

CITY COUNCIL MEETING
AUGUST 5, 1987

REQUEST FROM BOYS'
AND GIRLS' CLUB
FOR A GROUND LEASE
AT BLAKLEY PARK
FOR NEW CLUB
FACILITY APPROVED

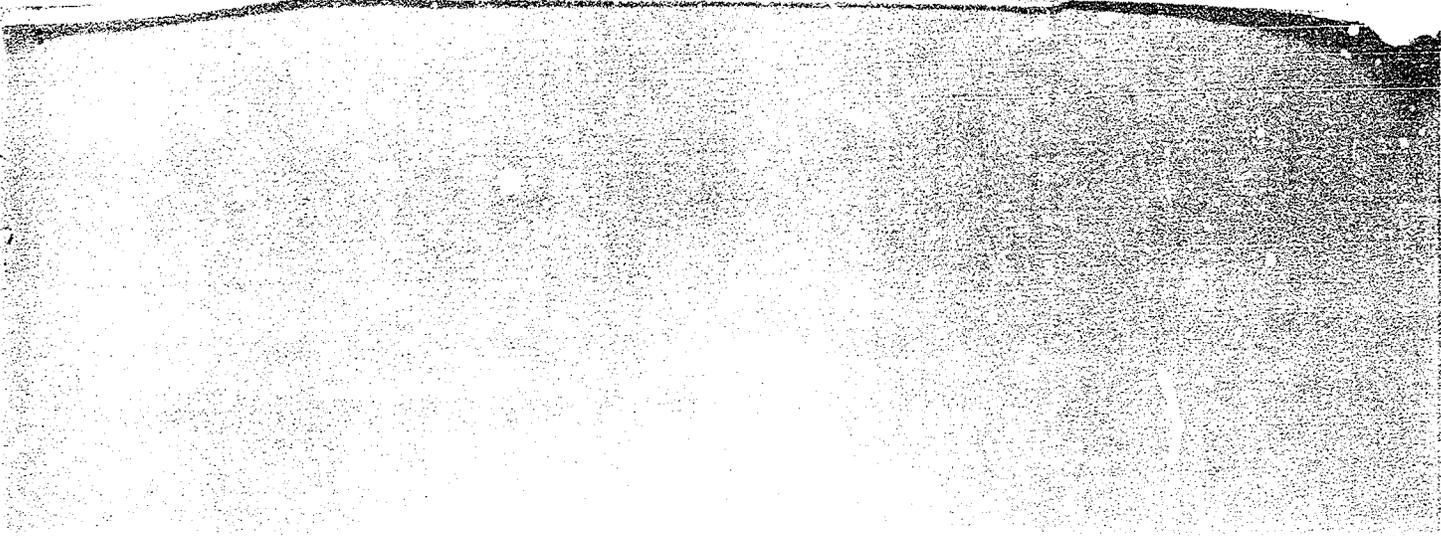
CC-27(a)
CC-27(c)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Olson called for the Public Hearing to consider the request of the Boys' and Girls' Club for a ground lease in Blakley Park (southeast corner of the park which is bounded by Mission Street on the north, Washington Street on the east, Poplar Street on the south and Stockton Street on the west) for the purpose of constructing a Boys' and Girls' Club facility.

The matter was introduced by City Manager Peterson who responded to questions as were posed by the Council.

Speaking in favor of the request were the following representatives from the Lodi Boys' and Girls' Club, Inc.:

1. David M. Orozco, Executive Director, 110 Kent Street, Galt, California
2. Chuck Crutchfield, Program Director, 1041 South Hutchins Street, Lodi
3. Clarence O. Turner, President, 601 Eureka Avenue, Lodi
4. Cindy Pappas, Chairperson Golden Bear Area Council Keystone Club, 320 North Cherokee Lane, Space 2-A, Lodi
5. Mark McCool, Alumni, 500 East Pine, #7, Lodi
6. Arlene Pappas, Parent, 320 North Cherokee Lane, Space 2-A, Lodi
7. John Scharf, Member, 336 Pioneer Drive, Lodi



8. Landril Franco, Member, 510 Forrest Avenue, Lodi

9. Mrs. Sywassink, 239 Columbia, Lodi

Also speaking in support of the request were:

1. Dr. Wayne Kildall, Center of Hope

2. Mr. Keith Land, representing the Lodi District Chamber of Commerce

3. Mr. David Vaccarezza, 316 West Walnut Street, Lodi

Mrs. Janet Pruss, 2421 Diablo Drive, Lodi, stated that she was not against the request but asked about the legality of the request. City Attorney Stein responded to the questions posed by Mrs. Pruss indicating that it would be legal for the City to grant a ground lease to the Boys' and Girls' Club if Council approved the request.

Pastor Melvin Reuscher, 691 East Augusta, Woodbridge, presented a petition bearing 44 signatures requesting that the proposal be denied for the following reasons.

