



PLEASE TAKE NOTICE: There will be a **City of Lodi Common Council** meeting Tuesday, January 20, 2026 at 5:30 pm in the City Hall Council Room, 130 South Main Street, Lodi, WI.

[Registration](#) for virtual attendee public input must be completed 24 hours prior to meeting start time.

Meeting Link: <https://us06web.zoom.us/j/86143428027?pwd=TBDxbqLxchaT4FHVt9bTTFq5vPEtf6.1>

Meeting ID: 861 4342 8027 Passcode: 944569 Phone: 1-312-626-6799

Common Council Agenda

1. Call To Order
2. Roll Call
3. Pledge Of Allegiance
4. Meeting Etiquette
5. Public Input

Must state name and address. Must be limited to items not on the agenda. Limited to two minutes per person unless otherwise extended. Public Input is limited to a total of ten minutes unless otherwise extended. Common Council role is to listen and not discuss the item. Personnel issues cannot be discussed nor individuals named. Council is unable to take action at this meeting.

6. Presentation By Mike Peters, CEO WPPI Energy

Documents:

[2025-11-04 - LODI -
2025_MEMBER_GOVERNING_BODY_VISIT_PRESENTATION.PDF](#)

7. Consent Agenda

Items under the consent agenda may be acted upon by one motion. If, in the judgment of any council member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.

- 7.a. Approval Of Minutes From December 16, 2025

Documents:

[CC 12.16.2025 COUNCIL MINUTES.PDF](#)

- 7.b. Resolution Approving Pay Request #4 For A-1 Excavating For Sauk Street Project

Documents:

[RESOLUTION 26-01 APPROVING PAY REQUEST NO. 4 - A-1
EXCAVATING - SAUK STREET PROJECT.PDF
PAY REQUEST 4 MEMO.PDF
PAY APP NO. 4 LOD 03 - SIGNED.PDF
LOD 03 PAY APP NO. 4 DEPARTMENT COST BREAKDOWN.PDF](#)

7.c. Resolution Approving A Second Amendment To The Tax Incremental Financing Developer's Performance Agreement With AMOCL, LLC

Documents:

RESOLUTION 26-02 APPROVING SECOND AMENDMENT TO TIF
DEVELOPERS PERFORMANCE AGREEMENT WITH AMOCL-LODI
LLC.PDF
2ND AMENDMENT TO TIF DEVELOPERS PERFORMANCE
AGREEMENT AMOCL -MWB.PDF

8. Resolution Authorizing Replacement Of City Hall Boilers

Documents:

RESOLUTION 26-03 AUTHORIZING REPLACEMENT OF CITY HALL
BOILERS.PDF

9. Columbia County Supervisor Report

10. Library Report (Director Alex LeClair)

11. Mayor Report

12. Convene To Closed Session

Pursuant to Wis. Stat. sec. 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. (City Administrator Position)

13. Reconvene To Open Session

14. Discussion And Possible Action Related To Closed Session (City Administrator Position)

15. Meeting Recap

16. Future Agenda Items

17. Next Meeting Date - Tuesday, February 17

18. Adjourn

Posted: _____

By: _____

Members: Mayor Groves Lloyd, Alder Crow, Alder Flanagan, Alder Marx, Alder Heller, Alder Ripp, Alder Stevenson (President)

Agendas may change up to 24 hours prior to the commencement of the meeting. Reasonable accommodations for persons with disabilities may be made in advance by calling City Hall at 608-592-3247.



THE POWER TO THRIVE

C E L E B R A T I N G

45

Y E A R S

A JOINT ACTION UPDATE FOR

MEMBER GOVERNING BODIES



Mike Peters
President & CEO
November 4, 2025

OUR MISSION

Help member utilities accomplish more by working together for reliable, affordable, responsible electricity, forward-thinking services and effective advocacy.

OUR VISION

WPPI Energy members will set the standard for locally owned utilities working together to help their communities thrive.

