



**CITY OF LODI
COUNCIL COMMUNICATION**

IM

AGENDA TITLE: Approve Staff Recommendation for Preferred Site Selection for the Lodi Surface Water Treatment Facilities

MEETING DATE: September 5, 2007

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the staff recommendation for the preferred site selection for the Lodi Surface Water Treatment Facilities.

BACKGROUND INFORMATION: At the August 15, 2007 Council meeting, staff and the consulting firm, HDR, presented the results of a study that considered five alternative sites for the new Surface Water Treatment Facility (SWTF) with the objective to receive site selection direction from the City Council early in the program. Selecting the preferred site early in the program allows for a focused evaluation of the single site instead of multiple sites.

The five alternative sites (as shown on Exhibit 1) were:

- A – The vacant 13 acres at the west side of Lodi Lake
- B – The General Mills orchard property west of Site A
- C – The "scenic overlook site at the end of Awani Drive at the Mokelumne River
- D – Along the Woodbridge Irrigation District (WID) Canal, 0.6 miles northwest of the corner of Lower Sacramento Road and Sargent Road (immediately west of the proposed Westside residential development project)
- E – Along the WID canal, just north of Turner Road

The City Council had a number of concerns and questions and directed staff to report back at the September 5, 2007 meeting. Site A is still recommended as the preferred site. The concerns/questions were:

- Would General Mills be willing to sell part of their orchard for the project?
 - City Manager Blair King and Public Works Director Richard Prima met with outgoing General Manager Bob Wheeler, incoming Manager Carson Funderburk and Plant Engineer Jenny Wright to discuss this possibility. They indicated General Mills has kept that property as part of their buffer between their industrial activities (including rail deliveries) and adjacent residential land. They were willing to consider the possibility of selling the property but wanted more information as to noise, etc., that the City facility might generate, and they wanted to visit a similar facility. Staff is working on responding to their requests.
 - At the Council meeting, the Mayor commented that the site would probably cost more than the \$200,000 per acre assumed in the site assessment. Staff does not doubt this is the case but has not proceeded on a formal appraisal. For a rough comparison, the recent appraisal of the City property (3.6 acres) at the end of Awani Drive resulted in a gross value of just under \$330,000 per acre.
- The cost of sites D and E (located westerly of the WID canal and the General Plan limits) is high because of the plan to pipe the raw water from the River to the site. Omitting that cost would make them nearly equal to Sites A and B. Why not take the water out of the canal?

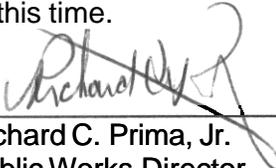
APPROVED:  Blair King, City Manager

- o Both the City's consultants and staff strongly recommended for safety and security reasons that the water not be taken from the canal. In addition, the State Health Services Department (DHS), which regulates our drinking water system and has permit authority over the project, "strongly recommends" that the water be piped. Since the City has not yet submitted the full watershed assessment, DHS has not provided a formal response on this issue, but in conversations with the DHS District Engineer, the State relies heavily on the recommendations of the design professional.
- o In addition, these sites are located in agricultural land outside the General Plan boundaries. The City has, in the past, been criticized for placing urban facilities in the County, and staff anticipates similar difficulties for these sites. Locating the site within the General Plan boundary would eliminate Site E (unless we wanted to buy a large part of the Bridgetowne subdivision), and Site D would be within the proposed Westside development, certainly at a cost much higher than considered in the site assessment.
- Utilizing Site A is incompatible with the planned park improvements and would make the rest of the site unusable for Park purposes, and the SWTF project should "pay" for the land.
 - o As noted, there is no current master plan for the site, so it is difficult to assess specific losses of potential uses. The proposal for Site A, as conceived by staff and in response to comments from the Parks & Recreation Commission, is:
 - Develop a master site plan for the entire parcel, including the SWTF and park uses
 - Share facilities and improvements as much as possible to be efficient in terms of land usage (such as roadway access, parking, restrooms)
 - Attempt to minimize land needs by locating the raw water pump station at the WID canal
 - Design the facility with site and architectural enhancements to fit with the park. Also, the building elements of the SWTF can be separated such that the more "industrial" components are located near the railroad tracks and the existing substation.
 - Have the SWTF facility itself provide public benefit through development of a viewing/educational multi-purpose room, possibly as a replacement for the aging Discovery Center currently located in the old snack bar at Lodi Lake.
 - o Having the project literally pay the General Fund for the site is within the discretion of the City Council. Staff has assumed that the compensation and/or mitigation for park impacts would be in the form of enhanced or additional improvements as part of the SWTF project.

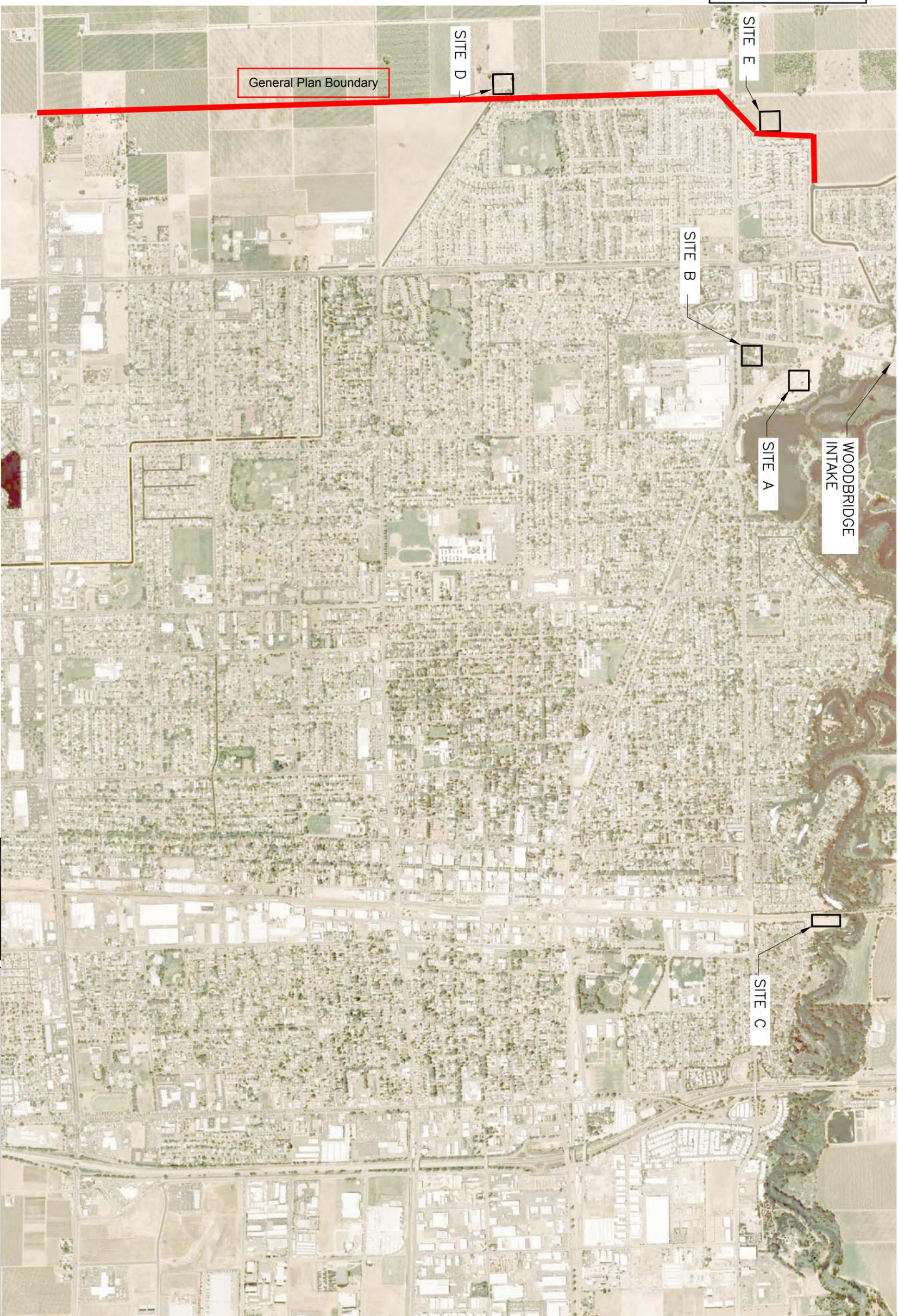
"Next steps" in this project process will be to refine the site layout and the treatment technology (which includes the watershed assessment), geotechnical work, evaluation of environmental considerations, distribution system modification evaluation and phasing/cost estimates. Staff hopes to be ready to start final design in less than eighteen months, in order to have a functioning facility in the 2010/11 time frame.

