

## 3.5 Community Facilities & Services

### Issues

- Availability of utilities for undeveloped or underdeveloped land within the City.
- Desire for more public parkland, but concern with maintenance and repair of current park facilities.
- Desire for more community gathering spaces.
- Lack of a senior center.
- Lack of access to health care facilities.

### Vision Statement

Community services and facilities that are functional, address the needs of our diverse population, recognize our commitment to the City's natural heritage, and adapt and change as the community grows. Services include programs that promote a neighborly atmosphere that reflect the concerns of individuals and families in the community.

### Utilities

**Goal #1:** The City of Lodi will have a high-quality, cost-effective, well-planned and efficient system of public utilities.

### **Policies**

1. Maximize the effectiveness and efficiency of existing City infrastructure investments by channeling growth into already served or planned service areas and carefully regulating new growth and development.
2. Serve all urban development within the City of Lodi with the full array of urban services including municipal sewer, water, and electric, stormwater management facilities, municipal police and fire protection, refuse removal, urban street, etc.
3. Maintain and improve the utility infrastructure to ensure adequate capacity and integrity to serve existing users and accommodate new service areas. The first priority will be maintaining the reliability of existing systems and services.
4. All new development proposals shall be reviewed by all City departments to ensure that essential utilities can be provided to the subject development area in a timely and efficient manner.

### **Actions**

1. Annually review the existing data relative to conditions and capacity of all current water and wastewater facilities and repair/upgrade facilities as needed to serve both existing and future populations.

2. Promote available incentives, energy audits and appliance recycling offered through Lodi Utilities, Focus on Energy or other sources to assist individuals and businesses with energy efficiency and renewable energy measures.

Goal #2: Utility system planning and implementation will occur in coordination with land use and transportation plans and projects.

## **Policies**

### Land Development

5. Avoid environmentally sensitive areas when planning the location of utilities to minimize adverse impacts, to the greatest extent possible.
6. Maximize the use of existing utility systems by encouraging infill development that uses existing infrastructure investments.
7. Discourage inefficient “leap frog” development that results in infrastructure constructed before there is adequate customer base in place to support its maintenance.
8. Adhere to the City’s annexation policies and Official Map when determining the feasibility of serving possible annexation lands with utilities.
9. Discourage suburban development served by septic systems (i.e. residential densities greater than one unit per 35 acres, non-agricultural commercial, industrial and institutional) within the City’s planning area.
10. Require new development to pay the full cost of new municipal services needed to support the development, so that the existing taxpayers are not burdened with inequitable taxes or service costs. Consider methods to recover the costs of new City utility facilities necessitated by new growth, such as impact fees.

### Electrical System

11. Continue to bury existing utilities, where feasible, as redevelopment and street reconstruction occurs, and continue to require utilities in new developments to be underground.
12. Continue to support public/private partnerships to co-locate telecommunication facilities (e.g., antennas on a water tower, small cells on/in street light poles, etc.).
13. Encourage private use of renewable energy systems to reduce demand on public utilities and the need for expansion.

### Water Supply

14. Continue to evaluate and identify capacity concerns with capacity of existing City wells when new development is proposed.
15. Continue to phase out 4-inch watermains in conjunction with street reconstruction projects.

16. Municipal wells shall be located in areas where there will be minimal impact on groundwater and groundwater recharge, including outside of capture zones for springs.
17. The City will encourage water conservation methods and practices when feasible, such as:
  - a. Encourage the use of no-flush restroom fixtures in commercial businesses; and,
  - b. Encourage the replacement of older fixtures with low-flow fixtures through public education and awareness.

### Sanitary Sewer

18. Parcels within the City on septic systems shall be connected to the public sewer system in accordance with the City's ordinances when such utilities are made available.
19. Work to mitigate excessive infiltration and inflow, as defined in s. NR 110, in the sanitary sewer system.

### Surface Water & Stormwater Management

20. Improve the quality of surface water runoff by continuing to implement stormwater best management practices, maintaining the stormwater management system and expanding facilities as necessary in accordance with the City's policies and ordinances (e.g., Drainage Ordinance).
21. Encourage residential and nonresidential properties to implement additional stormwater management techniques to reduce the impacts of stormwater discharge (e.g. rain gardens, rain barrels, green roofs, bioretention basins, oil and grease filters) on surface and groundwater resources.
22. Consider implementing best management practices with respect to stormwater management and erosion control measures, including the use of rain gardens, at City facilities.
23. Explore and consider alternative winter maintenance methods to reduce rock salt usage (e.g., salt brine) to protect water quality and the natural environment.