MEMBER-FOCUSED BUSINESS PLAN

Shaped by member feedback

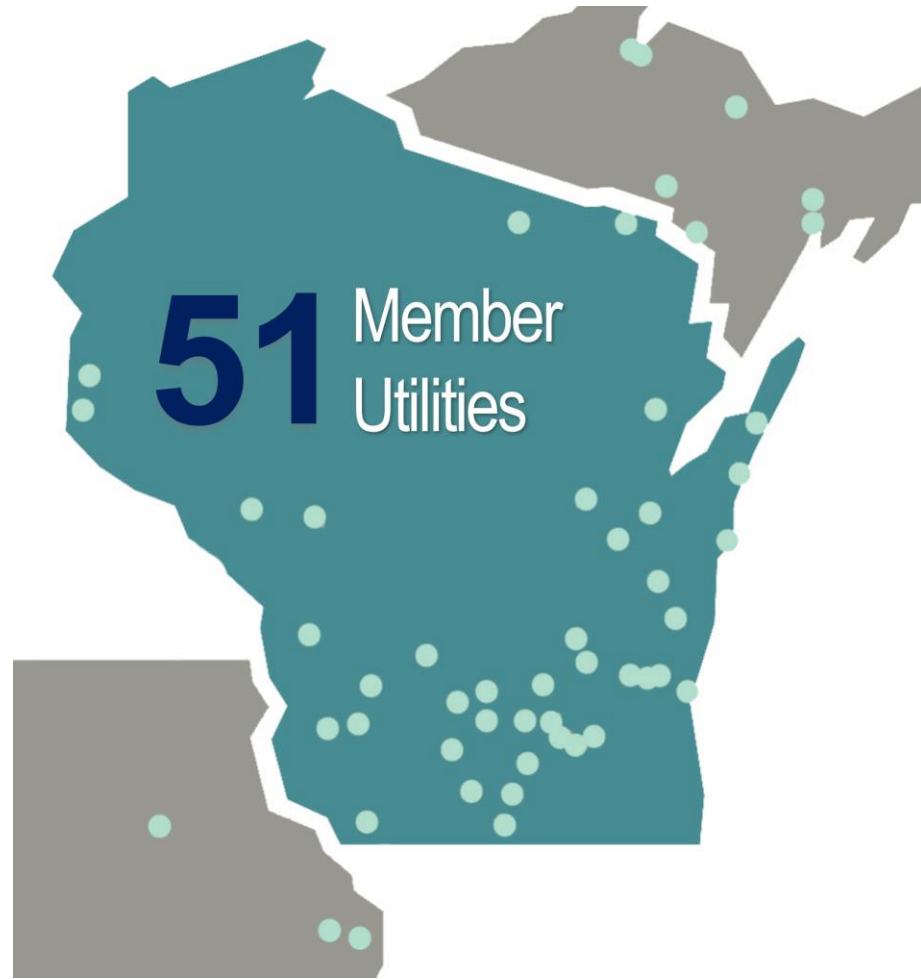


Top initiatives in 2025

- Electric generation resource planning
- Continued transmission investments
- Member satisfaction, unity

Ahead for 2026

- Develop 2027-2031 plan
 - Critically important: Member engagement and participation



Members form WPPI as a public power joint action agency



Every community has a seat on the board of directors



Board elects 11 representatives to an executive committee



Peak demand (in megawatts)²⁰²⁴

WPPI BY THE NUMBERS

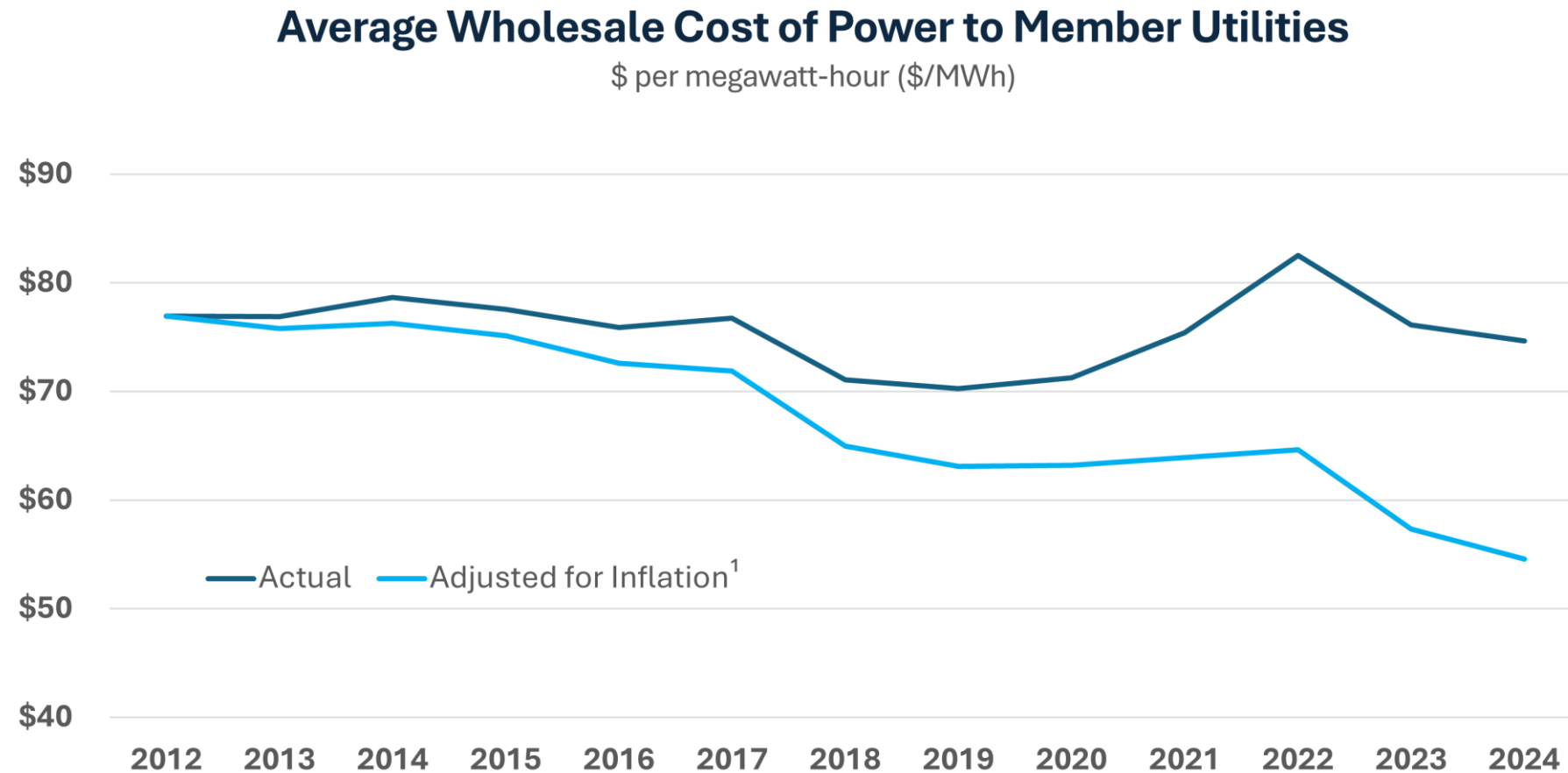


Annual budget
(in millions)²⁰²⁵

Total assets (in
millions)²⁰²⁴



STABLE, COMPETITIVE COSTS



(1) Source: U.S. Bureau of Labor Statistics CPI-U, base year 2012.