FISCAL IMPACT: Site A is the recommended site for the Surface Water Treatment Facility and, if selected, could realize a reduced capital expenditure in excess of \$1,000,000 or provide additional public park improvements.

FUNDING AVAILABLE: Not applicable at this time.



Richard C. Prima, Jr.
Public Works Director



1" = 120'



ALTERNATIVE SWTF SITE LOCATIONS

HDR

CITY OF LODI – SURFACE WATER TREATMENT FACILITY

DATE

6/19/07

FIGURE

1

White Slough Wastewater Treatment Facility Capital Projects, including Domestic Outfall Sewer Pipeline Rehabilitation

Lodi City Council
September 5, 2007

Overview

- Treatment Facility Projects
- Discharge Permit Issues
- Pipeline Rehabilitation Project

Treatment Facility Projects

- Mostly guided by Regulations & Discharge Permit:
 - Phase 1, 2003 – Interim aeration improvements
 - Phase 2, 2004 – Tertiary filtration & disinfection, additional aeration improvements
 - Phase 3, 2007 – De-nitrification
- Some growth and capital maintenance related elements:
 - Phase 3 – additional secondary clarifier, digester, aeration basins, headworks improvements
- Project costs allocated between existing users (rates) and new users (development fees):

3

How have we done since 2000?

- Lodi first San Joaquin County city to go to tertiary treatment (January 2005), followed by Stockton and, on Friday, Manteca.
- Lodi and Ripon only San Joaquin County cities without cease-and-desist orders or fines.
- Lodi is *“setting the standard for compliance and a demonstrated concern for the White Slough area in the Delta. They demonstrated a willingness ... to do what they could to protect water quality.”*

-Well-known local environmental activist, March 2005

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Changes for the better

By adopting new practices since 2000, Lodi has:

- Raised dissolved oxygen in treated effluent to levels higher than in Dredger Cut.
- Required sustainable farming practices to limit nitrogen applications to agronomic rates on a per-field basis.
- Installed 19 monitoring wells to track groundwater characteristics; more are planned.
- Eliminated use of chlorine in disinfection.

5

July 2007 Construction



6

Phase 3 Project Budget

- Total Project: \$20.6 million
 - Construction Management, Engineering, Testing, misc. - \$1.61 million
 - Equipment - \$0.63 million
 - Contingencies - \$1.97 million
 - Construction Contract - \$16.39 million
 - As of 7/30/07 – 30% complete
 - \$37,839 in net change orders
 - Anticipate additional \$153,000 in change order for diversion structure

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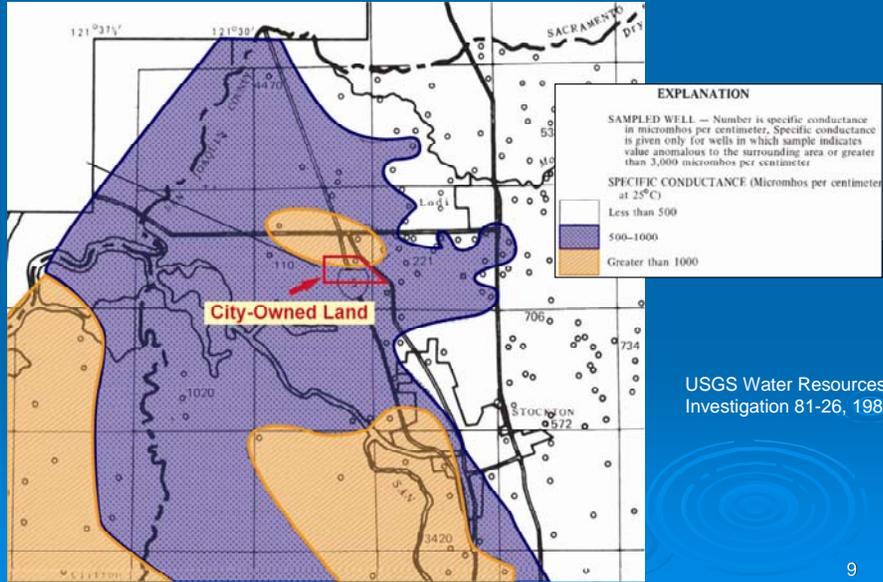
Discharge Permit Issues

Summary of City's comments; **Board staff response:**

- Mercury limits too strict, penalize City for performance of recent improvements; **Agreed, limits changed**
- Ammonia limits too strict, technical question on calculation; **Agreed, limits changed**
- Compliance times should be longer; **not necessary given change to ammonia limit (City concurs)**
- Field application BOD limit (new) should be revised to be more workable; **Disagree, not changed (City will need to work with PCP cannery on this)**

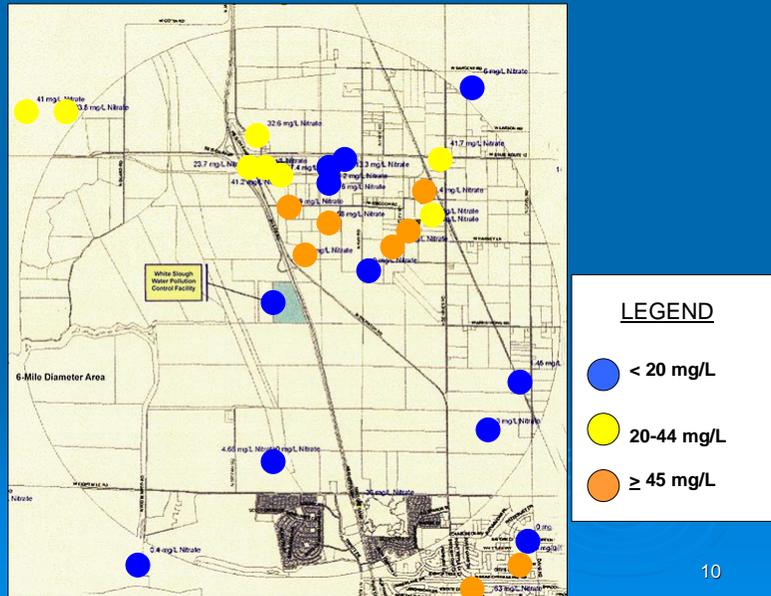
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Salinity (Ec) Data



9

Nitrate Data



Base Map and Nitrate Data provided by San Joaquin County Department of Environmental Health

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Chloride Data

Chloride
(mg/L)

39	Flag City avg
177	Hajek well
42	s. m. well
117	s. m. well
105	s. m. well
130	W.S. well
77	W.S. irrigation water
1,800	test well (max. detected by USGS, "high concentrations ...to almost 1,000 ft. below land surface.")



