

**City of Lodi**  
**Common Council Meeting**  
**Minutes –January 19, 2021**

**Present:** Alderpersons Clemens (remote), Hansen (remote), Miller (remote), Stevenson, Strasser, Tonn, Mayor Groves Lloyd

**Others:** Julie Ostrander, Brenda Ayers, Terry Weter, Andy Zimmer (MSA), Steve Tremlett (MSA)

Mayor Groves Lloyd called the meeting to order at 6:00 PM in the Council Room at City Hall, 130 S Main, Lodi.

Roll call was taken – Mayor Groves Lloyd, Alderpersons Clemens, Hansen, Miller, Stevenson, Strasser and Tonn were present.

Pledge of Allegiance was recited.

Mayor Groves Lloyd reviewed the virtual etiquette for the meeting.

**Public Input.** There was no public input.

**Consent Agenda. MOTION** (Stevenson, Strasser) to approve the consent agenda items including the regular and closed session minutes from December 15, 2020. Roll call vote- Aye (Tonn, Stevenson, Hansen, Clemens, Miller, Strasser); Nay (0). **Motion carried.**

**Library Report.** The written report prepared by Alex LeClair was reviewed by Council.

**Resolution Awarding Bid to Woleske Construction (Gay Street Improvement Project). MOTION** (Stevenson, Strasser) to approve Resolution 21-01 Awarding Bid to Woleske Construction (Gay Street Improvement Project). Stevenson reported that the engineer's estimate for the project was \$446,984. The lowest responsible bidder was Woleske Construction in the amount of \$387,393.50 for the base bid. The bid also included an alternate for PVC watermain in lieu of iron ductile which would be a cost savings to the water utility in the amount of \$17,418.50. Weter reported on the merits of PVC pipe versus iron ductile. The resolution is to award the base bid; should the City decide to pursue the PVC alternate a contract change order would be issued at a later date. Roll call vote – Aye (Tonn, Strasser, Stevenson, Hansen); Nay (0); Alders Miller and Clemens did not vote. They were unable to hear the discussion due to technical difficulties. **Motion carried.**

**Resolution Authorizing Borrowing Money from WPPI (AMI Meters). MOTION** (Stevenson, Strasser) to approve Resolution 21-02 Authorizing Borrowing Money from WPPI (AMI Meters). Weter reported that the loan is for the purchase of AMI (smart) electric meters. Roll call vote – Aye (Stevenson, Strasser, Tonn, Miller, Clemens, Hansen); Nay (0). **Motion carried.**

A recess was taken from 6:25 p.m. to 6:31 p.m. to resolve technical difficulties

**Resolution Amending 2020 Budget (Economic Development). MOTION** (Stevenson, Tonn) to approve Resolution 21-03 Amending 2020 Budget (Economic Development). Mayor Groves-Lloyd noted that the amendment is to cover the Economic Development Rebate which exceeded the budget amount in 2020. Roll call vote – Aye (Clemens, Hansen, Miller, Stevenson, Strasser, Tonn); Nay (0). **Motion carried.**

**Resolution Authorizing Request For Proposals For Audit Services. MOTION** (Stevenson, Strasser) to approve Resolution 21-04 Authorizing RFP for Auditing Services. Roll call vote – Aye (Strasser, Tonn, Hansen, Clemens, Stevenson, Miller); Nay (0). **Motion carried.**

**Resolution Amending Employee Handbook. MOTION** (Stevenson, Tonn) to adopt Resolution 21-05 Amending the Employee Handbook. Stevenson noted that the amendment makes minor changes/clarifications to the handbook and the Finance and HR Committee has recommended approval of the amendment. Roll call vote Aye (Hansen, Strasser, Miller, Clemens, Stevenson, Tonn); Nay (0). **Motion carried.**

**Resolution Amending Hours Worked Under FLSA Policy. MOTION** (Stevenson, Miller) to adopt Resolution 21-06 Amending Hours worked under FLSA Policy. Mayor Groves Lloyd reported that this item also came through Finance and HR. Roll call vote- Aye (Tonn, Miller, Strasser, Stevenson, Hansen, Clemens); Nay (0). **Motion carried.**

**Resolution Amending Separation of Employment Policy. MOTION** (Strasser, Stevenson) to adopt Resolution 21-07 Amending Separation of Employment Policy. Roll call vote- Aye (Clemens, Stevenson, Miller, Tonn, Hansen, Strasser); Nay (0) **Motion carried.**

**Resolution Approving Financing of Engine 11 with PNC. MOTION** (Strasser, Hansen) to adopt Resolution 21-08 Authorizing a Lease from PNC Equipment for the Purchase of Fire Engine 11. Mayor Groves Lloyd reported to simplify the process, the City of Lodi will purchase the fire engine. The Towns of West Point and Lodi will reimburse the City for their proportionate share based on the formula in the Intergovernmental Agreement. The Towns will execute agreements and resolutions binding them to reimburse the City. Tonn noted in the future he would prefer to find a way for the Fire Department to be a separate entity and apply for its own funding, etc. Roll call vote- Aye (Hansen, Stevenson, Miller, Strasser, Tonn, Clemens); Nay (0). **Motion carried.**

**MOTION** (Strasser, Stevenson) to adopt Resolution 21-09 Designating the Mayor as the Authorized Representative for the Lease-Purchase Agreement with PNC Finance LLC. Roll call vote- Aye (Tonn, Stevenson, Hansen, Clemens, Miller, Strasser); Nay (0). **Motion carried.**

**Resolution Regarding General Development Plan (GDP) For The Top Of Lodi Business Center Planned Unit Development For Parcels 11246-321 And 11246-322 (Collectively 103 Pleasant Street).** Mayor Groves Lloyd noted that there are two resolutions with the same number presented to Council for consideration. One to approve the GDP with conditions and one to deny the GDP. **MOTION** (Stevenson, Strasser) to adopt Resolution 21-10 Concerning a PUD GDP Submitted by Top of Lodi- Approval. Mayor Groves Lloyd read excerpts of an email from City Attorney, Paul Johnson.