OUR DIVERSE RESOURCE PORTFOLIO

WPPI's Primary Power
Supply Resources

wppienergy.org



TRANSMISSION OWNERSHIP

Keeping costs down
for WPPI members



READY FOR THE FUTURE

- WPPI members are well positioned
 - Economies of scale, strength in numbers
 - Long-term power supply planning expertise
 - Financial strength



THE POWER TO THRIVE

Services, Support, Outreach & Advocacy

- Local data center inquiries
- Business technology developments
 - Outage management platform
 - Utility customer interconnection applications
 - GIS support
- Community outreach funds
- Energy policy advocacy
 - Tax exempt financing
 - Transmission right of first refusal





C E L E B R A T I N G

45

Y E A R S

THE POWER TO THRIVE



Annual Meeting & Celebration

September 17, 2025
Lambeau Field
Green Bay, Wis.

QUESTIONS?

THANK YOU

wppienergy.org
(608) 834-4500

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City of Lodi
Common Council Meeting
Minutes – December 16, 2025

Present: Mayor Groves Lloyd, Alderpersons Stevenson, Flanagan, Heller, Ripp, Crow, Marx

Staff Present: Jennifer Sweeney, Leda Wagner, Wayne Smith, Lanette Mayberry, James Lincoln

Others: Jonathan Stefonek (Tribune Enterprise)

Mayor Groves Lloyd called the meeting to order at 5:30 PM in the Council Room at City Hall, 130 S Main, Lodi.

Roll call was taken – Flanagan, Crow, Heller, Ripp, and Stevenson were present.

The Pledge of Allegiance was recited.

Mayor Groves Lloyd skipped the meeting etiquette.

Public Input. None.

Resolution Appointing a Citizen to the City of Lodi Common Council. MOTION (Stevenson/Ripp) to approve resolution 25-60 appointing Thomas (Tom) Marx to the Common Council. Voice vote – All ayes. **Motion carried.**

Mayberry administered the oath to newly elected Alder Marx.

Consent Agenda. MOTION (Stevenson/Flanagan) to approve the consent agenda items including: approval of minutes from November 18, 2025, approval of closed session minutes from November 18, 2025 sent via confidential email: Resolution 25-55 Appointing Election Inspectors; Resolution 25-58 Appointing a Member to Lodi Area EMS Commission; and Resolution 25-59 Adopting the 2026 Eastern Columbia County Joint Municipal Court Budget. Voice vote- all Ayes. **Motion carried.**

Columbia County Supervisor Report. None.

Library Report. None.

Mayor Report. The mayor discussed her report, including the date change for the Tri-Municipal meeting in February.

Meeting Recap. Mayor Groves Lloyd gave a recap of the meeting.

Future Agenda Items. Ripp suggested revisiting the committee schedule such as Parks Committee and Committee of the Whole. Flanagan recommended discussing economic development and budget issues. Crow proposed more discussion meetings to be held in addition to Common Council meetings.

Next Meeting Date. Regular Meeting- Tuesday, January 20, 2025 at 5:30 p.m.

Adjourn. MOTION (Heller/Crow) to adjourn at 5:38 p.m. Voice vote- all ayes. **Motion carried.**

Minutes by Lanette Mayberry (Interim City Clerk)

RESOLUTION 26-01

**RESOLUTION APPROVING PAY REQUEST #4 FROM A-1 EXCAVATING
FOR WORK DONE ON THE SAUK STREET PROJECT**

WHEREAS, the City of Lodi has contracted A-1 Excavating to complete the Sauk Street Project; and

WHEREAS, a Request for Payment #4 was received from A-1 Excavating; and

WHEREAS, the engineer from Town and Country Engineering has reviewed and approved the Pay Request #4.

NOW, THEREFORE, BE IT RESOLVED that the City of Lodi Common Council hereby approves the Request for Payment #4 (\$113,204.33) to A-1 Excavating.

Adopted by the Common Council of the City of Lodi, Wisconsin, on this 20th day of January, 2026.

Ann Groves Lloyd, Mayor

Attest: _____
Lanette Mayberry, City Clerk

MEMORANDUM

To: Jennifer Sweeney, City Administrator, City of Lodi
From: Chrisitan Reid, Project Engineer, Town & Country Engineering
Date: 12/19/2025
Subject: Sauk Street - Pay Request #4
Review and Recommendation for Approval

Jennifer,

I have reviewed the completed submittal for Pay Request No. 4 for Sauk Street Project as submitted by A-1 Excavating. Based on the documentation provided and on-site progress observations, I recommend the approval of the pay request for \$113,204.33. This total represents \$1,869,813.85 of eligible costs, minus a 2.5% retainage (\$46,745.35) that will be held until the end of the project, minus previous payment of \$1,709,864.17 (Pay Apps #1 , #2, and #3).

The project is substantially complete as of the previous pay request. The work completed to date aligns with the quantities and unit prices in the contract documents, and I have verified the billing accuracy against field observations. Project change orders have been reviewed by the engineer and City staff and will be issues for approval prior to the final payment application. Once the change orders are approved, the final payment application including the change orders and the release of the retainage will be issued.

Based on the associated project components for this period and the agreed upon method for assigning costs, the total costs are split as follows:

Water: \$637,799.83

Sanitary Sewer: \$503,753.46

Storm Sewer: \$185,476.20

Remaining (Street): \$496,039.01

I recommend the City approve this pay request for processing and payment in accordance with the contract terms.

Sincerely,
TOWN & COUNTRY ENGINEERING, INC.