s. m. well = shallow monitoring well

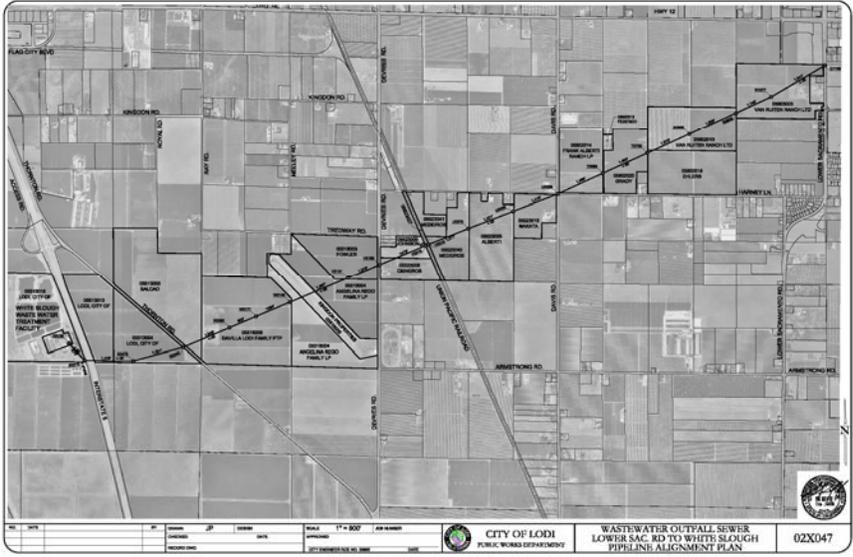
USGS Salinity Study

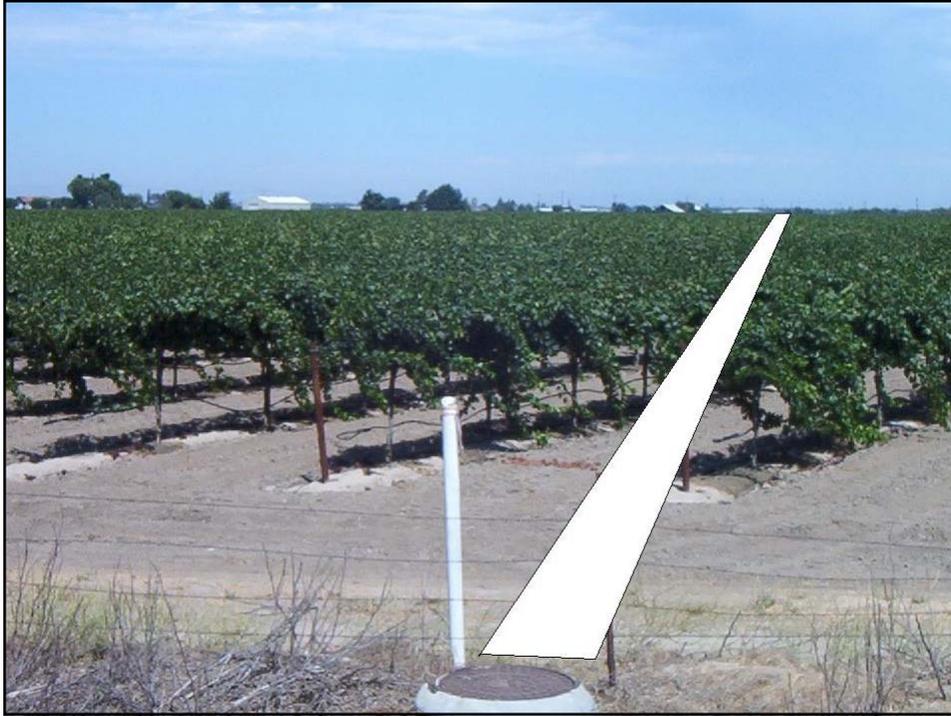
“Water levels are declining and chloride concentrations are increasing in water from wells ... near Stockton, California, as a result of pumping in excess of recharge. ... increases in chloride concentrations from evaporation of irrigation water are small compared to chloride inputs from the Delta and underlying deposits.”

USGS Open File Report 2006-1309

Pipeline Background

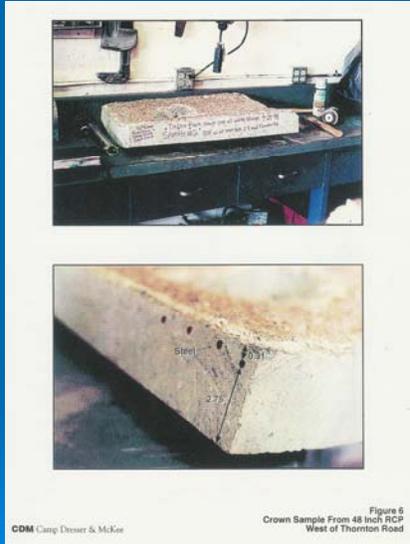
- Constructed in Late 1960's
- Alignment Follows Original Outfall Constructed in the 1940's
- Pipeline Characteristics:
 - 5 miles - 48"-Diameter - Reinforced Concrete Pipe
 - Severe Hydrogen Sulfide Corrosion Present
 - Alignment Crosses: Roads – Railroads - I-5 – Kingdon Airport – Ag Lands
 - Roughly Half of Alignment Under Permanent Crops





Pipeline Evaluation/Assessment History

- Black & Veatch Study – 1979
 - Recommended Methods of Controlling H₂S Corrosion
 - Looked at trunk lines in town
 - pH adjustments for Industrial Customers
 - Periodic Cleaning
- Black & Veatch Update – 1987
 - Confirmed Procedures reduced H₂S Concentrations
- CDM Study – 1999
 - Focused on 48" trunk line
 - Revealed Corrosion – Predicted Exposed Rebar within 10 Years
 - Suggested chemical addition be studied
- Chemical Addition Pilot Project - 2004
 - Intended to test H₂S reduction by Chemical Addition
 - Results indicated minimal benefit, high cost
- Video Assessment – 2007
 - Confirms Pipeline Rehabilitation is Needed Soon



Corrosion Evaluation
CDM Report - 1999

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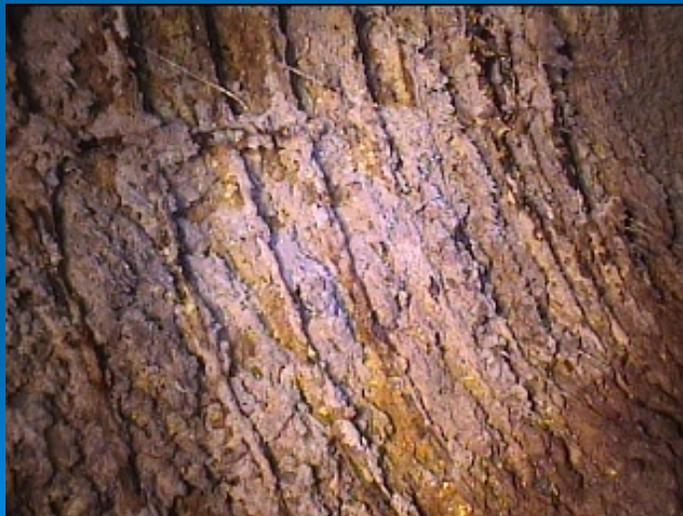
Downstream of Railroad Crossing



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Pictures of Corrosion

Domestic Outfall Sewer Pipe (Westerly Portion of Alignment)



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Rehabilitation Project Issues

- Old Pipelines Can Be Fragile
 - Careful and Well Planned Construction Operations a Must
 - Methodical Steps to Facilitate Construction & Minimize Risks
- Service Interruption is Not an Option
 - Two Pipelines – 63,000 Customers
 - 5 Miles Between “Town” and the Treatment Plant
- Timing
 - Cannery Flows (June – September)
 - Construction Window – (September – June)
- Considerations for Surface Features
 - Existing Road, Rail, and Airports
 - Existing Vineyards
- Replacement is Costly, Disruptive and Unnecessary
 - In-Situ Rehabilitation Methods Available
 - Does Reduce Pipe Diameter, however xx.x MGD Capacity with 42” Pipe

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Project Plan

- Assess Pipeline Condition
 - Video Assessment Confirmed Pipeline is Severely Corroded
 - Rehabilitation Can Be Done – Some Point Repairs Needed
- Construct Diversion Structure
 - Needed to Bypass 6.5 Million Gallons of Wastewater Per Day During Construction or Maintenance Activities
 - Permanent Structure
 - Allows for Pipe Cleaning and Flow Control During Rehab Work
- Construct Additional Manholes
 - Current Interval Beyond Capabilities of Maintenance Equipment
 - Typical Manhole Separation = 600-800 Ft. (1000-1800Ft.)
- Perform Pipeline Rehabilitation
 - Sliplining
 - Cured – In – Place Pipe (CIPP)
 - Traditional Open – Cut Replacement (Least Desirable Alternative)