### **Actions**

3. Investigate the potential benefits of a regional wastewater treatment facility when current facility is projected to reach 80% capacity.
4. Review conditions and capacity of all current power plant, transmission lines and electric utilities at a minimum of every three years, or more frequently as needed, and repair or upgrade facilities as needed to serve both the existing and future population. **Needed?**
5. Conduct an Impact Fee Needs Assessment on all potential municipal utilities and facilities in order to impose impact fees on new development that has an impact on the level of service for such systems. Review and potentially update every **ten** years, at a minimum. **Public Water Impact Fee (198-10). Others impact fees needed, or should be assessed?**

## Community Facilities

Goal #1: Maintain and provide community facilities and services that create a safe, attractive, and healthy environment that meets the needs of current and future City residents.

### **Policies**

#### General

1. Require all new development proposals to be reviewed by all City departments and agencies so that essential City services and facilities can be provided to new developments in a timely and efficient manner.
2. Require new development to pay for the costs associated with the City providing or expanding utility infrastructure to the development.
3. Require fiscal impact analyses of all major capital projects considered for funding. Such analyses should include, but not be limited to, one-time capital costs, life-cycle operating and maintenance costs, revenues from the project, and costs of not doing the project.
4. Make major project specific capital decisions by the City Council through the adoption of the City's operating budget and the Capital Improvement Program and budget.
5. Collaborate with private organizations that are serving the recreation needs of families, especially those that focus on the needs of seniors, youth and lower-income families.
6. Prioritize the incorporation of green building technologies, energy saving measures and renewable/alternative energy technologies into all new and remodeled City-owned buildings. Seek grant opportunities to support this.
7. As feasible, locate public-use community facilities where they are accessible to a majority of their expected users by walking or bicycling.

#### Parks & Trails

8. Develop and maintain safe and attractive community gathering spaces and parks facilities that meet a wide range of recreational needs, both passive and active.
9. The City will maintain a Comprehensive Outdoor Recreation Plan and will support the periodic update of the plan to maintain grant eligibility.
10. Continue to work closely with the school district to identify and explore options for sharing recreation facilities.
11. Consider the use of renewable energy systems at park facilities, including solar lighting and heating.
12. Work to achieve the vision for the Spring Creek Parkway as detailed in the 2016 Main Street Corridor Plan.

### Emergency Services

13. Continue to evaluate the need for expanded public safety services and facilities (police, fire and EMS) to respond to the needs of the community as it grows and encourage volunteerism associated with Fire and EMS services.
14. Ensure that public safety facilities are located to provide acceptable response times to existing development and can accommodate future growth areas.

### Waste Management Services

15. Continue to manage solid waste disposal and recycling in a manner that is environmentally sound and cost-effective.
16. Consider additional opportunities to reuse waste materials generated by City processes as new options and uses become available.
17. Continue to encourage recycling and minimize waste by charging additional fees for curbside collection of excessive amounts of waste.
18. Continue to provide public education and awareness of recycling opportunities for all waste streams, including computers, electronics and appliances (e.g. hazardous waste and e-cycle pickup).

### Coordination with Non-Government Organizations

19. Consider the use of public/private partnerships and maintain communication with private organizations to increase efficiencies.
20. Collaborate with private organizations that are serving/providing community services to serve the needs of the population (e.g., daycare, healthcare, senior services etc.), particularly the youth, the elderly and those with special needs.
21. Continue to be supportive of charitable organizations in the community that provide services and programs for families, seniors and individuals needing assistance.
22. Work with the Lodi School District to maintain a high level of service and adequately plan for the growing needs of the community. **Ensure coordination of school facilities planning with land use and utility planning.**
23. **Continue to work with Columbia County and the Lodi Women's Club to provide adequate library service levels.**

### **Actions**

1. Annually review the police, fire, and emergency medical services in the City and continue to review all options for providing services that meet the needs of residents. Meet with neighboring jurisdictions, as necessary, to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.