Christian Reid, P.E.
Project Engineer

Contractor's Application for Payment

Owner: <u>City of Lodi</u> Engineer: <u>Town & Country Engineering, Inc.</u> Contractor: <u>A-1 Excavating LLC</u> Project: <u>2025 Street & Utility Improvements - Sauk Street</u>	Owner's Project No.: _____ Engineer's Project No.: <u>LOD 03</u> Contractor's Project No.: _____																								
Application No.: <u>4</u> Application Date: <u>10/28/2025</u>																									
Application Period: From <u>7/28/2025</u> to <u>10/28/2025</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 1,771,220.00</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ -</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 1,771,220.00</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 1,869,813.85</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>2.5%</u> X <u>\$1,869,813.85</u> Work Completed</td><td style="text-align: right;">\$ 46,745.35</td></tr><tr><td> b. <u>2.5%</u> X _____ Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 46,745.35</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 1,823,068.50</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 1,709,864.17</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 113,204.33</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 6)</td><td style="text-align: right;">\$ (51,848.50)</td></tr></table>		1. Original Contract Price	\$ 1,771,220.00	2. Net change by Change Orders	\$ -	3. Current Contract Price (Line 1 + Line 2)	\$ 1,771,220.00	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,869,813.85	5. Retainage		a. <u>2.5%</u> X <u>\$1,869,813.85</u> Work Completed	\$ 46,745.35	b. <u>2.5%</u> X _____ Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 46,745.35	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,823,068.50	7. Less previous payments (Line 6 from prior application)	\$ 1,709,864.17	8. Amount due this application	\$ 113,204.33	9. Balance to finish, including retainage (Line 3 - Line 6)	\$ (51,848.50)
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Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following:																									
Contractor: <u>A-1 Excavating</u> Signature: <u>[Signature]</u> Date: <u>10-29-25</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;">Recommended by Engineer By: <u>Christian Reid, P.E.</u> Title: <u>Project Engineer</u> Date: <u>10/29/2025</u></td><td style="width: 50%; vertical-align: top;">Approved by Owner By: _____ Title: _____ Date: _____</td></tr><tr><td style="vertical-align: top;">Approved by Funding Agency By: _____ Title: _____ Date: _____</td><td style="vertical-align: top;">By: _____ Title: _____ Date: _____</td></tr></table>		Recommended by Engineer By: <u>Christian Reid, P.E.</u> Title: <u>Project Engineer</u> Date: <u>10/29/2025</u>	Approved by Owner By: _____ Title: _____ Date: _____	Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																				
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Lodi
 Engineer: Town & Country Engineering, Inc.
 Contractor: A-1 Excavating LLC
 Project: 2025 Street & Utility Improvements - Sauk Street

Owner's Project No. LOD 03
 Engineer's Project No.
 Contractor's Project No.

Application No.: 4				From 7/29/2025 to 10/28/2025		Application Date: 10/28/2025						
A Bid Item No.	B Description	C Contract Information			D This Period		E Work Completed		F Value of Work Completed to Date (E X G) (\$)	G Work Completed and Materials Stored to Date (H) (\$)	H % of Value of Item (J / F) (%)	I Balance to Finish (F - J) (\$)
		Item Qty.	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Qty.	Value (\$)	Estimated Quantity Incorporated in the Work				
Original Contract												
BASE BID												
1	8" C-900 PVC Water Main	2,125	lin. ft.	96	204,000.00	-	-	2,104.00	201,984.00	99%		2,016.00
2	6" C-900 PVC Water Main and Hydrant Lead	75	lin. ft.	86	6,450.00	33.50	2,881.00	139.00	11,954.00	185%		(5,504.00)
3	8" Gate Valves and Boxes	12	each	3114	37,368.00	-	-	12.00	37,368.00	100%		-
4	6" Gate Valves and Boxes	3	each	2198	6,594.00	-	-	3.00	6,594.00	100%		-
5	Hydrants	3	each	6653	19,959.00	-	-	3.00	19,959.00	100%		-
6	1" Corporation Stops	27	each	400	10,800.00	-	-	25.00	10,000.00	93%		800.00
7	2" Corporation Stops	1	each	816	816.00	-	-	2.00	1,632.00	200%		(816.00)
8	1" Curb Stops	27	each	562	15,174.00	-	-	25.00	14,050.00	93%		1,124.00
9	2" Curb Stops	1	each	1078	1,078.00	-	-	2.00	2,156.00	200%		(1,078.00)
10	1" Copper Water Service	850	lin. ft.	56	47,600.00	-	-	850.00	47,600.00	100%		-
11	2" Copper Water Service	35	lin. ft.	76	2,660.00	-	-	75.00	5,700.00	214%		(3,040.00)
12	Jack & Bore 8" Water Main	50	lin. ft.	850	42,500.00	2.00	1,700.00	52.00	44,200.00	104%		(1,700.00)
13	8" x 8" Live Tap	1	each	5528	5,528.00	-	-	1.00	5,528.00	100%		-
14	Existing Lateral Reconnections	28	each	187	5,236.00	-	-	27.00	5,049.00	96%		187.00
15	Existing Main Reconnection	6	each	2346	14,076.00	1.00	2,346.00	7.00	16,422.00	117%		(2,346.00)
16	8" PVC SDR 35 Sanitary Sewer	1,925	lin. ft.	82	157,850.00	-	-	1,913.00	156,866.00	99%		984.00
17	6" PVC SDR 35 Sanitary Sewer	30	lin. ft.	82	2,460.00	-	-	1.50	123.00	5%		2,337.00
18	Sanitary Manhole Castings	8	each	1310	10,480.00	-	-	8.00	10,480.00	100%		-
19	Standard Sanitary Manhole Masonry	85	vert. ft.	445	37,825.00	4.40	1,958.00	85.00	37,825.00	100%		-
20	8" x 6" Sanitary Sewer Wyes	26	each	202	5,252.00	2.00	404.00	28.00	5,656.00	108%		(404.00)
21	6" PVC Sanitary Laterals	885	lin. ft.	48	42,480.00	-	-	788.00	37,824.00	89%		4,656.00
22	Sanitary Tracer Wire Boxes	26	each	115	2,990.00	-	-	26.00	2,990.00	100%		-
23	Jack & Bore 8" Sanitary Sewer	90	lin. ft.	850	76,500.00	-	-	80.00	68,000.00	89%		8,500.00
24	12" CL IV RCP Storm Sewer	450	lin. ft.	145	65,250.00	-	-	440.00	63,800.00	98%		1,450.00
25	18" CL III RCP Storm Sewer	35	lin. ft.	148	5,180.00	-	-	42.00	6,216.00	120%		(1,036.00)
26	24" CL III RCP Storm Sewer	25	lin. ft.	164	4,100.00	-	-	46.00	7,544.00	184%		(3,444.00)
27	8" PVC Storm Underdrain	25	lin. ft.	86	2,150.00	10.00	860.00	10.00	860.00	40%		1,290.00
28	24" x 36" Storm Sewer Rectangular Catch Basins with Castings	16	each	3059	48,944.00	-	-	18.00	55,062.00	113%		(6,118.00)
29	Area Inlet with Casting	2	each	3632	7,264.00	-	-	2.00	7,264.00	100%		-
30	4" Storm Sewer Manholes Inlet with Casting	2	each	3490	6,980.00	-	-	4.00	13,960.00	200%		(6,980.00)
31	5" Storm Sewer Manholes Inlet with Casting	5	each	5921	29,605.00	-	-	6.00	35,526.00	120%		(5,921.00)