- "1. This park, especially the proposed southeast corner is actively being used by families, children, and young adults, which is the parks intended use, not for a limited group such as proposed.
2. There should be adequate off-street parking provided, sufficient for future potential use of the proposed building.
3. The proposed building will lower property values in the immediate vicinity beyond what the park has done already.
4. The proposed use of this building will magnify juvenile foot traffic and related problems, through the immediate neighborhoods and church property across the street. We feel this is asking us to bear more than our fair share, in addition to what the park now attracts."

Responding to points raised in the petition were Mr. David M. Orozco and Chuck Crutchfield who indicated that:

Blakley is a high use park, but this proposal would provide supervision and professional staff. The Boys' and Girl's Club have always been good neighbors.

Most youngsters are dropped off. Normally there are no more than 7 to 15 vehicles at the club including staff vehicles.

There have been no reports of property damage at the present site.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Following discussion, on motion of Mayor Pro Tempore Snider, Reid second, Council approved the City conceptually pursuing the granting of a ground lease with the Boys' and Girls' Club to construct a club facility at the southeast corner of Blakley Park. The motion carried by unanimous vote of all Council Members present.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

COUNCIL MEETING DATE

August 5, 1987

NO.

FROM: THE CITY MANAGER'S OFFICE

SUBJECT:

TO CONSIDER REQUEST OF THE BOYS' & GIRLS' CLUB FOR A GROUND LEASE IN BLAKELY PARK FOR THE PURPOSE OF CONSTRUCTING A BOYS' & GIRLS' CLUB FACILITY

PREPARED BY: City Manager

RECOMMENDED ACTION: That the City Council conduct a public hearing to receive input on the request of the Boys' and Girls' Club for a ground lease in Blakely Park and take action as deemed appropriate.

BACKGROUND INFORMATION: For the past several months, the Parks and Recreation Commission has been reviewing with representatives of the Lodi Boys' and Girls' Club a request of the club to enter into a ground lease of a portion of Blakely Park for the purpose of constructing a permanent facility. This proposal was reviewed in detail by the City Council at its "shirtsleeve" session of July 14, 1987.

Residents in the area of the park have been notified of this public hearing via "door hanger" notices which were distributed last week.

Attached (Exhibit A) is a copy of an earlier Council Communication on this topic prepared by the Parks and Recreation Director.

Respectfully submitted,



Thomas A. Peterson
City Manager

TAP:br

Attachment

TXTA.07A COUNC234

COUNCIL COMMUNICATION

EXHIBIT A

TO THE CITY COUNCIL FROM THE CITY MANAGER'S OFFICE	DATE July 1, 1987	NO.
SUBJECT Approve a Lease Agreement for the Southeast Corner of Blakely Park for the site of the relocation of the Lodi Boys and Girls Club Building and Operations.		

PREPARED BY: Director, Parks and Recreation

RECOMMENDED ACTION: That the City Council approve and develop a lease agreement with the Lodi Boys and Girls Club to relocate the club building and operation at the southeast corner of Blakely Park.

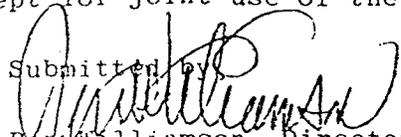
BACKGROUND INFORMATION: For over six months the Parks and Recreation Commission has reviewed with Director Dave Orozco of the Lodi Boys and Girls Club, various members of the Board of Directors the Club, Mr. Wenell of Morris and Wenell, as well as our Staff the proposal of relocating the Club to either Hale Park or Blakely Park. Mr. Orozco has stated his need to stay on the east side of Lodi due to the Club's membership service area, his desire to not have to close down for extended periods of time as is now the case during the Grape and Wine Festival which necessitates closure for two to three weeks, as well as at other times, and has also indicated a possible way to finance the Club construction of new facilities on City property so as not to have to purchase land and add that cost to the development.

The Commission has extensively reviewed the Club's operation, attended and viewed Club operations, attended a Club Board of Directors meeting, as well as discussed and reviewed at some length the desired location of the southeast corner of Blakely Park. For your information, Hale Park had been considered earlier as a possible site but was eliminated due to the small available area of the park, as well as the lack of exterior facilities which the Club would need, i.e. playing field areas, outdoor basketball courts, and general open areas for various activities.

Blakely Park became an attractive site because of its large, open areas, established ballfields, swimming pools, exterior basketball court, picnic facilities, and centered in their heaviest member service area. The Commission was concerned with possible over-use by the Club of the park, but has found that there might potentially be heavy use but not to the extent that it would overshadow the use of the park by the general public.

It was also pointed out that the Club would bring many benefits to the Blakely Park area, i.e. better control and supervision to a heavily vandalized park, use of the Club building by the public during non-Club hours, general enhancement of the park, improvement to old facilities because of the need to move some activity areas which would mean the replacement of old equipment with new, as well as improved parking at Blakely Park. For the taxpayers, there is the added incentive of a tremendous use of a facility in meeting the needs of kids, young adults, and older adults in this eastside setting and area.

The Commission is recommending that the City Council and City Staff develop a lease to legally put together this concept for joint use of the Blakely Park facility.

Submitted by

Ron Williamson, Director

LODI BOYS' AND GIRLS' CLUB, INC.
PUBLIC HEARING
CITY COUNCIL CHAMBERS
AUGUST 5, 1987
7:30 P.M.