2. During the annual capital improvement planning process, consider budgeting for implementation of the recommendations of the adopted City of Lodi Comprehensive Outdoor Recreation Plan.
3. Acquire properties that become available along the Spring Creek to establish a continuous parkway through the downtown area. Consider soliciting funding to support this action. [FROM AG, NATURAL,&CULTURAL RESOURCE SECTION] Still a desired action?
4. Coordinate annually with Columbia County to implement a periodic clean sweep program to dispose of hazardous wastes and a prescription drug disposal program.

## 3.5 Community Facilities & Services

### Issues

- Efficient public works delivery
- Wastewater collection and treatment
- Water supply and distribution system
- Solid waste disposal/recycling
- Telecommunication facilities
- Power plant, transmission lines, electric utility
- Police services
- Fire protection, emergency medical services
- Library services
- Cemeteries
- Health care facilities
- Childcare facilities
- Schools
- Parks and open spaces

### Vision Statement

Community services and facilities that are functional, address the needs of our diverse population, recognize our commitment to the City's natural heritage, and adapt and change as the community grows. Services include programs that promote a neighborly atmosphere that reflect the concerns of individuals and families in the community.

### *Utilities*

**Goal:** Maintain an efficient and cost-effective public works system, which promotes economical and orderly growth while meeting the need of current and future City residents.

- **Utilities: Goal 1**

**Objectives:** Maximize the effectiveness and efficiency of existing City infrastructure investments by channeling growth into already served or planned service areas and carefully regulating new growth and development.

- **Utilities: Policy 1**

**Policies:**

**Funding**

Investigate the use of alternative forms of funding to assist in the cost of utility development, such as the use of Impact Fees.

- **Utilities: Policy 10**

**Efficient Public Works Delivery**

Encourage new development to locate in areas that can be efficiently and economically served by existing and planned City streets, sanitary sewer, public water mains, public facilities and stormwater management facilities.

- **Utilities: Policy 1 & Policy 10**

Require new development to pay the full cost of new municipal services needed to support the development, so that the existing taxpayers are not burdened with inequitable taxes or service costs.

- **Utilities: Policy 10; Community Facilities: Policy 2**

Evaluate new development proposals on the basis of their fiscal impact and their impact on service levels elsewhere in the community.

- **Utilities: Policy 6 & Policy 10**

All new development plans will be reviewed by City staff to ensure compliance with existing City ordinances and plans. Discourage un-sewered urban development in the unincorporated areas within the City of Lodi planning area. The City will continue to review the adequacy of all public utilities.

- **Utilities: Policy 4 (review by staff); Policy 9 (unsewered)**

**Wastewater Collection and Treatment**

Investigate the potential benefits of a regional wastewater treatment facility when current facility is projected to reach 80% capacity.

- **Utilities: Action 3**

New development will be reviewed for wastewater system impacts.

- **Utilities: Policy 4**

The City will enforce existing stormwater management and erosion control ordinances in an effort to minimize the potentially negative impacts of development.

- **Utilities: Policy 21**

The City will evaluate existing wells as development occurs to determine possible capacity issues.

- **Utilities: Policy 14**



## **Water Supply and Distribution System**

The City will encourage water conservation methods and practices when feasible.

- **Utilities: Policy 18**

The City will phase out 4-inch mains from the water system when necessary.

- **Utilities: Policy 15**

## **Solid Waste Disposal / Recycling**

Promote recycling of domestic and commercial waste.

- **Community Facilities: Policies 15-18**

## **Power Plant / Transmission Lines / Electric Utility**

Evaluate conditions and capacity of all current power plant, transmission lines and electric utilities, as needed, to determine ability to meet future needs.

- **Utilities: Action 4**

## *Community Facilities*

**Goal:** Maintain and provide community facilities and services that create a safe, attractive, and healthy environment that meets the needs of current and future City residents.

- **Community Facilities Goal 1**

### **Objectives:**

#### **Police Services**

Maintain police services to meet community needs.

- **Community Facilities: Policy 13 & Policy 14**

#### **Fire Protection / Emergency Medical Services**

Provide an appropriate level of fire and emergency medical services.