Bid Item No.	Description	Contract Information				This Period		Work Completed		Work Completed and Materials Stored to Date (H) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Qty.	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Qty.	Value (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
32	Erosion Control	1	lump sum	300	300.00	-	-	1.00	300.00	300.00	100%	-
33	Traffic Control	1	lump sum	9000	9,000.00	-	-	1.00	9,000.00	9,000.00	100%	-
34	Excavation / Fill to Subgrade	1	lump sum	132000	132,000.00	-	-	1.00	132,000.00	132,000.00	100%	-
35	Excavation and Disposal of Bad Subbase Below Subgrade	400	cu. yds.	16	6,400.00	0.87	13.92	2,157.87	34,525.92	34,525.92	539%	(28,125.92)
36	3" Breaker Run and Replacement of Excavation of Bad Subbase Below Subgrade	5,575	tons	15	83,625.00	-	-	7,194.68	107,920.20	107,920.20	129%	(24,295.20)
37	¾" Crushed Aggregate Base Course	4,675	tons	15	70,125.00	-	-	4,962.00	74,430.00	74,430.00	106%	(4,305.00)
38	Sawcutting Existing Concrete and Asphalt Pavements	425	lin. ft.	4	1,700.00	-	-	801.50	3,206.00	3,206.00	189%	(1,506.00)
39	30" Concrete Curb & Gutter	3,600	lin. ft.	21	75,600.00	-	-	3,763.00	79,023.00	79,023.00	105%	(3,423.00)
40	6" Thick Concrete Sidewalk and Driveway Approaches	2,350	sq. ft.	7	16,450.00	-	-	3,218.00	22,526.00	22,526.00	137%	(6,076.00)
41	4" Thick Concrete Sidewalk	6,750	sq. ft.	6	40,500.00	-	-	6,171.00	37,026.00	37,026.00	91%	3,474.00
42	Truncated Dome Panels	180	sq. ft.	55	9,900.00	-	-	184.00	10,120.00	10,120.00	102%	(220.00)
43	8' Wide Asphalt Path	775	sq. yds.	16	12,400.00	-	-	707.50	11,320.00	11,320.00	91%	1,080.00
44	Topsoil Restoration, Seeding, Fertilizing & Mulching	6,000	sq. yds.	0	60.00	2,615.00	26.15	5,992.00	59.92	59.92	100%	0.08
45	2" Hot-Mix Asphalt Surface Course, Type 5 LT	1,025	tons	83	85,075.00	160.01	13,280.83	1,063.35	88,258.05	88,258.05	104%	(3,183.05)
46	2" Hot-Mix Asphalt Lower Course, Type 4 LT	1,025	tons	81	83,025.00	42.81	3,467.61	1,084.72	87,862.32	87,862.32	106%	(4,837.32)
47	Clean & Tack	8,100	sq. yds.	0	1,296.00	357.00	57.12	9,314.00	1,490.24	1,490.24	115%	(194.24)
48	2" Hot-Mix Asphalt Paving and Driveways	450	sq. yds.	16	7,200.00	191.70	3,067.20	644.70	10,315.20	10,315.20	143%	(3,115.20)
49	Block Retaining Wall	1,430	face ft.	60	85,800.00	593.00	35,580.00	2,023.00	121,380.00	121,380.00	141%	(35,580.00)
50	Steel Pedestrian Guardrail	125	lin. ft.	70	8,750.00	-	-	130.00	9,100.00	9,100.00	104%	(350.00)
51	Pavement Marking	1	lump sum	3140	3,140.00	-	-	1.00	3,140.00	3,140.00	100%	-
52	RRFB Crosswalk Indicator Assembly	2	each	8630	17,260.00	0.50	4,315.00	2.00	17,260.00	17,260.00	100%	-
53	Allowance	1	lump sum	10000	10,000.00	-	-	1.00	10,000.00	10,000.00	100%	-
ALTERNATE BID ITEMS												
A1	Provide Side Lead Service Line Replacement at 238 Lodi Street	1	lump sum	6672	6,672.00	-	-	1.00	6,672.00	6,672.00	100%	-
A2	Provide Side Lead Service Line Replacement at 220 Sauk Street	1	lump sum	7172	7,172.00	-	-	1.00	7,172.00	7,172.00	100%	-
A3	Provide Side Lead Service Line Replacement at 244 Sauk Street	1	lump sum	6662	6,662.00	-	-	-	-	-	0%	6,662.00
A4	Provide Side Lead Service Line Replacement at 245 Sauk Street	1	lump sum	6827	6,827.00	-	-	1.00	6,827.00	6,827.00	100%	-
A5	Provide Side Lead Service Line Replacement at 247 Sauk Street	1	lump sum	6672	6,672.00	-	-	1.00	6,672.00	6,672.00	100%	-
A6	Provide Side Lead Service Line Replacement at 254 Sauk Street	1	lump sum	6272	6,272.00	-	-	1.00	6,272.00	6,272.00	100%	-
A7	Provide Side Lead Service Line Replacement at 260 Sauk Street	1	lump sum	6272	6,272.00	-	-	-	-	-	0%	6,272.00
A8	Provide Side Lead Service Line Replacement at 403 Sauk Street	1	lump sum	6272	6,272.00	-	-	1.00	6,272.00	6,272.00	100%	-