OPENING - DAVID M. OROZCO, EXECUTIVE DIRECTOR
110 KENT STREET,
GALT, CA 95632
(5 MIN.)

WHY IS OUR CLUB UNIQUE?
CHUCK CRUTCHFIELD, PROGRAM DIRECTOR
1041 S. HUTCHINS STREET
LODI, CA 95240
(4 MIN.)

REQUEST:
CLARENCE O. TURNER, PRESIDENT
601 EUREKA AVENUE
LODI, CA 95240
(4 MIN.)

LEADERSHIP:
CINDY PAPPAS, CHAIRPERSON GOLDEN
BEAR AREA COUNCIL KEYSTONE CLUB
320 N. CHEROKEE LANE, SP. 2-A
LODI, CA 95240
(3 MIN.)

GROWING UP IN A BOYS' CLUB!
MARK McCOOL, ALUMNI
500 E. PINE, #7
LODI, CA 95240
(4 MIN.)

A PARENTS VIEW!

ARLENE I'APPAS, PARENT
320 N. CHEROKEE LANE, SP. 2-A
LODI, CA 95240
(3 MIN.)

WHY IS THE CLUB GOOD FOR ME?

JOHN SCHARF, MEMBER
336 PIONEER DRIVE
LODI, CA 95240
(3 MIN.)

A GIRLS' VIEW!

LANDRIL FRANCO, MEMBER
610 FORREST AVENUE
LODI, CA 95240
(3 MIN.)

**WHAT HAS THE CLUB DONE FOR OUR SON AND THE
OTHER SIDE OF THE FENCE?**

MIKE AND BEE SYWASSINK
239 COLUMBIA
LODI, CA 95240
(3 MIN.)

Tom Hillman *Joel Pines*
Keith Sand *Melvin Reischer*
Dave Vaccarezza

BOYS' AND GIRLS' CLUB OF LODI

413A EAST LOCKEFORD STREET

P.O. BOX 244 | LODI, CA. 95241 | 334-2697



1986 OFFICERS

President

Clairence o. Turner

Vice Presidents

Keith Iand

Evelyn Olson

Roscoe E. Brownfield

Secretary

Annette Vaccarezza

Treasurer

Joann Hoffman

Executive Director

David M. Orozco

Board of Directors

Ellen M. Ashbaugh

Angelo Brovelli

George Glick

Wayne Killdall

Albert Mason

Thomas Peterson

Harold Rohrbach *

Randy Snider*

Daniel Walker

Associate Board

Dennis Altnow

Leona Belluomini

Dennis Bennett

Cecil Dillon

Cliff Geddes

Steven Hall

Peter Hetzner

Mary Lee Keen

Pantel Kokiousis

Jeanett Kuykenda!!

John Nietz

Lane Pearson

Steven Raddigan

Craig Rasmussen

Jack Sieglock

Lewis Singer

Johnella Walker

Fred Heybrett

Floyd Williams

Robert Zamora

* Past Presidents

7/8/87

TO: CITY COUNCIL MEMBERS

FROM: DAVID OROZCO

SUBJECT: PROPOSED BOYS' AND GIRLS' CLUB FACILITY AT
BLAKELY PARK.

Dear Council Member:

Enclosed you will find the information pertaining to the Boys' and Girls' Club "Five Year Plan". Hopefully at your convenience, the information will not be too much to read. But as you read it, you shall find that this organization's Board Of Directors aims to help young people improve their lives by building self esteem and values.

For the past five years, I have worked hard in developing this club's program to be one of the best programs for youth in San Joaquin County. I am asking your support in helping our organization to help those youngsters who need it the most. We have been working diligently on developing the Blakely Park site. We are asking your support in granting 27,000 sq. ft., on the southeast corner of Washington and Poplar streets, located on Blakely Park, to be leased to the Boys' and Girls' Club of Lodi for a new facility.

If I can be of any additional help, please call me.

With warm regards,

David M. Orozco
Executive Director

DMO/cd

cc: Tom Peterson



Boys' & Girls' Club
of Lodi

Building Lodi's Youth For Today And Tomorrow!