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Diversion Structure

August 13, 2007



22

Sliplining Photos



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Cured-In-Place Pipe (CIPP)



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Anticipated Schedule/Costs

Project Task	Anticipated Completion Date	Estimated Cost
Assessment	Complete	\$65,000
Diversion Structure	September 07	\$175,000
Manhole Installation	Summer 2008	\$160,000
Pipeline Rehab	Fall 2008	\$7,500,000
	TOTAL	\$7,900,000

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Questions/Discussion



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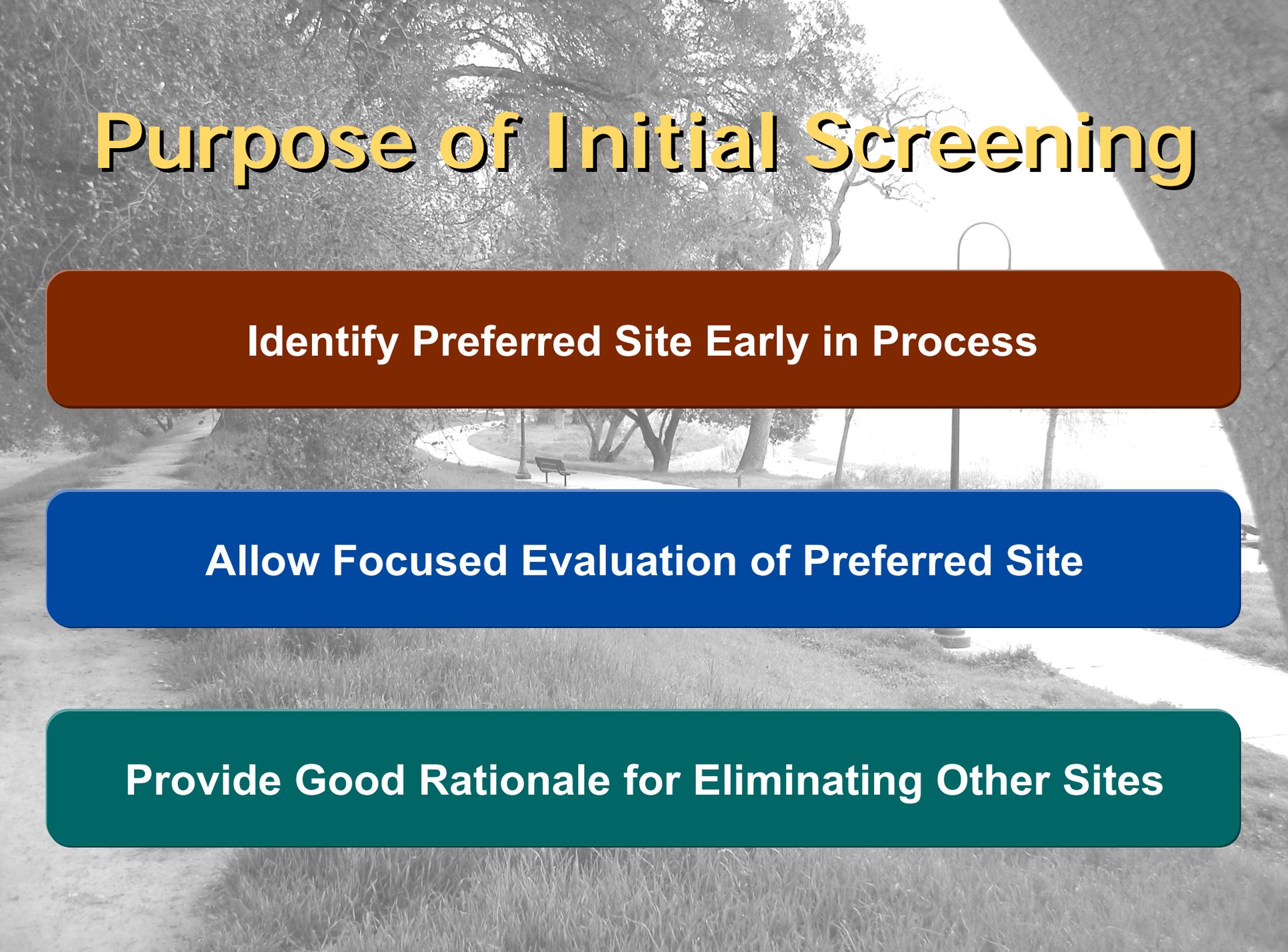


Alternative Site Evaluation - Initial Screening



**City of Lodi Surface Water
Treatment Facility Conceptual
Design and Feasibility Study**

Purpose of Initial Screening

A grayscale background image of a park path. The path is paved and curves through a wooded area with many trees. A bench is visible on the path. The overall scene is peaceful and natural.

Identify Preferred Site Early in Process

Allow Focused Evaluation of Preferred Site

Provide Good Rationale for Eliminating Other Sites

Selection Criteria

- Sufficient size of site
- Environmental impacts
- Flood hazard (can be corrected with site improvements)
- Costs
 - Pipeline costs
 - Site improvement costs
- Educational opportunities
- Aesthetic compatibility with surrounding area



Potential Surface Water Treatment Facility Sites

Site A

Lodi Lake Site (City Owned)

Site B

General Mills Site

Site C

Old Landfill Site (City Owned)