Bid Item No.	Description	Contract Information				This Period		Work Completed		Work Completed and Materials Stored to Date (H) (\$)	% of Value of Item (I / F) (%)	Balance to Finish (J) (\$)
		Item Qty.	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Qty.	Value (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
A9	Provide Side Lead Service Line Replacement at 405 Sauk Street	1	lump sum	6272	6,272.00	-	-	1.00	6,272.00	6,272.00	100%	-
A10	Provide Side Lead Service Line Replacement at 411 Sauk Street	1	lump sum	6272	6,272.00	-	-	-	-	-	0%	6,272.00
SUPPLEMENTAL BID ITEMS												
S1	Removal of Unsuitable Trench Backfill	250	yds. in trench	32	8,000.00	-	-	250.00	8,000.00	8,000.00	100%	-
S2	Property Corner Replacement	48	each	200	9,600.00	-	-	16.00	3,200.00	3,200.00	33%	6,400.00
S3	Exploratory Borings Along Drilling Route	4	each	500	2,000.00	-	-	4.00	2,000.00	2,000.00	100%	-
S4	Erosion Matting	500	sq. yd.	3	1,500.00	-	-	-	-	-	0%	1,500.00
Original Contract Totals					\$ 1,771,220.00			\$	1,869,813.85	\$ 1,869,813.85	106%	\$ (98,593.85)
Change Orders												
Change Order Totals					\$ -			\$	-	\$ -		\$ -
Original Contract and Change Orders												
Project Totals					\$ 1,771,220.00			\$	1,869,813.85	\$ 1,869,813.85	106%	\$ (98,593.85)

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Lodi
 Engineer: Town & Country Engineering, Inc.
 Contractor: A-1 Excavating LLC
 Project: 2025 Street & Utility Improvements - Sauk Street

Owner's Project No.
 Engineer's Project No. LOD 03
 Contractor's Project No. 25-005