BOYS' AND GIRLS' CLUB OF LODI

413A EAST LOCKEFORD STREET

P.O. BOX 244 | LODI, CA. 95241 | 334-2697

MASTER PLAN

1987-1991



BOYS' & GIRLS' CLUB
OF LODI





Boys' & Girls' Club
of Lodi

EXECUTIVE SUMMARY

CURRENTLY IN 1986, THE BOYS' AND GIRLS' CLUB OF LODI MEMBERSHIP SURPASSED 1,000 MEMBERS. THIS GROWTH APPEARED WITHIN A FIVE YEAR TIME BRACKET. IN 1982, THE CLUBS MEMBERSHIP WAS AT 217 ALL BOY MEMBERS. IN JUNE OF 1982, GIRLS WERE WELCOME ON EQUAL BASIS, AND ON FEB. 10, 1983, THE LODI BOYS CLUB WAS RENAMED TO THE BOYS' AND GIRLS' CLUB OF LODI, INC. WITHIN THAT SAME FIVE YEAR SPAN THE BUDGET HAD GROWN FROM \$ 50,000 A YEAR TO AN ANNUAL \$ 110,000. STAFF HAS ALSO INCREASED IN AN ATTEMPT TO KEEP UP WITH THE NUMBER OF KIDS THAT ATTEND OUR CLUB. FOR 25 YEARS THE CLUB HAS BEEN LOCATED ON THE GRAPE FESTIVAL GROUNDS. A BIG PORTION OF THAT TIME, THE CLUB WAS LOCATED AT THE JACKSON HALL. JACKSON HALL WAS AN ADEQUATE FACILITY TO OPERATE BOYS CLUB PROGRAMS. PRESENTLY THE CLUB IS LOCATED IN THE ARTS BUILDING, WHICH IS NOT ADEQUATE. THE CLUB IS BULGING AT THE SEAMS. WE HAVE LITERALLY OUTGROWN THIS FACILITY.

MEASURE " A " , HAS PUT A HIGH PREMIUM ON LAND, THUS MAKING IT DIFFICULT AND EXPENSIVE TO FIND AND PURCHASE PROPERTY TO BUILD A NEW CLUB. THE CONSIDERATION OF RELOCATING TO A DIFFERENT BUILDING IS NOT POSSIBLE AT THIS TIME. A SCHOOL SITE WOULD TAKE A LENGTHLY PERIOD OF TIME TO MOVE LODI UNIFIED SCHOOL DISTRICT IN THE DIRECTION OF LEASING PROPERTY THAT THEY DO NOT HAVE. THE IMPACT OF STUDENTS IS SUCH THAT THE LUSD IS INADATED BY STUDENTS.

BOYS' CLUBS HAVE HISTORICALLY PLACED FACILITIES IN AREAS IN WHICH THE OPPORTUNITY OF A PROGRAM SUCH AS OURS WILL BE AVIALABLE TO THE YOUNGSTERS WHO NEED IT THE MOST (THE DISADVANTAGED). THE EAST SIDE OF LODI DRAMATICALLY SHOWS THAT THERE IS A NEED FOR THIS PROGRAM TO BE PLACED ON THE EAST SIDE.

BLAKLEY PARK HAS THE APPROVAL OF THE LODI PARK AND RECREATION COMMISSION AND NOW THE PROPOSAL FOR 27,000 SQ. FT. ON THE SOUTH EAST CORNER OF WASHINGTON AND POPLAR STREET, LOCATED ON BLAKLEY PARK, TO BE LEASED TO THE BOYS' AND GIRLS' CLUB OF LODI TO BUILD A NEW FACILITY.

BACK-GROUND AND ACCOMPLISHMENTS-HISTORY

CASE STATEMENT 1987-1991 BOYS' AND GIRLS CLUB OF LODI, INC.

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SECTION 1

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BACKGROUND AND ACCOMPLISHMENTS

THE BOYS' AND GIRLS CLUB OF LODI IS A MEMBER OF THE BOYS' CLUBS OF AMERICA. WHICH WAS FOUNDED IN 1906 AND CHARTERED BY CONGRESS IN 1956. THE BOYS' CLUBS OF AMERICA CURRENTLY SERVES 1,285,000 YOUNGSTERS SERVED IN 1985. EACH IS PARTICIPATING IN AFTER SCHOOL EVENING AND WEEKEND ACTIVITIES AT 1,100 CLUB UNITS OPERATED BY NEARLY 600 LOCALLY GOVERNED ORGANIZATIONS. A TOTAL OF 36,000 VOLUNTEERS AND 14,000 STAFF MEMBERS WORK ON A DAILY BASIS. THESE YOUTH ORGANIZATIONS COMPRISE THE NATIONS ONLY MAJOR NETWORK OF YOUTH DEVELOPMENT ORGANIZATIONS WITH A PRIMARY FOCUS ON BOYS' AND GIRLS' IN DISSADVANTAGED AND URBAN AREAS.

HISTORY

THE LODI BOYS' CLUB WAS INCORPORATED ON DECEMBER 13, 1962. SOON THEREAFTER A GROUP OF CIVIC MINDED DIRECTORS GAVE THEIR TIME AND EFFORT TO RAISE FUNDS WITH WHICH TO OPEN THE BOYS' CLUB TO THE BOYS' OF LODI. THESE INCLUDED DONATIONS OF \$ 5,000 FROM BOYS', INC., \$ 2,402 FROM TOKAY BOWL, AND \$ 1,200 FROM SEARS AND ROEBUCK FOUNDATION FOR THE PURCHASE OF EQUIPMENT FOR THE ARTS, CRAFTS, AND WOOD SHOP DEPARTMENT. A HOUSE WAS BUILT BY DIRECTORS UNDER THE DIRECTION OF MR LEMOIN FREY FROM WHICH THE BOYS' CLUB REALIZED A PROFIT OF \$ 5,700.