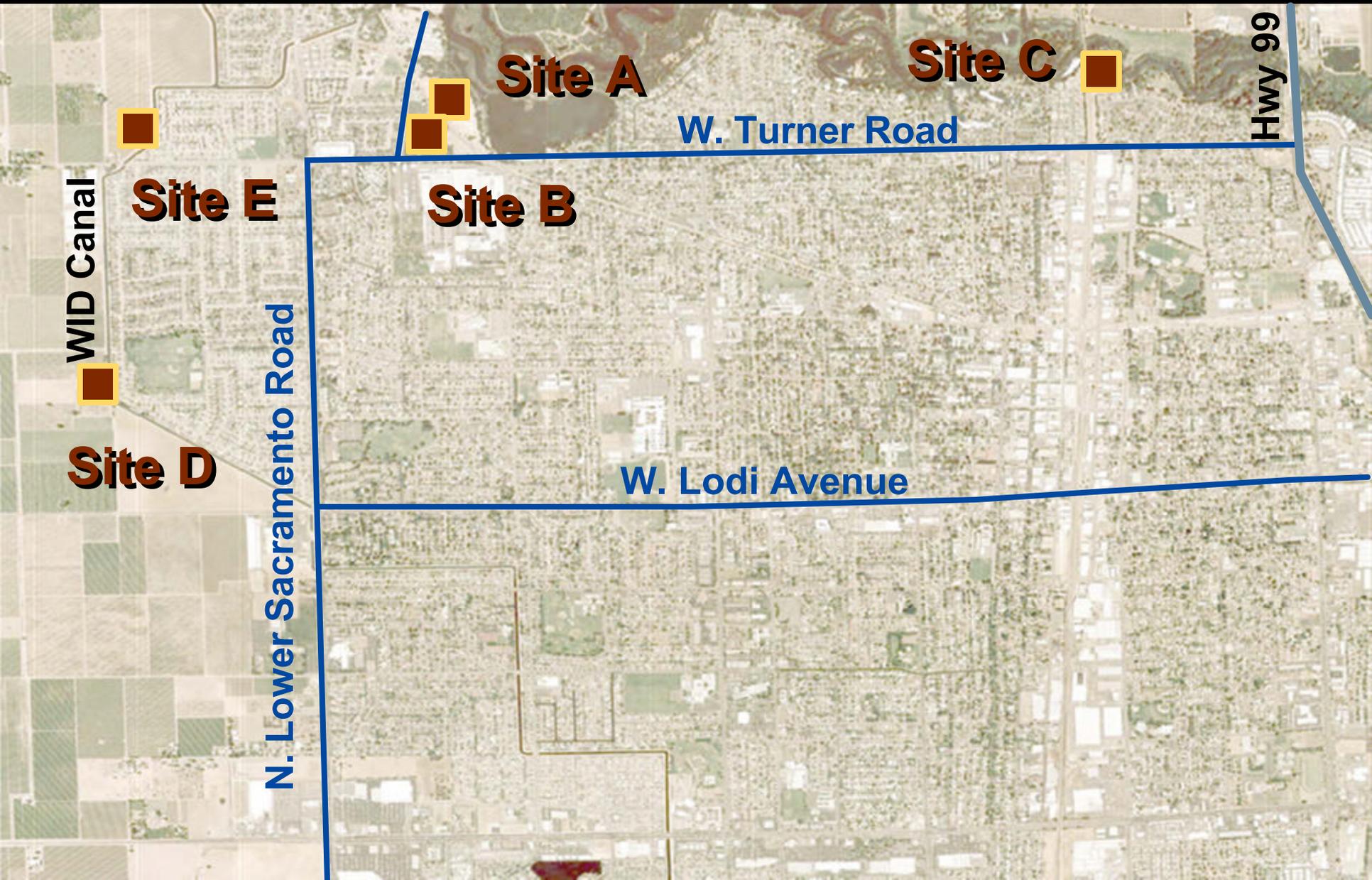
Site D

**Northwest of Lower Sacramento Road
and Lodi Avenue**

Site E

Along WID Canal, North of Turner Road

Location of Alternative Sites



WID Canal

Site D

Site E

N. Lower Sacramento Road

Site B

Site A

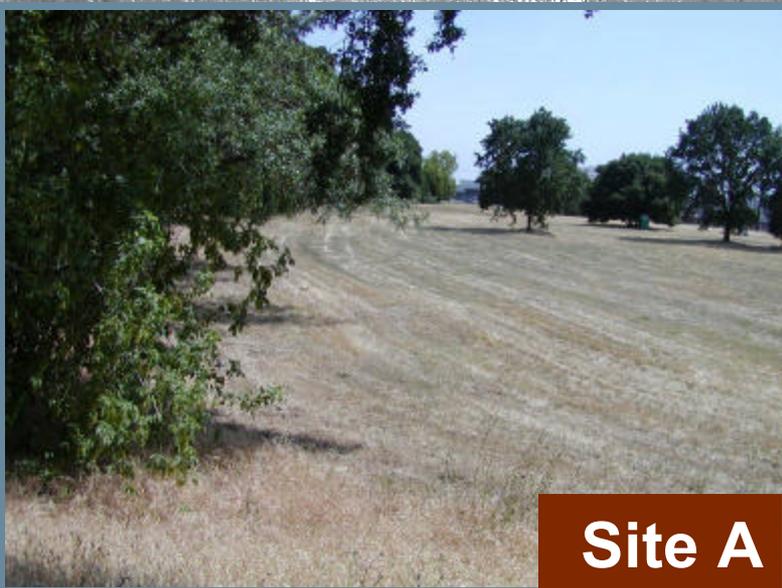
W. Lodi Avenue

W. Turner Road

Site C

Hwy 99

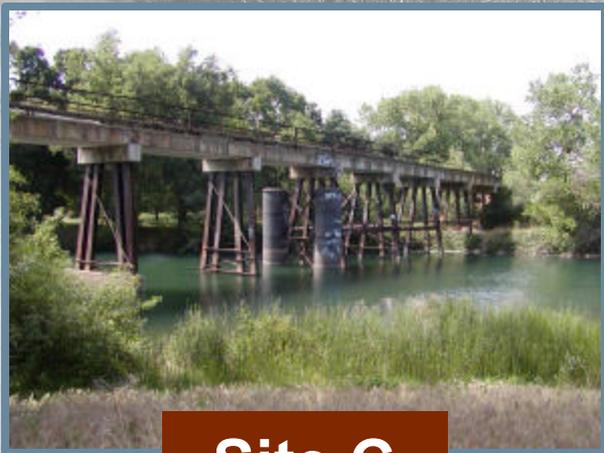
Pictures of Alternative Sites



Site A



Site B



Site C

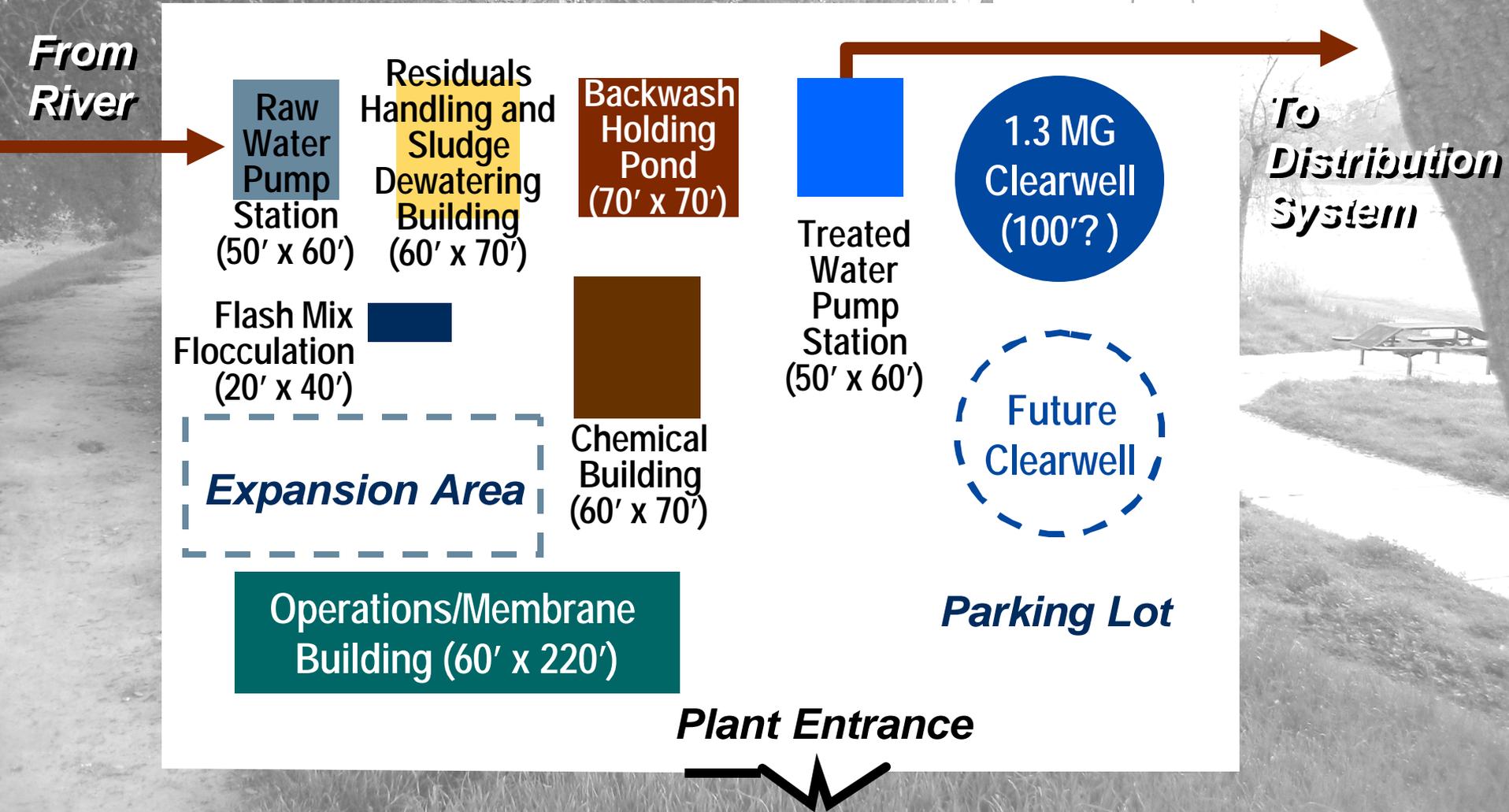


Site D



Site E

Preliminary Evaluation – 5-Acre Site Required



Membrane Water Treatment Plant Example



St. Helens, OR



Roanoke, VA



Conventional Water Treatment Plant Example



Alternative Site Evaluation – Size of Site

Site	Size (Acres)	Notes
A	13	<ul style="list-style-type: none">● Owned by City● Site slated for park uses
B	8.9	<ul style="list-style-type: none">● Owned by General Mills
C	3.0	<ul style="list-style-type: none">● Old landfill owned by City● Additional two acres would be needed
D	> 5	<ul style="list-style-type: none">● Privately owned
E	> 5	<ul style="list-style-type: none">● Privately owned