- **Community Facilities: Policy 13 & Policy 14**

#### **Telecommunication Facilities**

~~Investigate the potential for City provision of Broadband telecom services.~~

#### **Library Services**

Work with the Library to address budget issues to maintain adequate service levels.

- **Community Facilities: Policy 23**

#### **Cemeteries**

~~Maintain existing cemetery facilities.~~

### **Health Care Facilities**

Encourage high-quality health-related services.

- **Community Facilities: Policy 20**

### **Parks and Open Spaces**

Provide safe community gathering areas in parks and open spaces.

- **Community Facilities: Policy 8**

### **Schools**

Work with the Lodi School District to maintain a high level of service and adequately plan for the growing needs of the community.

- **Community Facilities: Policy 22**

### ***Policies:***

#### **Police Services**

Continue to review all options for providing police services that meet the needs of residents.

- **Community Facilities: Policy 13 & Policy 14**

#### **Fire Protection / Emergency Medical Services**

Encourage volunteerism associated with Fire and EMS services.

Annually meet with neighboring jurisdictions to review fire protection and ambulance service mutual aid and/or contractual intergovernmental services.

- **Community Facilities: Policy 13 & Policy 14; Action 1**

#### **Telecommunication Facilities**

Encourage the implementation of stealth technology of cellular facilities.

- **Utilities: Policy 13**

#### **Library Services**

Promote endowment drive and increase county support to address Library budget issues.

- **Community Facilities: Policy 23**

#### **Health Care Facilities**

Work with local health care organizations to encourage opportunities for preventative medicine, support groups and health and nutrition education as supplement to existing traditional services.

- **Community Facilities: Policy 20**

**Parks and Open Spaces**

Develop an Outdoor Recreation Plan that can be utilized to determine future needs and improvements to the City’s recreation facilities. Such Plan should include the following goals:

1. Create a well-design bicycle/pedestrian trail system through a greenway corridor that links recreational areas, neighborhoods and schools.
2. Work with the Ice Age Park and Trail Foundation and local landowners to complete the Lodi Valley Chapter segment of the Ice Age Trail.
3. Prioritize land needs for recreational purchases and explore options for creating new parks or re-evaluating current park space.
4. Explore additional uses for the undeveloped park land on Hwy VJ.
5. Prioritize land needs for recreational purchases.

- **Community Facilities: Policy 9; Action 2**

**Schools**

Work cooperatively with the Lodi School District to ensure that future facility expansion meets the needs of all stakeholders. Such efforts should include the following goals:

1. Identify and evaluate the impact that future school sites would have to adequately accommodate space for future growth of the School District while meeting the City’s intent to grow in a sustainable manner.
2. Identify and evaluate the impact that potential school sites would have on City services and utilities in terms of capacity, availability, and cost of construction, upgrade or maintenance of such facilities.
3. Identify and evaluate the impact that potential school sites would have on the existing and planned transportation network and the need to provide a safe and efficient vehicle and pedestrian network to and from the school facility and surrounding neighborhood.

- **Community Facilities: Policy 22**

1. Revise City ordinances and application materials for new development requiring the applicant identify and discuss the impact on all City services, for review and consideration by the City prior to development approval. <b>Done? Still an issue?</b>	X	X	X	X	Public Works Committee; Utilities Commission; Plan Commission; Common Council
2. Work with the fire and police departments, library, health care facilities and schools to adequately prepare for facility expansion by cooperatively identifying potential sites and evaluating them based on the goals, objectives and policies outlined in this plan. Additional information may be requested through the entitlement process, as needed and allowed via the City’s Ordinances, to ensure that such facilities meet the needs of all stakeholders within the City. <b>Covered by revised policies.</b>	X	X	X	X	Plan Commission; Public Works Committee; Utilities Commission; Common Council