WITH THE LOCAL HELP OF MANY INDIVIDUALS WHO GAVE GENEROUSLY OF MONEY, TIME, AND EFFORT, THE DEDICATION OF THE LODI BOYS' CLUB WAS HELD ON MAY 23, 1964. THE BOYS CLUB OF LODI WAS DEVELOPED FOR SERVICES FOR BOYS BY REACHING OUT TO THE UNSERVED, UNPROTECTED, AND OFTEN UNWANTED CHILD.

GIRLS WELCOME

ON JUNE 1, 1982, GIRLS WERE WELCOME TO PARTICIPATE AS FULL MEMBERS. THE NAME CHANGE TO BOYS' AND GIRLS' CLUB OF LODI WAS UNANIMOUSLY ACCEPTED BY THE BOARD OF DIRECTORS ON FEBRUARY 10, 1983.

SECTION 1

BACKGROUND AND
ACCOMPLISHMENTS
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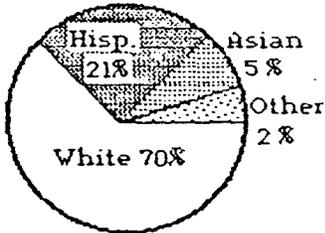
PROGRAM GOALS
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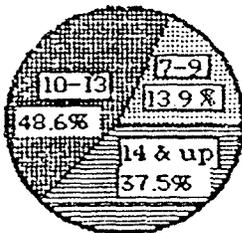
BOYS' & GIRLS' CLUB
OF LODI



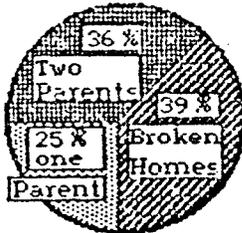
Looking for a New Home



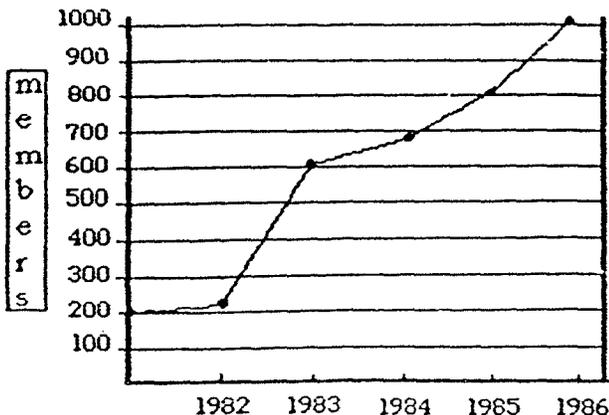
Ethnic Background



Age

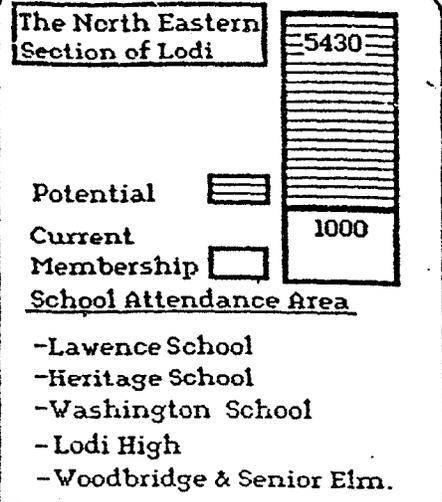


Households



In the month of September, for the past 24 years the clubhouse has actually shutdown, pack it's belongings and moved out! Our rented facility is turned into an arts display for The Annual Lodi Grape Festival. This presents many problems! Our membership has no place to go! We have looked for another location, but this has proven nil. Restarting our program each fall is very difficult. We lose two months out of the year, and this means that those youngsters that want to attend our program can not! The move is very difficult on our members and our equipment.

The present facility does not have hot running water, kitchen or no way of separating areas into control program spaces. Up to now, we have made it work! But now our program for kids has out grown the Arts Building. What this club needs, is a building of it's own! A stable wholesome place for an excellent program for the kids who need it the most.





Boys' & Girls' Club
of Lodi

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YOUTH SERVICES

THE BOYS' AND GIRLS' CLUB OF LODI HAS SHOWN THROUGH-OUT IT'S HISTORY IN CONNECTING WITH HUNDREDS OF YOUNG PEOPLE WHO ARE AT RISK OF BECOMING DELINQUENT AND INVOLVES THEM IN A UNIQUE BOYS AND GIRLS CLUB PROGRAM THAT TURNS THEM AWAY FROM CRIME AND THE STREETS.

THIS CLUB IS COMMITTED TO HELPING; YOUNGSTERS TO PLAN FOR AND TO BECOME CONTRIBUTING ADULTS AND TO PROVIDE WELL TRAINED AND EDUCATED WORKERS FOR THE FUTURE ECONOMY EXPECTED TO EXPERIENCE A SHORTAGE OF SKILLED LABOR. THE BOYS AND GIRLS CLUB OF LODI WORKS DIRECTLY WITH IT'S MEMBERS THROUGH OUR WORK REFERRAL PROGRAM. EACH AND EVERY DAY BOYS AND GIRLS AGES 12 AND UP ARE REFERRED TO DIFFERENT ODD JOBS WITHIN THE LODI COMMUNITY. WITHIN THAT PROCESS AN EVALUATION IS MADE BY INDIVIDUALS WHO HIRE OUR MEMBERS AND SUBSEQUENTLY EACH MEMBER WHO PARTICIPATES IN THE PROGRAM IS GRADED ON IMPROVING THEIR WORK EXPERIENCE.