Alternative Site Evaluation – Environmental Impact

Site	Environmental Impact	Notes
A	Non-Significant	
B	Non-Significant	
C	Significant	New Intake Structure Needed
D	Non-Significant	
E	Non-Significant	

Alternative Site Evaluation – Flood Hazard

Site	Flood Zone	Notes
A	500-Year	Can be corrected by site improvement
B	500-Year	Can be corrected by site improvement
C	500-Year	Can be corrected by site improvement
D	500-Year	Can be corrected by site improvement
E	500-Year	Can be corrected by site improvement

Alternative Site Evaluation – Pipeline

Site	48” Raw Water Pipeline (feet)	24” Distribution Main (feet)
A	3,000	7,000
B	3,500	7,000
C	0	9,000
D	12,000	9,000
E	7,800	9,000

Alternative Site Evaluation – Cost (\$1,000)

Site	Pipeline	Site Improvements	Land Acquisition	Total
A	\$3,600	\$765	\$0	\$4,365
B	\$3,780	\$705	\$1,000	\$5,485
C	\$3,240	\$4,560	\$400	\$8,200
D	\$7,560	\$400	\$1,000	\$8,960
E	\$6,048	\$60	\$1,000	\$7,108

Alternative Site Evaluation – Educational Opportunities

Site	Ranking	Notes
A	1	Education center about Lodi Lake and water supply and treatment. Could replace Discovery Center.
B	3	Similar to site A. Site is further from the Lake.
C	2	Education center about Mokelumne River and water supply and treatment.
D	4	Education center about water supply and treatment.
E	4	Education center about water supply and treatment.

Alternative Site Evaluation –Aesthetic Compatibility with Surroundings

Site	Ranking	Notes
A	1	View of the Lodi Lake - Can blend well with the educational uses of the area
B	2	Fits well with industrial uses, but not educational uses
C	5	View of the Mokelumne River; however, not compatible with residential area
D	4	May not blend well with new developments
E	4	On edge of town - May not blend well with new developments

Findings and Recommendations

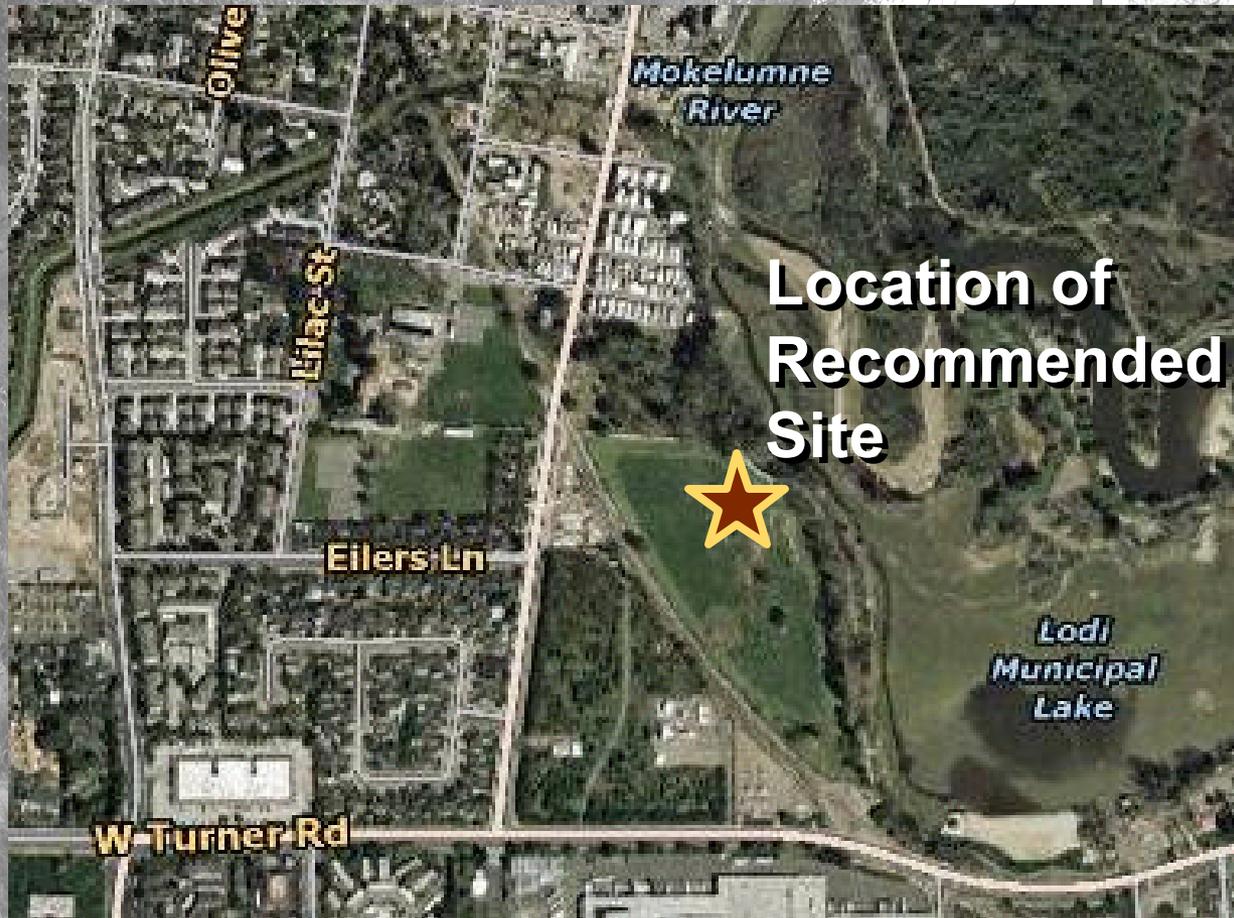
Eliminate Site C

- Significant environmental impact
- Insufficient size
- Incompatible with neighborhood

Preferred Site A

- Lowest site improvement costs
- Closest to new WID intake
- Most compatible with adjacent uses
- Best educational opportunities

