget the lining work into 2020. Discussion took place about the tasks of the work to be completed prior to the Hwy 60 work. Additionally, Zimmer mentioned there may be savings from items listed in the first proposal (1.17-1.18) depending on the flow into the Goeres area. Vote - Aye (6); Nay (0). **Motion carried.**

**Resolution 19-51 to Approve CSM for Top of Lodi LLC. MOTION** (Stevenson, Tonn) to approve Resolution 19-51. This CSM will combine two of the three parcels. Tonn provided background and Stevenson stated the third parcel (known as Third Terrace) is separate with a condition of a Park Agreement and Declaration of Easement on the parcel. Vote - Aye (6); Nay (0). **Motion carried.**

**Ordinance S-136 to Rezone Parcels from R-1 to C-3 (103 Pleasant Street). MOTION** (Stevenson, Tonn) to approve Ordinance S-136 changing the zoning to commercial fringe. Tonn gave some background to this item. Discussion took place about whether or not the floor would be open to citizen input. Mayor Ness stated this item had public hearings at Plan Commission to address public input. Mayor Ness called for order and council stated concern of receiving proper input to this item. Motion amended to table the Ordinance. Vote - Aye (6); Nay (0). **Motion carried.**

**MOTION** (Groves Lloyd, Heckel) to refer back to staff to bring to committee, including Plan or Economic Development, for further input. Vote - Aye (6); Nay (0). **Motion carried.**

**Presenting a Dog Park Location.** Bill Welch of the Parks Committee provided the background of searching for a location in the city to create a dog park. This has been an item in the works since 2015 and, in 2018, began the focus on the city parcel on Main Street (next to Don's Marine). Welch addressed the concerns of the location – it is smaller than a typical dog park and, though it is not ideal, the search for other locations has not brought success – being either too wet or planned for other use. He explained that, at one point, it was sought to combine a park with the Town but was unsuccessful. The planned budget for fencing is approximately \$3000. Tonn remarked that though he has appreciation for

Bill and others' efforts in identifying a location for the dog park, he is not enthusiastic about the location in a commercial space. Mayor Ness stated there is an item further on the agenda that council can take now to discuss this item.

**Discussion and Possible Action on Dog Park Location.** Discussion took place about locations throughout the city as well as the layout of this item on the agenda. **MOTION** (Stevenson, Heckel) to refer this discussion back to the Parks Committee for further clarification and cost recommendation to council. Vote - Ayes (5); Nay (1). **Motion carried.**

**Library Report.** Director Alex LeClair provided a handout to council members relating to the results of a community forum. LeClair presented three updates the Library is engaged in – 1) students helping to shelve books; 2) planning potential updates to the program room with a donation and a grant; 3) summer programs including a 6-week writer's workshop promoted with local schools. Additionally, LeClair mentioned structural review of the building (ie., lighting) that could be addressed with options from WPPI. Ostrander mentioned meeting with Buhr to review the building needs. Tonn suggested that LeClair also share these updates with the other entities that support and utilize the Public Library.

**Consent Agenda. MOTION** (Groves Lloyd, Heckel) to approve the consent agenda including items 7a through 7s. Stevenson asked to remove item 7s, Resolution to Approve a Conditional Use Permit for McDougal, for discussion and a separate vote. The consent agenda will include City Payroll and Accounts Payable; Minutes from Council on April 16, April 25, May 14 and Closed Session Minutes from April 16 and April 25; Susie the Duck Day Special Event; Resolution 19-34 to Amend Appointed Members to the Parks Committee; Resolution 19-54 to Appoint a Member to the Police Commission; Resolution 19-55 to Appoint Community Members to the Library Board; Resolution 19-52 Authorizing the Write-off for Grothman; Resolution 19-53 Authorizing the Write-off for the School District; Resolution 19-46 to Authorize Extending the Lease Agreement with Lodi Control Club; Resolution 19-45 to Authorize Extending the Lease Agreement with 3 Degree Ventures; Resolution 19-41 to Approve Coin Operated Amusement Device Licenses; Resolution 19-37 to Approve Granting Class A Fermented Malt Beverage License; Resolution 19-36 to Approve Granting Class A Intoxicating Liquor and Class A Fermented Malt Beverage Licenses; Resolution 19-35 to Approve Granting Class B Intoxicating Liquor and Class B Fermented Malt Beverage Licenses. Vote - Ayes (6); Nay (0). **Motion carried.**

**Resolution to Approve a Conditional Use Permit for Paul McDougal. MOTION** (Stevenson, Heckel) to approve Resolution 19-50 for a Conditional Use Permit. Stevenson reviewed the intent of the conditions and the specific questions relating to condition 1 and 7. Condition 1 relating to sales was intended to not allow for a retail shop to be set up in a residential garage. The concern of Condition 7 can only be restricted in commercial zoning; whereas residential property follows residential code and a hood would not be required. Vote - Ayes (6); Nay (0). **Motion carried.**