THE BOYS AND GIRLS CLUB OF LODI OFFERS YOUTH OPPORTUNITIES TO MAKE A LASTING CONTRIBUTION TO OUR CLUB AND THE LODI COMMUNITY.

THREE PROVEN CITIZEN AND LEADERSHIP PROGRAMS ARE THE KEYSTONE CLUB, MEMBER OF THE

YEAR, AND THE SIR THOMAS J. LIPTON SPORTSMANSHIP OF THE YEAR PROGRAM.

PROPER HYGIENE AND FITNESS ARE ESSENTIAL TO GOOD HEALTH LONGEVITY, PREVENTION OF ILLNESS, AND COSTLY MEDICAL CARE, YET A NATIONAL SURVEY FOUND THAT 40% OF BOYS AND 70% OF GIRLS 6-17 YEARS OLD CANNOT DO MORE THAN A SINGLE PULL-UP. MANY YOUNGSTERS GET NO REGULAR EXERCISE AT ALL. HEALTH AND PHYSICAL EDUCATION ONCE AN INTEGRAL PART OF LODI'S SCHOOL CURRICULUM HAS BEEN WEAKENED IN RECENT YEARS AS THE RESULT OF BUDGET AND PRESSURE TO STRENGTHEN ACADEMIC PROGRAMS. HEALTH AND FITNESS PROMOTION HAS LONG BEEN A SIGNIFICANT PART OF OUR CLUBS ACTIVITIES. ON A REGULAR BASIS OUR CLUB OFFERS IT'S MEMBERS TO TAKE PERSONAL RESPONSIBILITY FOR THEIR HEALTH HABITS AND BEHAVIOR. HEALTH PROGRAMS ARE DESIGNED TO IMPROVE THE OVERALL FITNESS AND HEALTH OF EACH OF OUR MEMBERS.

LOOKING FOR DIRECTION

IN THE MOST RECENT PAST, IT HAS BECOME OBVIOUS TO THE BOARD OF DIRECTORS THAT THERE IS A NEED TO DEVELOP A NEW FACILITY. FOR 15 YEARS, THE BOYS' CLUB OF LODI HAD RENTED THE JACKSON BUILDING, WHICH IS LOCATED ON THE LODI GRAPE FESTIVAL GROUNDS. THE JACKSON BUILDING WAS A GOOD CLUBHOUSE. THE BUILDING AS A FACILITY MET THE STANDARDS OF OPERATIONS BY BOYS' CLUBS OF AMERICA.



Boys & Girls Club
of Lodi

LEADERSHIP

**1987 BOARD OF DIRECTORS
EXECUTIVE BOARD**

CLARENCE TURNER, PRESIDENT
KEITH LAND, V-PRESIDENT
ROSCOE BROWNFELD, V-PRESIDENT
EVIE OLSON, V-PRESIDENT
ANNETTE VACCAREZZA, SECRETARY
JOANNE HOFFMAN, TREASURER

BOARD OF DIRECTORS

ELLEN ASHBAUGH	PETE HETZNER
ALBERT MASON	RANDY SNIDER
ANGELO BROVELLI	WAYNE KILDALL
THOMAS PETERSON	LEW SINGER
HAROLD ROHRBACK	DANIEL WALKER
WALTER JOHNSON	GEORGE GLICK

LOCATION

413 A. EAST LOCKEFORD STREET
LODI, CALIFORNIA 95240

MAILING ADDRESS

P. O. BOX 244
LODI, CALIFORNIA 95241

ADMINISTRATIVE OFFICES

MONDAY thru FRIDAY
9:30 a.m. to 12:30 p.m.
1:30 p.m. to 5:00 p.m.

CLUB PROGRAM HOURS

MONDAY thru FRIDAY
2:30 p.m. to 5:30 p.m.
6:30 p.m. to 9:00 p.m.
SATURDAYS-10:00 a.m. to 2:00 p.m.

SUMMER & HOLIDAY HOURS

MONDAY-FRIDAY
10:00 a.m. to 6:00 p.m.
TEEN NIGHTS/TUES. & WED. 6-9pm
CLOSED SAT., SUN. & HOLIDAYS

ASSOCIATE BOARD

DENNIS ALTNOW
CECIL DILLON
JEANETT KUYKENDALL
STEVEN RADDIGAN
JOHNELLA WALKER
ROBERT ZAMORA
LEONA BELLUOMINI
MARY LEE KEEN
JOHN METZ
CRAIG RASMUSSEN
FRED WEYBRET
CLIFF GEDDES
DENNIS BENNETT
STEVE HALL
PANTEL KOKIOUSIS
LANE PEARSON
JACK SIEGLOCK
FLOYD WILLIAMS

WHY ARE WE UNIQUE ?