Site A is the Recommended Site for the Surface Water Treatment Facility



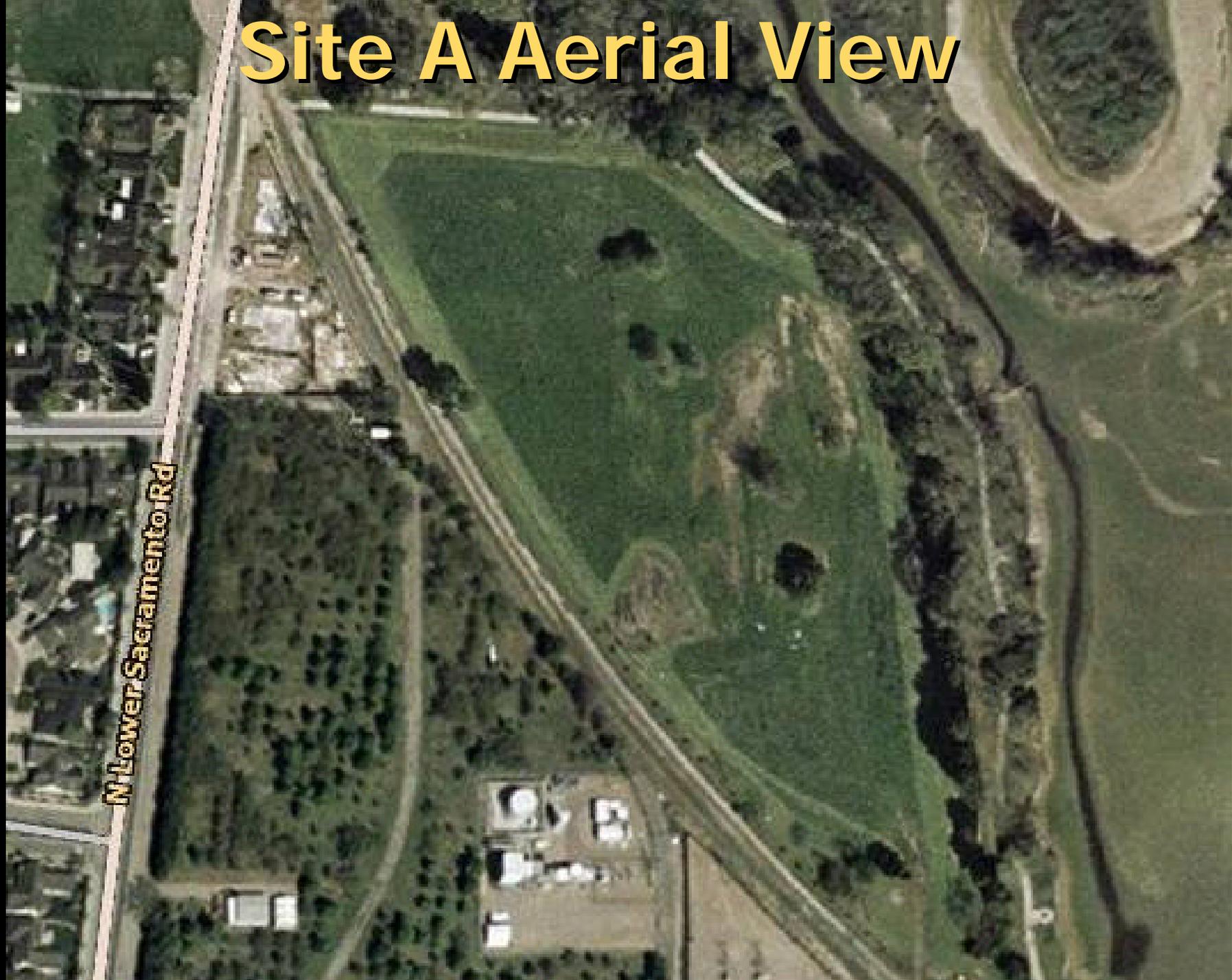
Parks & Recreation Issues ~ Site A Lodi Lake

- Site has been undeveloped since its acquisition 50 years ago.
- Various development concepts have been considered, but there is no adopted master plan.
- Uses to consider:
 - ❖ Group Picnics
 - ❖ RV Camp
 - ❖ Discovery Center
 - ❖ Site Parking
 - ❖ Fireworks
- Opportunity to create master plan and begin development of site
- Seeking Commission comment and participation

Commission Comments

- **Involve Public, Commission & Staff in Site Design**
- **Aesthetics Need to Fit with the Park**
- **Provide Park Benefit to Mitigate Loss of Land**

Site A Aerial View



N Lower Sacramento Rd

Next Steps

Development of Conceptual Design Criteria

October 17, 2007 - Presentation to City Council

Capital Costs, O&M Cost, and Comparison of Life-Cycle Costs

December 17, 2007 - Presentation to City Council

Financing Alternatives

February 5, 2008 - Presentation to City Council

K-1



RECEIVED Sept 4th 07

Lodi City Council
2007 SEP -5 PM 4:17

CITY CLERK
CITY OF LODI

Regarding the water treatment plant on the west side of beautiful Lodi Lake:

Come walk with us 3 ladies at six AM in the morning and see if you still consider paving over the land.

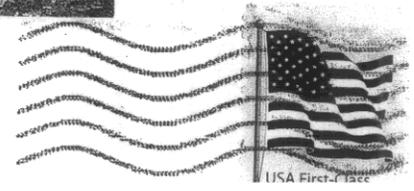
All you need is sprinkles and a lawn mower and it is a park for everyone to enjoy.

Betty Hartwig



 Betty Hartwig
735 Howard St.
Lodi, CA 95242

STOCKTON/STKN
CA 952 1 T
04 SEP 2007 PM



RECEIVED
2007 SEP -5 PM 3:53

CITY CLERK
CITY OF LODI

Lodi City Council
221 West Pine Street
Lodi
California 95240

95240+2013



K-1**Randi Johl**

From: Todd Mallory [todd.mallory@sbcglobal.net]
Sent: Tuesday, September 04, 2007 4:58 PM
To: Randi Johl; Susan Hitchcock; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen
Subject: Water Plant

Dear Council Members,

I had the pleasure and opportunity to work for Ed DeBenedetti & Ron Williamson for almost ten years. I also studied Recreation Administration at San Diego State for two years until changing major to Business Admin. As a sportsjunkie I learned to appreciate the "parks" side of the department during my tenure & studies.

More recently I worked as a Corporate Special Event Planner, specializing in outdoor employee celebrations complete with BBQ catering & entertainment programs. For these events I worked in hundreds of city, county, and state parks across 12 western states during my 13 years in this business.

I can not emphasize enough to you what an **amazing** facility we have in Lodi Lake.

Granted, the city budget is not what it used to be during good economic times. But, to use any part of the 13 acre parcel adjacent to Lodi Lake would be a huge regret in the future.

I will compare it to the amphitheater wall blocking the majestic columns at Hutchins Street Square. Sure, it sounded like a good idea at the time, and in planning, but the reality is that this space is not used and one of Lodi's most beautiful structures can not be seen for the public to enjoy. How ironic is it that the HSS logo is only the top of the columns?

As silly as this may sound, but this water treatment plant decision could be the legacy that this council will be defined by for many years.

I hope city staff is able to provide ample information about the General Mills parcel. And I would encourage the council to make a decision that is based on what is best for Lodi's future. A future that includes new park space at Lodi Lake.

Thank you,

Todd Mallory
103 South Rose Street
Lodi, CA 95240
209-333-8335 Home
todd.mallory@sbcglobal.net

09/05/2007

K-1

MEETING MINUTES
LODI PARKS AND RECREATION COMMISSION
TUESDAY, August 7, 2007
7:00 P.M. - Carnegie Forum

I. Roll Call

Present: Commissioners Sasaki, Long, Wall, Wardrobe-Fox, Akin

Absent: None

Staff Present: Steve Dutra, Steve Virrey, Terri Lovell

II. Minutes of August 7, 2007

Motion by Commissioner Wall to approve the minutes of the June 5, 2007 as amended, Parks and Recreation Commission meeting as submitted. Second by Commissioner Akin.

CORRECTION TO THE MINUTES:

Commissioner Sasaki noted that Commissioner Long was not at the 6/5/07 meeting.

Ayes: Commissioners Sasaki, Long, Wall, Wardrobe-Fox, Akin

Noes: None

Motion carried 5 – 0

III. Comments by the Public, Commission and Staff on Non-Agenda Items
Additions to Agenda

Donna Phillips, 1040 Laurel Avenue, Lodi – Ms. Phillips expressed her concerns about Lodi Lake Park and crime at the Lake. Ms. Phillips suggested moving the ticket booth closer to the oak trees in the middle of the south parking lot. She feels that a fee could be charged for parking only and this would limit vehicular traffic on the north side of the lake. She also suggested possibly working in conjunction with Russ and Kathy Munson to help defer costs. Commissioner Sasaki commented on how the Friends of Lodi Lake have not been as prevalent at Commission meetings. Ms. Phillips stated the Friends of Lodi Lake have disbanded their 501(c) 3 corporation. Commissioner Sasaki would like to see the Friends of Lodi Lake become more involved as in the past. Commissioner Wall reminded Ms. Phillips that Lodi Lake is a public park and is there for public use. He also suggested that Ms. Phillips should contact the Police Department and report any criminal activities. Commissioner Akin asked Mr. Dutra how Lodi Lake compares to other cities as far as their rules and regulations. Mr. Dutra shared the rental rules for Lodi Park and a comparison to other regional parks within the area. Mr. Dutra stated that the City Manager has given him approval to look into surveillance cameras or some other method to improve issues at Lodi Lake.