Tremlett reported on items in his Memo to the Plan Commission dated January 4, 2021 including the findings of fact that are to be consider when determining if a plan would or would not be in the public interest per section 340-46 C. of the City's Ordinances. He further reported on the conditions of approval contained in the memo.

Duane Steinhauer, Top of Lodi, reported that he and James Duffy started this process in 2018 when they purchased the building after being for sale for over a year. At the time, the City plan for the property was to allow C-3 uses. He further noted that the City created TID funding for these uses. Steinhauer reported that he and Duffy have been successful in rehabbing dormant properties to bring them back into useful production. He noted an interest in cooperating with the community to bring the plan into fruition.

Mayor Groves Lloyd noted that the Plan Commission has recommended denial of the GDP. She further noted that the downtown is getting maxed out on office space. This property would give the opportunity for businesses and service organizations to reside in Lodi. The staff of these business would potentially be customers of the stores and restaurants in the City.

Stevenson reported that the City saw this property as an opportunity for a fringe commercial business-like use which would help stimulate the economy of downtown businesses. The broad list of uses in the C-3 category concerned the neighborhood. Residents had expressed concerns about the applicants' past practice to repurpose other properties without making cosmetic changes to the exterior. A handful of neighborhood residents spoke at the recent public hearing- not the

majority. Without a SIP, the owners cannot have occupants in the building or do renovations. The GDP gives the owners guidelines to proceed with a SIP. Stevenson reported that the Plan Commission and the property owners have worked with Tremlett to create a good development plan. He also asked for feedback on how to amend the plan if there is something that is keeping Alders from voting to approve the GDP. He further noted that if the property were to be abandoned, the City cannot afford to pay \$750,000 to \$1 million to tear down the building.

Tonn reported that this is one of the premier properties in the City and it is in a Tax Increment District (TID). Tonn would prefer to see a plan that shows an investment in the property by the owners- build it and they will come. He noted that the City put this property in a TID expecting to generate \$1-\$5 million in increment. He stated that six of the seven Plan Commission members voted to deny the GDP. He further stated that approving the GDP does not guarantee that anything will be done with the property.

Strasser noted his concern regarding the lack of effort being put into the application and the lack of a vision for this property. Hansen noted he lives in the neighborhood. The Top of Lodi has listened to the comments from residents and has agreed to limit uses for the building. Hansen noted that one way to move forward is to approve the GDP and hope the applicants will abide by what has been discussed over last three years. He also commented that the rendering of the exterior of the building in the application improves the property without a huge investment.

Miller expressed concern about how the property is being presented. One viewpoint is that it was a failing property which the school could not afford to tear down and another is that it is a sound building. Miller would prefer to have a clear narrative. Clemens indicated that it would be nice to see a more specific plan. He further noted that if this is a premier property he doesn't understand why it is difficult to create a specific plan. Clemens expressed concern about what will happen with the property if the GDP is not approved. Roll call vote on Resolution 21-10 Concerning a PUD GDP Submitted by Top of Lodi-Approval- Aye (Stevenson); Nay (Miller, Tonn, Clemens, Strasser, Hansen). **Motion failed.**

**MOTION** (Stevenson, Hansen) to approve Resolution 21-10 Concerning a PUD GDP Submitted by Top of Lodi-Denial. Tremlett noted that per City Ordinances, if the GDP is denied the applicant would need to wait one-year before submitting another application. **MOTION** (Stevenson, Strasser) to amend the motion to include a clause in the resolution to waive the one-year waiting period between submittals. Alders Clemens and Tonn suggested that the applicants have a more substantive plan if they wish to submit a new GDP in the future. Future submittals would have to go through the same process as a new application including starting with the Plan Commission and holding a public hearing. Roll call vote on the amendment- Aye (Stevenson, Strasser, Clemens, Hansen); Nay (Tonn, Miller). **Motion carried.** Roll call vote on the motion to approve Resolution 21-10 Denying the GDP as amended- Aye (Clemens, Hansen, Miller, Stevenson, Strasser, Tonn), Nay (0). **Motion carried.**

**Ordinance Amending Chapter 278 Of The Municipal Code Of Ordinances- Signs. MOTION** (Stevenson, Strasser) to adopt Ordinance A-522 To Amend Chapter 278. Mayor Groves Lloyd noted that the Plan Commission unanimously recommended approval of the ordinance amendment. Tremlett reported the current ordinance requires a Conditional Use Permit (CUP) for any projecting sign, regardless of size. Last couple sign requests in the downtown have been for 9-12 feet projecting signs. These small projecting signs are consistent with the desire to reduce clutter in the Main Street Corridor. The ordinance amendment would allow projecting signs between 0 and 12 square feet by right with the approval of the Zoning Administrator. Projecting signs 13-64 square feet would still require a CUP. Roll call vote- Aye (Tonn, Stevenson, Hansen, Clemens, Miller, Strasser); Nay (0). **Motion carried.**

**Mayor Report.** Groves Lloyd reported she has been working on the following:

- Fire engine financing
- Top of Lodi
- Downtown parking policy
- Capital improvement plans
- House numbering issue

**Next Meeting Date and Agenda Items. Wednesday, February 17, 2021 at 6 p.m.** Meeting moved to Wednesday due to the Primary Election on February 16, 2021.

**Adjourn. MOTION** (Strasser, Miller) to adjourn at 8:51 p.m. Voice vote- all ayes. **Motion carried.**

Minutes by Brenda Ayers, City Clerk

APPROVED