TO BE DIFFERENT, A BOYS' AND GIRLS' CLUB OF LODI MUST PROVIDE A CONTRIBUTION TO IT'S YOUTH, WHICH IS SIGNIFICANT AND DISTINGUISHABLE FROM WHAT THEY GET ELSEWHERE-IN SCHOOL, AT HOME, IN CHURCH, IN OTHER PRIVATE AGENCIES, OR IN PUBLIC RECREATION.

* **IT IS A CLUB OF THEIR OWN.** TO OUR MEMBERS, OUR CLUB IS A HOME AWAY FROM HOME- WHICH SATISFIES AN AGE-OLD DESIRE TO HAVE A PLACE THAT BELONGS TO THEM.

* **NO PROOF OF GOOD CHARACTER OR PLEDGE IS REQUIRED.** OUR CLUB HELPS AND GUIDES YOUTH WHO MAY BE IN DANGER OF ACQUIRING OR HAVE HAD, BAD HABITS AND WRONG ATTITUDES, AS WELL AS THOSE OF GOOD CHARACTER.

* **IT IS FOR ALL YOUNGSTERS** YOUNG PEOPLE OF ALL RACES, RELIGIONS, COLORS, SHAPES, SIZES AND CONDITION ARE ELIGIBLE FOR MEMBERSHIP.



Boys' & Girls' Club
of Lodi

CASE STATEMENT 1987-1991

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MID TERM GOALS (TWO TO THREE YEARS)

- IMPLEMENT A MARKETING PROGRAM THAT INFORMS THE PUBLIC OF ALL PROGRAMS AND SERVICES OFFERED BY THE BOYS' AND GIRLS' CLUB OF LODI.
- TO UPGRADE THE IMAGE OF OUR CLUB WITHIN THE LODI COMMUNITY.
- ESTABLISH A LARGE FUND RAISING SPECIAL EVENT THAT WILL RAISE \$50,000.00 ANNUALLY.

SHORT TERM GOALS

- DEVELOP A COMMITTEE OF THREE, THE PRESIDENT, EXECUTIVE DIRECTOR AND BOARD MEMBER WHO ARE FAMILIAR WITH THE PROCESS OF DEVELOPING STRATEGIES AND ACTION PLAN TO DEVELOP A SITE ON PARK AND RECREATION PROPERTY.
- DEVELOP A BUILDING CONCEPT IN ACCORDANCE WITH BOYS' CLUBS OF AMERICA BUILDING CONSULTATION SERVICE.
- WORK DIRECTLY WITH OUTSIDE GOVERNMENT AND OTHER AGENCIES TO DEVELOP A SITE BY SEPTEMBER 1987.