**Ordinance to Amend Chapter 204 Relating to Operator's Licenses. MOTION** (Stevenson, Groves Lloyd) to approve Ordinance A-539. Roll call vote taken - Aye (Groves Lloyd, Hansen, Heckel, Miller, Stevenson, Tonn); Nay (0). **Motion carried.**

**Ordinance to Amend Chapter 78 Authorizing to Run Wisconsin Criminal History Record Check. MOTION** (Groves Lloyd, Heckel) to approve Ordinance A-540. Roll call vote - Aye (Groves Lloyd, Hansen, Heckel, Miller, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution to Amend Personal Property Tax Collection Policy. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-44 amending the personal property tax collection policy. Vote - Ayes (6); Nay (0). **Motion carried.**

**Resolution to Amend Miscellaneous Accounts Receivable Policy. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-43 as amended. Vote - Ayes (6); Nay (0). **Motion carried.**

**Resolution to Approve Increase of Lifeguard Wage. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-47. Ostrander introduced the new pool manager Brandon and provided a handout showing the impact of an increase of \$10.50 and \$11.00 per hour to the budget. Discussion took place about wage comparisons and the added responsibility of the outdoor pool. Motion amended to increase the starting wage to \$11.00 per hour. Vote - Ayes (6); Nay (0). **Motion carried.**

**Resolution to Adopt Use of Payroll Timesheet. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-48 for accountability of all employees. Vote - Ayes (6); Nay (0). **Motion carried.**

**Resolution to Amend 2019 Budget, Park Development Fund. MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-42 to amend the budget to include flooding repair funds. It was stated this Resolution authorizes the Director of Operations to prioritize the spending for park repairs up to \$125,000. Roll call vote taken - Aye (Groves Lloyd, Hansen, Heckel, Miller, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution Regarding Claim for 105 S Main (A New Home). MOTION** (Stevenson, Groves Lloyd) to approve Resolution 19-40 to disallow claim. Discussion took place with Scott Pulvermacher regarding notification of these claims being denied. Ostrander reviewed the process of a claim being filed with the city, sent to the city insurance carrier for recommendation, the item discussion at committee and then to council for a final decision. Discussion took place about not qualifying for FEMA disaster funds from the flood. Vote - Aye (6); Nay (0). **Motion carried.**

**Resolution Regarding Claim for 105 S Main (Country Clipper). MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-39 to disallow claim. Vote - Aye (6); Nay (0). **Motion carried.**

**Resolution Regarding Claim for 111 S Main (One11). MOTION** (Groves Lloyd, Stevenson) to approve Resolution 19-38 to disallow claim. Vote - Aye (6); Nay (0). **Motion carried.**

**Economic Development Committee Report.** Tonn provided an update regarding the Ice Age Trail Community Partnership, a Chamber update for collaborating on Economic Development for downtown Lodi, and the general timeline of the mural project.

**Council Input Relating to Feasibility Study on New Emergency Services Building.** Town of Lodi Supervisor James Brooks provided a summary of the feasibility study project and introduced Tim Franz with Public Administration Associates (PAA) for the presentation to council. Mayor Ness called for a short recess while the presentation was set up. Tim Franz provided the council his background as a recently retired Fire Chief with Oshkosh since 1981. He proceeded with a review of the feasibility study plan for the Lodi Fire/EMS building, including an overview of PAA, the process for the study, information on the facility requirements, information on location factors, and necessary or desired characteristics. Tim discussed the safety, functionality and efficiency that is lacking in the current building. He addressed several issues at the current location including inside space around the apparatus and for storage as well as limited outside space to pull out or back in. The EMS lot and storage is maxed out but otherwise is well designed. In summary, the issues with the Fire building include – lacking apparatus space, lacking Chief office space, public and training space or additional storage. Personnel needs that are currently lacking include restrooms, lockers/showers, additional rooms for recruiting incentive – i.e., day room, kitchen, sleeping, fitness space. The station style was reviewed, including a low cost of \$1.5 million up to \$6 million. Discussion took place about form versus function. Tim reviewed the location factors and what insurance considers. Various options were reviewed, including keeping the facility the same and council members generally agreed that the current Fire facility needs to be improved or changed. Council members offered feedback stating what they support. Discussion took place about truck replacement and ideas going forward to be more efficient. Supervisor Brooks shared that Town of West Point preferred the combined L-shape station for both EMS and Fire. The next steps include the Town of Lodi meeting for input, about three weeks to assemble the study, and a joint meeting of municipalities to review the final feasibility study.

**Adjourn. MOTION** (Groves Lloyd, Miller) to adjourn at 9:25 PM. **Motion carried.**

Minutes by: Dawn A. Collins, City Clerk