Commissioner Wall asked about an update on the graffiti ordinance. Mr. Dutra stated that 6 City Departments are in the process of putting a meeting together to discuss the issue.

Commissioner Wall asked what happened to the picnic tables on the west side of the lake. Mr. Dutra shared the Parks Division policy on vandalism within the parks and it was a decision by the Parks Department not to replace the vandalized tables but he's willing to look at it again. Mr. Dutra said he'd evaluate it and get back to the Commission at the next meeting.

Commissioner Wall expressed his concerns with how you have to board kayaks at Lodi Lake. He stated that he's concerned about the liability issues. Mr. Dutra will evaluate this situation. He also reminded the Commission that this issue will be addressed with the new boat house.

Commissioner Wardrobe-Fox asked the status of the pool heater. Mr. Dutra stated that they've both been ordered however they're not here yet.

Commissioner Sasaki would like to see community participation at the meetings. He suggested possibly putting an advertisement into the newspaper asking for feedback from the public on our parks.

Mr. Dutra informed the Commission that staff has compiled a poll survey in order to contact a number of agencies in the Central Valley regarding various subjects i.e.: vandalism, neighborhood watch, and adopt-a-park.

IV. Action Items

Review Public Works Department Proposal for Lodi Lake West 13 Acres as Preferred Site for Surface Water Treatment Facilities

Mr. Dutra introduced this item.

Richard Prima, Public Works Director, shared with the Commission the process by which staff arrived at the 13 acres at Lodi Lake for this project.

Commissioner Akin asked when this item is going to Council. Mr. Prima stated it's going to Council on August 15th and he's going to ask the Council to approve this site.

Commissioner Wall asked Mr. Prima where he's looking to place the facility. Mr. Prima didn't have an exact location. Commissioner Wall asked if Mr. Prima was willing to trade something for this property. Mr. Prima stated he was going to look for grant funds to help build this site.

Commissioner Wardrobe-Fox stated her initial reaction was she didn't see how this would fit into the esthetics of this building. Commissioner Wardrobe-Fox asked if the wildlife plays an issue with water quality.

Commissioner Sasaki asked about ingress and egress into the 13 acres. Mr. Prima suggested the entrance to this facility would be from Turner Road and Mills Avenue.

Commissioner Long questioned the fireworks on Lodi Lake. Mr. Prima stated he's spoken to Vern Person, Fire Marshall, regarding this issue and they talked about using fire resistant materials for the proposed building. Commissioner Long also shared his concerns with the esthetics.

Mr. Dutra asked Mr. Prima to comment on whether the trail out to Lower Sacramento Rd. would go away. Mr. Prima said he didn't think the trail would go away however it might have to be reworked.

Commissioner Akin asked if grants would cover the entire cost of this project. Mr. Prima stated that the total costs have not been determined. Mr. Prima stated an analysis was done last year that showed it could be fully funded by new development. Commissioner Akin wants this facility to be done in a way that's architecturally correct for the park, and in a way that benefits the Parks and Recreation Department which would include infrastructure.

Commissioner Wall shared his concerns about why this is so fast tracked to go to Council. Mr. Prima stated that in his mind it's already 1 1/2 years behind schedule in the overall project.

Commissioner Wardrobe-Fox asked if the site could be squeezed into 3 acres instead of 5. Mr. Prima could not say for sure. Commissioner Wardrobe-Fox asked if other sites have been viewed by staff. Mr. Prima stated they have and they continue to view other sites. Commissioner Wardrobe-Fox asked what the flow of traffic would be in and out this facility on an average day. Mr. Prima stated it would probably be approximately 12 people per day.

Mr. Dutra asked Mr. Prima to address smells, disposal of waste, and deliveries. Mr. Prima said he didn't think there should be a smell and there's discussion about where to dispose of the waste. Mr. Dutra asked Mr. Prima if he would be willing to take into consideration esthetics when it comes to the size and height of the tanks. Mr. Prima stated he'd certainly look into it.

Donna Phillips, Laurel Avenue – Ms. Phillips shared the ideas the Friends of Lodi Lake had for the 13 acres. Ms. Phillips suggested that the plant be located on the south side of the Lake and pump water from the lake which would improve the Lake water quality.

Motion by Commissioner Wall that this item be moved forward to allow for the potential placement of the 5 acre water treatment plant on the 13 acres on the west side of Lodi Lake with the caveat that Public Works and the Parks and Recreation Commission work together for a quid pro quo and that the Council would be aware that the Commission wants to continue to be included in the site design and planning. Commissioner Akin seconded.

DISCUSSION:

Commissioner Akin would like to add that the Council be aware that the Commission wants to continue to be included in the site design and planning including public meetings.

Commissioner Sasaki will not be voting for this item. He would like to see more public meetings on this subject.

Commissioner Wardrobe-Fox has serious reservations about the site and the esthetics. She would like to have seen this issue a year ago.

Commissioner Long feels that the motion allows for additional information and nothing has been given away as of yet.

Commissioner Akin doesn't feel giving up 4 or 5 acres in that parcel provided it is integrated in such a way that it benefits the City and the Parks and Recreation Department. He feels the Commission must be involved in the process to be true to their constituents.

AYES: Commissioner Long, Wall, Wardrobe-Fox, Akin

NOES: Commissioner Sasaki

Motion carried 4-1

V. Regular Agenda – Discussion Items

BOBS Update

Mr. Dutra introduced this item,

Tom Alexander, Recreation Supervisor, introduced the BOBS Board Members present at tonight's meeting. Kim Ruoff, President; Ted Coffee, Vice President; and Hector Solis, Soccer Coordinator were in attendance. Mr. Alexander asked the Commission to speak up for the BOBS if any questions ever arise with City management and the public. Mr. Alexander is concerned about the future of the BOBS.

Commissioner Sasaki asked BOBS President, Kim Ruoff, if the BOBS are still against the possible merger with Hutchins Street Square. Ms. Ruoff stated that the BOBS are against the merger because of the possibility of getting swallowed up and lost and not get used to the best of their abilities.

Commissioner Wardrobe-Fox stated that at times the BOBS feels like it's a closed door organization. She would like to see the BOBS communicate better. Ms. Ruoff appreciated the comments and informed the Commission that they are in the process of getting their newsletter back up and running and suggested going to the BOBS website.

Commissioner Long thinks the BOBS organization is a great organization however he doesn't think the BOBS promote themselves enough.

Commissioner Akin is troubled because he doesn't see the great love for the BOBS that he's seen in the past. He agrees that the BOBS are not blowing their own horn.

Commissioner Wall echoes everything that the other Commissioner stated and really agrees that the BOBS need to promote themselves.

Hector Solis, BOBS Soccer Coordinator, shared with the Commission his open door policy with his soccer parents. Mr. Solis expressed to the Commission that he was unaware of what the Commission does and he sought out the information through former Director, Tony Goehring. Mr. Solis gets questions from the public on what they can do to improve fields, get more fields, etc. and he can answer their questions. Commissioner Wardrobe-Fox agrees that information regarding the Commission and what they do needs to be available to the public.

Ted Coffee, BOBS Vice President, shared with the Commission his experiences with youth sports in the Los Angeles area. He also expressed how the City of Lodi has a unique asset in the BOBS which allows money and time to be devoted to youth sports in this community.

State of the Budget of Parks and Recreation Department

Commissioner Akin asked how Parks and Recreation getting 8% of the budget compares to other cities. Mr. Dutra doesn't know but he'll investigate.

There was discussion regarding the budget and equipment replacement needs.

VI. Director, Superintendent, Supervisors, Reports/Updates

(Refer to packet reports for additional information)

None

Parks Projects Update

None

VII. Announcements

None

VIII. Adjournment

Meeting **adjourned at 10:15 p.m**