

**City of Lodi
Committee of the Whole
Minutes of January 6, 2026**

Call to Order

Stevenson called the meeting to order at 4:00 PM.

Committee Members Present: Morgan Heller, Dennis Crow Sr, Rich Stevenson, Brendan Flanagan, Tim Ripp (via Zoom), Tom Marx
Staff: Sandy Bloechl, Jennifer Sweeney, James Lincoln, Leda Wagner, Wayne Smith
Others: Ann Groves Lloyd

Roll Call - Roll call was taken. Heller, Crow, Stevenson, Flanagan, Marx and Ripp were present.

Pledge of Allegiance - The Pledge of Allegiance was recited.

Meeting Etiquette - Stevenson went through the meeting etiquette.

Public Input – There was no public input.

Approval of Minutes from December 2, 2025

MOTION (Flanagan/Heller) to approved the minutes from December 2, 2025. Voice Vote - All Ayes; Marx - abstain.
Motion carried.

Financials

Discussion and Possible Recommendation Pay Request 4 Submitted by A-1 Excavating (Sauk St)

There still would be about \$46,000 retainage. Crow asked if Lincoln was ok with this amount and Lincoln is. Landscaping still needs to be completed. Linemen are investigating the grounding wires in an area that is having issues.

MOTION (Ripp/Marx) Approval of Pay Request 4 submitted by A-1 Excavating for Sauk St in the amount of \$113,204.33. Roll call vote was taken. Ripp-Aye, Crow-Aye, Heller-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye.
Motion carried.

Discussion and Possible Recommendation Regarding of the Second Amendment to the Tax Incremental Financing Developer's Performance Agreement with AMOCL, LLC

Sweeney explained that the Lodi Vet property sold to a new company and the existing TIF agreement with the original company stated the city was supposed to approve the sale which didn't happen. This amendment will make them comply with the existing agreement.

MOTION (Heller/Flanagan) Send second amendment onto council. Roll call vote was taken. Crow-Aye, Heller-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye, Ripp-Aye. **Motion carried.**

Discussion and Possible Recommendation Regarding Replacement of City Hall Boilers

Lincoln explained that there is a 2-boiler system and one boiler has failed and the second one has developed a leak. They are outside of the warranty. Harker recommended to replace. Lincoln will try to get a couple more quotes. Stevenson recommends replacement and to have this on the council agenda even if we have not obtained more bids. Sweeney recommends talking with our WPPI Rep to see if there are any grants available.

Discussion and Possible Recommendation Regarding Committee of the Whole Trial Period

Stevenson stated he thinks this works better than having smaller committees. Flanagan is concerned about what is being placed or not placed on agendas. Also concerned about a committee being formed for the public safety land. Ripp has concerns and maybe have a subcommittee to discuss issues and then bring to this meeting. Crow also suggested having one more meeting to discuss smaller issues. Sweeney suggested having a work meeting. Marx suggested having a contact person for different items such as parks. Heller likes the Committee of the Whole structure. Recommendation to have a monthly work meeting on the 4th Tuesday of the month. Start the work group on the 4th Tuesday in January at 4 and meet in room 203. Draft ordinance for Feb Committee of the Whole meeting to update ordinance to Committee of the Whole.

Discuss City/Utilities Financial Management Plan

Sweeney spoke with Ehlers regarding a financial management plan which will help plan for the future and upcoming projects. Cost would be \$13,200. Flanagan agrees with going forward on this process. Sweeney will proceed and get more info from Ehlers for the next COW meeting

Lodi Area Fire Commission Update – Heller helped interview for deputy fire chief

Lodi Area EMS Commission Update - Groves Lloyd attended her last meeting. EMS is moving forward with an audit. Looking for a new bookkeeper and working on a records retention policy. New staff interviews are being performed.

Convene to Closed Session

Consider going into closed session per 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; and (f) Considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations; for purpose of compensation of an employee and possible hiring a full-time employee on an interim basis (City Administrator Position)

MOTION (Marx/Crow) to convene in closed session. Roll Call Vote Aye-Flanagan, Marx, Ripp, Crow, Heller, Stevenson. **Motion Carried.**

Reconvene to Open Session

MOTION (Flanagan/Heller) to reconvene in open session. Voice Vote All Ayes. **Motion carried.**

Discussion/Possible Action Regarding Items Discussed in Closed Session (City Administrator Position)

MOTION (Marx/Flanagan) to approve hiring the city administrator based on the involvement of the Mayor and Council President to enter into negotiations. Motion carried.

Meeting Recap - Stevenson provided a recap of the meeting.

Next Meeting Date – Tuesday, February 3, 2026 at 4:00 PM

Adjourn - Motion (Stevenson/Flanagan) to adjourn. Voice Vote- all ayes. **Motion carried.** Meeting adjourned at 5:33 p.m.

Minutes by Sandy Bloechl, Treasurer