

**City of Lodi**  
**Committee of the Whole**  
**Minutes of February 3, 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, Tom Marx  
Staff: Sandy Bloechl, Jennifer Sweeney, James Lincoln, Leda Wagner, Wayne Smith  
Others: Suzanne Miller, Jerry Ostrander, Christian Reid & Andrew Dutcher from Town & Country Engineering, Ben Heidemann from Town & Country Engineering (virtual)

**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** – Suzanne Miller spoke on several topics.

**Wastewater Treatment Facility Presentation and Discussion – Town & Country Engineering**

It's been about 30 years since this has been reviewed. The facility is in good shape, but there are areas of the facility that are under capacity or will be in the future. The Town of Lodi and Arlington both declined working with the City to combine facilities. There are options to stay at the existing site. They did look at 3 new sites for a new facility. Madison serves 22 communities. There has been no communication with Madison yet.

**Approval of Minutes Open & Closed Session from January 6, 2026 and Special Meeting Minutes from January 27, 2026.**

**MOTION** (Marx/Ripp) to approve the special meeting minutes from January 27, 2026 and the minutes from the open and closed sessions on January 6, 2026, amending the open session minutes by adding "current interim city administrator" to the motion following the closed session. Roll Call Vote – Heller-Aye, Crow-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye, Ripp-Aye. **Motion carried.**

**Financials** – Stevenson asked about any major changes to the AR report

**Discussion and Possible Recommendation Regarding Bid Award for Fair Street Project**

Christian recommends rewarding S&L Underground the contract.

**MOTION** (Ripp/Crow) to recommend to Council awarding the contract for Fair Street to S&L Underground including alternate bid #1, alternate bid #2, and supplemental bid items in the amount of \$2,900,549.90. Roll call vote was taken. Ripp-Aye, Crow-Aye, Heller-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye. **Motion carried.**

**Update Regarding the Hwy 60 Utilities and Street Reconstruction Project**

A public information meeting was held last week. The project will begin in late summer or early fall. The estimate is still about \$1,000,000. The bid opening will be at the end of February.

**Discussion and Possible Recommendation Authorizing the Redemption of Certain of the General Obligation Corporate Purpose Bonds, Series 2018B, Dated April 12, 2018**

The developer is developing the parcel that the loan was assessed to and decided to pay off the loan in advance.

**MOTION** (Crow/Flanagan) to recommend to Council Authorizing the Redemption of Certain of the General Obligation Corporate Purpose Bonds, Series 2018B, Dated April 12, 2018. Roll call vote was taken. Crow-Aye, Heller-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye, Ripp-Aye. **Motion carried.**

**Discussion and Possible Recommendation Regarding Developers Agreement for Highlands of Ridgestone Phase 2**

The area being developed includes the land the council swapped for the parcel in the Terrace Vista development.

**MOTION** (Ripp/Heller) to recommend to Council Approval of Developers Agreement 121125 for Highlands of Ridgestone Phase 2. Roll call vote was taken. Heller-Aye, Stevenson-Aye, Flanagan-Aye, Marx-Aye, Ripp-Aye, Crow-Aye. **Motion carried.**

**Discussion and Possible Recommendation Regarding a Developers Agreement for Terrace Vista Phase 3**

In lieu of street trees, the developer will repair circle green space located on Mariahwynn Terrace.

**MOTION** (Heller/Ripp) to recommend to Council Approval of Developers Agreement 012926 for Terrace Vista Phase 3. Roll call vote was taken. Flanagan-Aye, Marx-Aye, Ripp-Aye, Heller-Aye, Crow-Aye, Stevenson-Aye. **Motion carried.**

**Discussion and Possible Recommendation Regarding Scope of Services Submitted by Ehlers for Creation of a Financial Management Plan**

Sweeney said the timeline is about 8 weeks and wouldn't start until after the annual audit is completed. It is a 5-year plan with the ability to update in the future.

**MOTION** (Marx/Flanagan) to recommend to Council the Scope of Services by Ehlers for Creations of a Financial Management Plan for \$13,500. Roll call vote was taken. Marx-Aye, Ripp-Aye, Crow-Aye, Flanagan-Aye, Stevenson-Aye, Heller-Aye. **Motion carried.**

**Discussion and Possible Recommendation Regarding Scope of Services Submitted by Ehlers for a 2026 Waste Water Rate Study**

**MOTION** (Crow/Ripp) to recommend to Council Services Submitted by Ehlers for a 2026 Waste Water Rate Study \$11,025. Roll call vote was taken. Stevenson-Aye, Crow-Aye, Flanagan-Aye, Heller-Aye, Marx-Aye, Ripp-Aye. **Motion carried.**

**Discussion and Possible Recommendation Regarding EMS and Fire Co-Location**

EMS and Fire staff seem to be getting along well and could co-locate. Flanagan stated he is not comfortable agreeing to EMS and Fire co-location without additional information. Stevenson clarified that the land where a public safety building would reside has not been purchased. The committee agrees that there are too many questions and unknown variables at this time to agree to EMS and Fire co-location in a public safety building. However, the committee agreed to move this item to Council for further discussion.

**MOTION** (Ripp/Crow) to recommend to Council Co-Location for EMS and Fire for further discussion. Voice vote was taken. All Ayes. **Motion carried.**

**Follow up on Public Input Received at Last Month's Common Council Meeting**

Stevenson noted there was nothing substantiated to discuss.

**Lodi Area Fire Commission Update** – Heller stated the commission is talking about trucks that may be available for purchase. They are also hiring an administrative employee.

**Lodi Area EMS Commission Update** – Flanagan stated the department morale is good and there is an upcoming audit. Crow asked why he has seen Waunakee EMS in town. Chief Smith clarified it was for advanced life support.

**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. (Reclassification of Police Sergeant Position)**

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

**Reconvene to Open Session**

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

**Discussion/Possible Action Regarding Items Discussed in Closed Session (Police Sergeant)**

**MOTION** (Marx/Ripp) to recommend to Common Council reclassifying the current person in the sergeant position to an exempt lieutenant position with the accompanying pay of grade 12, step 8. Roll Call Vote Aye-Crow, Stevenson, Heller, Flanagan, Marx. **Motion Carried.**

**Meeting Recap** - Stevenson provided a recap of the meeting.

**Next Meeting Date** – Tuesday, March 3 and Thursday, April 9, 2026 at 4:00 PM

**Adjourn - Motion** (Crow/Flanagan) to adjourn. Voice Vote- all ayes. **Motion carried.** Meeting adjourned at 6:21 p.m.

Minutes by Sandy Bloechl, Treasurer