Application No.: 4 From 7/29/2025 to 10/28/2025 Application Date: 10/28/2025

A	B	C	D	E	F			G	H	J	K	L
Bid Item No.	Description	Contract Information				This Period		Work Completed		Work Completed and Materials Stored to Date (H) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Qty.	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Qty.	Value (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
Original Contract												
BASE BID												
1	8" C-900 PVC Water Main	2,125	lin. ft.	96.00	204,000.00	-	-	2,104.00	201,984.00	201,984.00	99%	2,016.00
2	6" C-900 PVC Water Main and Hydrant Lead	75	lin. ft.	86.00	6,450.00	33.50	2,881.00	139.00	11,954.00	11,954.00	185%	(5,504.00)
3	8" Gate Valves and Boxes	12	each	3,114.00	37,368.00	-	-	12.00	37,368.00	37,368.00	100%	-
4	6" Gate Valves and Boxes	3	each	2,198.00	6,594.00	-	-	3.00	6,594.00	6,594.00	100%	-
5	Hydrants	3	each	6,653.00	19,959.00	-	-	3.00	19,959.00	19,959.00	100%	-
6	1" Corporation Stops	27	each	400.00	10,800.00	-	-	25.00	10,000.00	10,000.00	93%	800.00
7	2" Corporation Stops	1	each	816.00	816.00	-	-	2.00	1,632.00	1,632.00	200%	(816.00)
8	1" Curb Stops	27	each	562.00	15,174.00	-	-	25.00	14,050.00	14,050.00	93%	1,124.00
9	2" Curb Stops	1	each	1,078.00	1,078.00	-	-	2.00	2,156.00	2,156.00	200%	(1,078.00)
10	1" Copper Water Service	850	lin. ft.	56.00	47,600.00	-	-	850.00	47,600.00	47,600.00	100%	-
11	2" Copper Water Service	35	lin. ft.	76.00	2,660.00	-	-	75.00	5,700.00	5,700.00	214%	(3,040.00)
12	Jack & Bore 8" Water Main	50	lin. ft.	850.00	42,500.00	2.00	1,700.00	52.00	44,200.00	44,200.00	104%	(1,700.00)
13	8" x 8" Live Tap	1	each	5,528.00	5,528.00	-	-	1.00	5,528.00	5,528.00	100%	-
14	Existing Lateral Reconnections	28	each	187.00	5,236.00	-	-	27.00	5,049.00	5,049.00	96%	187.00
15	Existing Main Reconnection	6	each	2,346.00	14,076.00	1.00	2,346.00	7.00	16,422.00	16,422.00	117%	(2,346.00)
16	8" PVC SDR 35 Sanitary Sewer	1,925	lin. ft.	82.00	157,850.00	-	-	1,913.00	156,866.00	156,866.00	99%	984.00
17	6" PVC SDR 35 Sanitary Sewer	30	lin. ft.	82.00	2,460.00	-	-	1.50	123.00	123.00	5%	2,337.00
18	Sanitary Manhole Castings	8	each	1,310.00	10,480.00	-	-	8.00	10,480.00	10,480.00	100%	-
19	Standard Sanitary Manhole Masonry	85	vert. ft.	445.00	37,825.00	4.40	1,958.00	85.00	37,825.00	37,825.00	100%	-
20	8" x 6" Sanitary Sewer Wyes	26	each	202.00	5,252.00	2.00	404.00	28.00	5,656.00	5,656.00	108%	(404.00)
21	6" PVC Sanitary Laterals	885	lin. ft.	48.00	42,480.00	-	-	788.00	37,824.00	37,824.00	89%	4,656.00
22	Sanitary Tracer Wire Boxes	26	each	115.00	2,990.00	-	-	26.00	2,990.00	2,990.00	100%	-
23	Jack & Bore 8" Sanitary Sewer	90	lin. ft.	850.00	76,500.00	-	-	80.00	68,000.00	68,000.00	89%	8,500.00
24	12" CL IV RCP Storm Sewer	450	lin. ft.	145.00	65,250.00	-	-	440.00	63,800.00	63,800.00	98%	1,450.00
25	18" CL III RCP Storm Sewer	35	lin. ft.	148.00	5,180.00	-	-	42.00	6,216.00	6,216.00	120%	(1,036.00)
26	24" CL III RCP Storm Sewer	25	lin. ft.	164.00	4,100.00	-	-	46.00	7,544.00	7,544.00	184%	(3,444.00)
27	8" PVC Storm Underdrain	25	lin. ft.	86.00	2,150.00	10.00	860.00	10.00	860.00	860.00	40%	1,290.00
28	24" x 36" Storm Sewer Rectangular Catch Basins with Castings	16	each	3,059.00	48,944.00	-	-	18.00	55,062.00	55,062.00	113%	(6,118.00)
29	Area Inlet with Casting	2	each	3,632.00	7,264.00	-	-	2.00	7,264.00	7,264.00	100%	-
30	4' Storm Sewer Manholes Inlet with Casting	2	each	3,490.00	6,980.00	-	-	4.00	13,960.00	13,960.00	200%	(6,980.00)
31	5' Storm Sewer Manholes Inlet with Casting	5	each	5,921.00	29,605.00	-	-	6.00	35,526.00	35,526.00	120%	(5,921.00)
32	Erosion Control	1	lump sum	300.00	300.00	-	-	1.00	300.00	300.00	100%	-
33	Traffic Control	1	lump sum	9,000.00	9,000.00	-	-	1.00	9,000.00	9,000.00	100%	-
34	Excavation/ Fill to Subgrade	1	lump sum	132,000.00	132,000.00	-	-	1.00	132,000.00	132,000.00	100%	-
35	Excavation and Disposal of Bad Subbase Below Subgrade	400	cu. yds.	16.00	6,400.00	0.87	13.92	2,157.87	34,525.92	34,525.92	539%	(28,125.92)
36	3" Breaker Run and Replacement of Excavation of Bad Subbase Below Subgrade	5,575	tons	15.00	83,625.00	-	-	7,194.68	107,920.20	107,920.20	129%	(24,295.20)
37	¾" Crushed Aggregate Base Course	4,675	tons	15.00	70,125.00	-	-	4,962.00	74,430.00	74,430.00	106%	(4,305.00)
38	Sawcutting Existing Concrete and Asphalt Pavements	425	lin. ft.	4.00	1,700.00	-	-	801.50	3,206.00	3,206.00	189%	(1,506.00)
39	30" Concrete Curb & Gutter	3,600	lin. ft.	21.00	75,600.00	-	-	3,763.00	79,023.00	79,023.00	105%	(3,423.00)
40	6" Thick Concrete Sidewalk and Driveway Approaches	2,350	sq. ft.	7.00	16,450.00	-	-	3,218.00	22,526.00	22,526.00	137%	(6,076.00)
41	4" Thick Concrete Sidewalk	6,750	sq. ft.	6.00	40,500.00	-	-	6,171.00	37,026.00	37,026.00	91%	3,474.00
42	Truncated Dome Panels	180	sq. ft.	55.00	9,900.00	-	-	184.00	10,120.00	10,120.00	102%	(220.00)

Water Cost Water	Sanitary Cost	Storm Cost	Street Cost
\$201,984.00	\$0.00	\$0.00	\$0.00
\$11,954.00	\$0.00	\$0.00	\$0.00
\$37,368.00	\$0.00	\$0.00	\$0.00
\$6,594.00	\$0.00	\$0.00	\$0.00
\$19,959.00	\$0.00	\$0.00	\$0.00
\$10,000.00	\$0.00	\$0.00	\$0.00
\$1,632.00	\$0.00	\$0.00	\$0.00
\$14,050.00	\$0.00	\$0.00	\$0.00
\$2,156.00	\$0.00	\$0.00	\$0.00
\$47,600.00	\$0.00	\$0.00	\$0.00
\$5,700.00	\$0.00	\$0.00	\$0.00
\$44,200.00	\$0.00	\$0.00	\$0.00
\$5,528.00	\$0.00	\$0.00	\$0.00
\$5,049.00	\$0.00	\$0.00	\$0.00
\$16,422.00	\$0.00	\$0.00	\$0.00
\$0.00	\$156,866.00	\$0.00	\$0.00
\$0.00	\$123.00	\$0.00	\$0.00
\$0.00	\$10,480.00	\$0.00	\$0.00
\$0.00	\$37,825.00	\$0.00	\$0.00
\$0.00	\$5,656.00	\$0.00	\$0.00
\$0.00	\$37,824.00	\$0.00	\$0.00
\$0.00	\$2,990.00	\$0.00	\$0.00
\$0.00	\$68,000.00	\$0.00	\$0.00
\$0.00	\$0.00	\$63,800.00	\$0.00
\$0.00	\$0.00	\$6,216.00	\$0.00
\$0.00	\$0.00	\$7,544.00	\$0.00
\$0.00	\$0.00	\$860.00	\$0.00
\$0.00	\$0.00	\$55,062.00	\$0.00
\$0.00	\$0.00	\$7,264.00	\$0.00
\$0.00	\$0.00	\$13,960.00	\$0.00
\$0.00	\$0.00	\$35,526.00	\$0.00
\$62.40	\$69.30	\$0.00	\$168.30
\$1,872.00	\$2,079.00	\$0.00	\$5,043.00
\$27,456.00	\$30,492.00	\$0.00	\$74,052.00
\$7,181.39	\$7,975.49	\$0.00	\$19,369.04
\$22,447.40	\$24,929.57	\$0.00	\$60,543.23
\$15,481.44	\$17,193.33	\$0.00	\$41,756.23
\$666.85	\$740.59	\$0.00	\$1,798.57
\$16,436.78	\$18,254.31	\$0.00	\$44,331.90
\$4,685.41	\$5,203.51	\$0.00	\$12,637.09
\$7,701.41	\$8,553.01	\$0.00	\$20,771.58
\$2,104.96	\$2,337.72	\$0.00	\$5,677.32

