

**City of Lodi**  
**Finance & Human Resources Committee**  
**Minutes of April 13, 2021**

**1. Call to Order.**

Chair Stevenson called the meeting to order at 5:04 PM.

Committee Members Present: Rich Stevenson, Eric Hansen, Nick Strasser, Peter Tonn, and Suzanne Miller (virtual)

Excused: Steven Clemens

Staff Present: Julie Ostrander, Sandy Bloechl, Terry Weter, Brenda Ayers

Others: Ben and Debbie Larrabee, Nicole Guld with WPPI (Virtual)

**2. Virtual Etiquette Announcement.** Stevenson reviewed virtual etiquette for the meeting.

**3. Approval of Minutes from March 9, 2021**

**MOTION** (Hansen/Strasser) Approval of minutes from March 9, 2021. Aye - Tonn, Strasser, Miller, Hansen, Stevenson. Motion Carried.

**4. Public Input.**

None

**5. Financials**

Elster payment was for AMI electric meters

**6. Discussion and Possible Recommendation Regarding Request of Grothman Holdings LLC to Assing Certain Rights Outlined in Section H of its Development Agreement with the City of Lodi Recorded August 27, 2018 to a Successor Developer**

Stevenson summarized that the debt held by Grothman can be transferred to new developer as long as Grothman is current which he is. Stevenson also said that the Larrabees will submit their financials to go with the purchase. Ben Larrabee explained the portion of land that they plan on purchasing. Tonn questioned if the city has a mechanism to have the development closed out. Larrabee explained there are 2 phases – Terrace Vista first and then the Highlands of Ridgestone. Stevenson explained that the developer's agreement would only change names and the balance that is currently due. Ostrander said the city attorney said that Section H is the only thing in question right now. Larrabee explained their intention on their development strategy and selling Terrace Vista lots will help them move on to the Highlands of Ridgestone. Tonn will forward his questions to Ostrander and she will have the city attorney answer.

**MOTION** (Strasser/Hansen) Recommend to Common Council the transfer of the Development Agreement with the City of Lodi Recorded August 27, 2018 to a Successor Developer.

Aye – Hansen, Tonn, Strasser, Stevenson. Nay – Miller Motion Carried.

**7. Discussion and Possible Recommendation Regarding Proceeding with the Electric Simplified Study**

Guld gave a brief overview on the findings for a rate increase for the electric department. Requesting 5.34% increase. Last rate increase was 2018.

**MOTION** (Hansen/Strasser) Recommending to Common Council to Proceed with the Electric Simplified Study  
Aye – Stevenson, Hansen, Miller, Strasser, Tonn. Motion Carried.

**8. Discussion and Possible Recommendation Regarding a Budget Amendment (Rate Study)**

Motion (Miller/Hansen) Approve Resolution 21-XX Amending the Lodi Utilities Electric Distribution Fund Budget  
Aye – Stevenson, Hansen, Miller Strasser, Tonn. Motion Carried.

**9. Director of Administration Report**

None.

**10. Next Meeting Date.** Stevenson stated the next meeting Tuesday, May 11<sup>th</sup> at 5:00 p.m.

**11. Adjourn. MOTION** (Stevenson/Strasser) to adjourn at 6:08 p.m. Aye – Miller, Hansen, Stevenson, Strasser, Tonn.  
Motion passed.

Minutes by Sandy Bloechl, Accounting Manager/Treasurer

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