3. Evaluate the capacity of existing City wells when new development is proposed and identify capacity concerns. <b>Utilities: Action 5.</b>	X	X	X	X	Public Works Committee; Utilities Commission; Plan Commission; Common Council
4. Conduct an Impact Fee Needs Assessment on all potential municipal utilities and facilities in order to impose impact fees on new development that has an impact on the level of service for such systems. <b>Public Water Impact Fee (198-10), Others impact fees needed, or should be assessed? Utilities: Action 5.</b>	X	X	X	X	Plan Commission; Public Works Committee; Utilities Commission; Common Council
5. Revise City ordinances to more easily accommodate stormwater Best Management Practices, such as rain gardens. <b>Update still needed?</b>	X	X	X	X	Public Works Committee; Plan Commission; Common Council
6. Extend sewer and water services to currently un-served areas within the City, as appropriate, to deter extension of these services into rural areas. <b>Utilities: Policies 2 &amp; 3</b>	X	X	X	X	Public Works Committee; Utilities Commission; Common Council
7. Annually review the existing data relative to conditions and capacity of all current water and wastewater facilities and repair/upgrade facilities as needed to serve both existing and future populations. <b>Utilities: Action 1</b>	X	X	X	X	Public Works Committee; Utilities Commission; Plan Commission
8. Investigate the potential benefits of a regional wastewater treatment facility when the current facility is projected to reach 80 percent capacity. <b>Utilities: Action 3.</b>	X	X			Public Works Committee; Utilities Committee
9. Develop a city-wide water conservation plan that decreases the demand for water and decreases the need for wastewater. <b>Not identified as a focus. Any reason to keep this action?</b>	X	X	X	X	Public Works Committee; Utilities Commission
10. Review conditions and capacity of all current power plant, transmission lines and electric utilities at a minimum of every three years, or more frequently as needed, and repair or upgrade facilities as needed to serve both the existing and future population. <b>Utilities: Action 4 Needed?</b>	X	X	X	X	Utilities Commission; American Transmission Co.; WPPI
11. Revise contracts with waste disposal services to require the recycling of domestic and commercial waste. <b>Needed?</b>	X	X	X	X	Public Works Committee
12. Develop promotional materials to encourage greater citizen involvement in local government decisions through various means such as community newsletters, public meetings, inserts in utility bills, messages on the local cable station and use of the City website to post agendas and minutes of all public meetings. <b>Needed?</b>	X	X	X	X	City staff; elected officials
13. Create a plan to require the use of more efficient street lighting which decreases light pollution while insuring the safety of citizens. <b>Completed? If not, is there a need for such a plan?</b>	X				Public Works Committee
14. Develop a night-sky lighting ordinance, including guidelines for commercial and residential exterior lighting, in order to reduce light pollution. <b>Handled by Design Guidelines Ordinance. Any discussion about additional ordinance?</b>	X				Public Works Committee; Utility Commission; Plan Commission; Common Council
15. Annually review the police, fire, and emergency medical services in the City and continue to review all options for providing services that meet the needs of residents. <b>Community Facilities: Action 1</b>	X	X	X	X	Common Council; Fire, EMS & Police Commissions; Towns of Lodi & West Point
16. Use the City website and other means as appropriate to provide citizens with a list of contacts for local public services and public offices in order to assist residents in using government services and to provide an avenue for citizens to voice their concerns and get involved. <b>Needed?</b>	X	X	X	X	City staff; elected officials

17. Coordinate with Columbia County to implement a periodic clean sweep program to dispose of hazardous wastes and a prescription drug disposal program. <b>Community Facilities: Action 4</b>	X	X	X	X	Police Department; Columbia County Solid Waste Department; Public Works Committee
18. <del>Develop and enforce standards for siting and maintenance of telecommunication towers within the City.</del> <b>Done / Restricted on what can be regulated on towers.</b>	X				Plan Commission; Common Council
19. Create a Committee to investigate the potential for City provision of economical broadband telecom services. <b>Completed? Still a concern?</b>	X				Utility Commission; Finance Committee; Common Council
20. Work with the Library Board to develop a short- and long-range plan to address library budget issues in order to maintain a high level of service, with such a plan to include the establishment of an endowment fund and exploration of increased county support. <b>Board created Strategic Plan that will need updating in 2020, but do not think an action here is necessary. Yes/No?</b>	X	X	X	X	Library Board; Finance Committee
21. <del>Investigate the need to create new cemetery facilities within the City as capacity appears to become an issue.</del>	X	X	X	X	Public Works Committee
22. Develop a program to encourage and recognize community involvement in volunteer services by people of all ages. <b>Completed? Still needed?</b>	X				Appointed citizen committee