RESOLUTION 26-02

**APPROVING A SECOND AMENDMENT TO TIF DEVELOPERS
PERFORMANCE AGREEMENT WITH AMOCL-LODI LLC**

WHEREAS, the City of Lodi and Lodi Veterinary Hospital S.C. together with LVH Real Estate LLC (collectively “Lodi Vet”) are parties to a Tax Incremental Financing Developer’s Performance Agreement (“the Agreement”) dated December 21, 2016; and

WHEREAS, the Agreement was amended by the City and Lodi Vet on September 28, 2020; and

WHEREAS, Lodi Vet has conveyed its interest in parcels 11246 1200.03, 187.01, and 187.02 to AMOCL-LODI, LLC and Section 6.3 of the Agreement requires the City to consent to any transfer or assignment of interest of the Agreement by Lodi Vet, and also requires any subsequent owner to be bound by the terms of the Agreement and any amendments; and

WHEREAS, the City has reviewed the Second Amendment to the TIF Developer’s Performance Agreement and agrees to the terms outlined.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Lodi, Wisconsin, hereby approves the attached second amendment to the TIF Developers Performance Agreement with AMOCL-LODI, LLC.

Adopted this 20th day of January, 2026 by the Common Council of the City of Lodi, Wisconsin.

Ann Groves Lloyd, Mayor

Attest: _____
Lanette Mayberry, City Clerk

**SECOND AMENDMENT TO TAX INCREMENTAL FINANCING
DEVELOPER’S PERFORMANCE AGREEMENT**

This Agreement entered into as of the ____ day of _____, 2026, by and between the City of Lodi, a Wisconsin Municipal Corporation (“City”) and AMOCL-LODI, LLC (“Developer”).

WHEREAS, City and Lodi Veterinary Hospital S.C. together with LVH Real Estate LLC (collectively “Lodi Vet”) are parties to a Tax Incremental Financing Developer’s Performance Agreement dated December 21, 2016 (“the Agreement”); and

WHEREAS, the Agreement between City and Lodi Vet concerns improvements made by Lodi Vet on Parcels 11246 1200.03, 187.01 and 187.02 in the City of Lodi (collectively “the Parcel”); and

WHEREAS, the Agreement was amended by the City and Lodi Vet on September 28, 2020; and

WHEREAS, Lodi Vet has conveyed its interest in the Parcel to Developer and Section 6.3 of the Agreement requires the City to consent to any transfer or assignment of interest of the Agreement by Lodi Vet, and also requires any subsequent owner to be bound by the terms of the Agreement and any amendments thereto.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, City and Developer do hereby agree as follows:

1. Pursuant to section 6.3 of the Agreement, City does hereby consent to the sale, transfer or assignment of the Parcel to Developer.
2. Developer agrees to be bound by the terms and conditions set forth in Section 6.3 of the Agreement going forward, and Developer also agrees to be bound by, and comply with all other terms and conditions of the Agreement, and all amendments going forward.

3. The remaining provisions of the original Agreement and any amendments thereto remain in full force and effect unless modified by the terms of this Amendment.

AMOCL-LODI LLC

CITY OF LODI

See attached signature page

By: _____
Ann Groves Lloyd, Mayor

By: _____
Lanette Mayberry, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF COLUMBIA)

Personally came before me this ____ day of _____, 2026, the above-named Ann Groves Lloyd and Lanette Mayberry, in the capacities indicated, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(print name)
Notary Public, Columbia County, WI.
My Commission expires: _____

AMOCL-LODI, LLC, a Delaware limited liability company

By: AMOCL, LLC, a Delaware limited liability company,
being the sole manager

By: AMO Partners II, LLC, a Delaware limited liability company
a managing member

By: _____
Name: Michael Crandall
Title: Authorized Signatory

By: The Cloverleaf Real Estate Group, Inc., an Illinois corporation,
a managing member

By: _____
Name: Jonathan E. Basofin
Title: Authorized Signatory

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in said County in the State aforesaid, **DO HEREBY CERTIFY** that Michael Crandall and Jonathan E. Basofin, in the capacities indicated, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary acts, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of January, 2026.

Notary Public

My commission expires:

[seal]

*[signature page to second amendment to tax incremental financing
developer's performance agreement]*

RESOLUTION 26-03

AUTHORIZING REPLACEMENT OF CITY HALL BOILERS

WHEREAS, the boilers at City Hall are in disrepair and replacement is more economical than maintaining the current system; and

WHEREAS, staff has received a quote but is seeking additional quotes; and

WHEREAS, the Common Council agrees the boilers need replacement and understand the existing boilers may breakdown before additional quotes are available.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Lodi, Wisconsin, hereby authorizes the purchase of boilers for City Hall up to the amount of \$33,000.

Adopted this 20th day of January, 2026 by the Common Council of the City of Lodi, Wisconsin on a roll call vote.

Ann Groves Lloyd, Mayor

Attest: _____
Lanette Mayberry, City Clerk