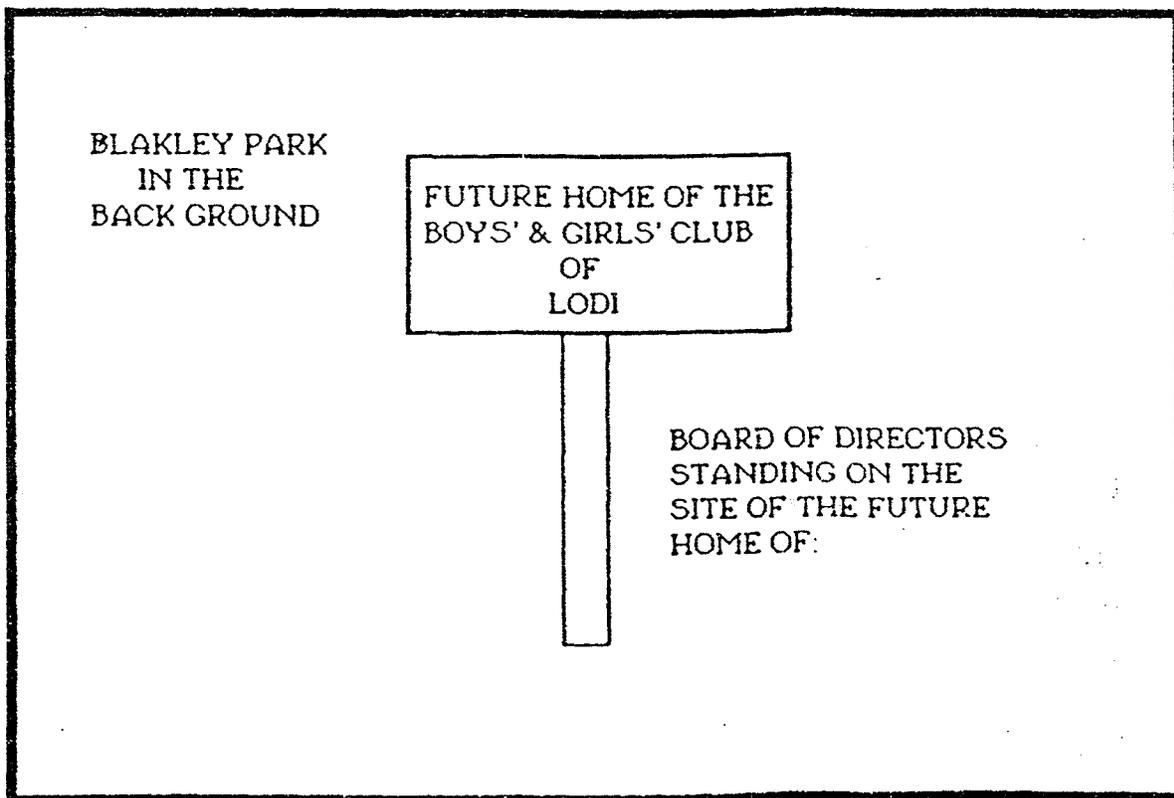
BUILDING

- TO DEVELOP A BUILDING COMMITTEE WITH THE STRONGEST INDIVIDUALS IN THE COMMUNITY.
- TO DEVELOP THIS BUILDING COMMITTEE INTO THREE SEGMENTS, FUNDING SITE AND BUILDING.
- TO MATCH VOLUNTEERS WITH SPECIFIC DUTIES AND JOB DESCRIPTIONS IN SUCH AREAS AS FUNDING, CLERK OF THE WORKS, SITE SELECTION, DESIGN, SELECTION OF AN ARCHITECT, BUILDING CONSTRUCTION, SELECTION OF A CONTRACTOR, LAND SCAPING, EQUIPMENT AND FURNISHING, FUND RAISING AND GRANT PROPOSALS.

BOYS' AND GIRLS' OF LODI

1988-89

CAPITAL CAMPAIGN



THE CLUB THAT BEATS THE STREETS

Tributes Commemorative Opportunities

Gifts in any amount are welcome. For those who wish to express support in a truly lasting and meaningful way, LIVING TRIBUTES, in the form of room dedications, are available as shown below:

<p>Gymnasium <u>\$312,800</u></p>	<p>Multy Purpose Room <u>\$56,000</u></p>	<p>Junior Gamesroom <u>\$82,500</u></p>
<p>Boy's Shower & Lockers <u>\$22,500</u></p>	<p>Girl's Shower & Locker <u>\$22,500</u></p>	<p>Senior Gamesroom <u>\$51,000</u></p>
<p>Power and Storage Room <u>\$18,500</u></p>	<p>Adminstration <u>\$47,000</u></p>	<p>Education Center <u>\$58,000</u></p>

Crafts Shop
\$12,500

Wood Shop
\$18,500

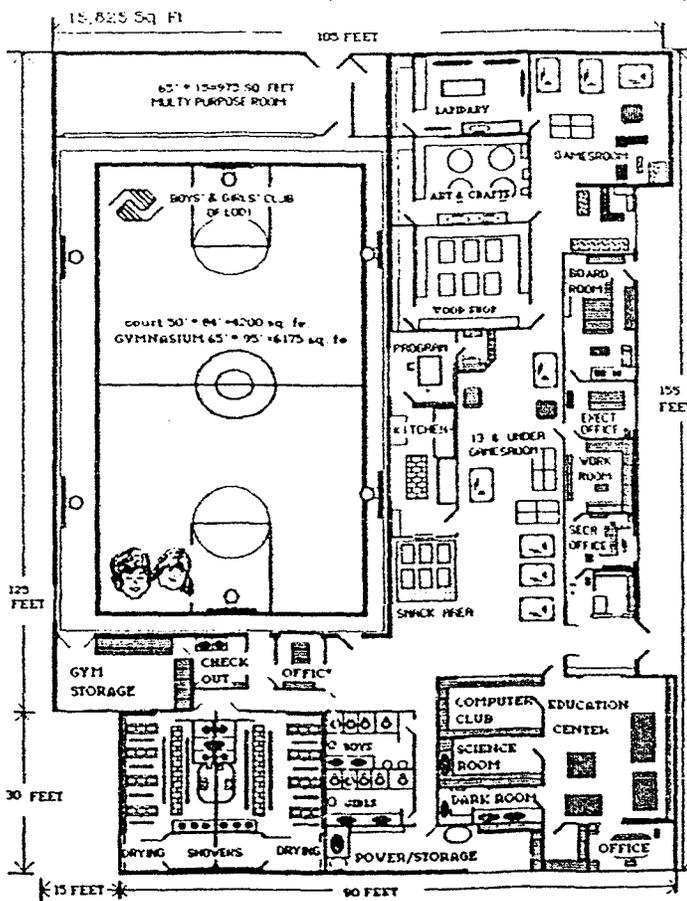
Lapidary shop
\$18,500

Program Office
\$8,500

Gym Office
\$6,000



**BOYS' & GIRLS' CLUB
OF LODI**



Computer Club
\$9,000

Science Room
\$9,000

Dark Room
\$7,200

Meeting Room
\$13,000

kitchen
\$24,000

Flag Poles
\$3,000



* A Gift Pledge Plan over a 3 Year period is being offered to enable as many people as possible to express their generosity.

Associate Builder
\$500 - \$1000

Key Builder
\$2,500 - \$5,000

Special Builder
\$10,000 - \$25,000

Youth Builder
\$50,000 - \$75,000

Builder
\$1,000 - \$2,500

Major Builder
\$5,000 - \$10,000

Master Builder
\$25,000 - \$50,000

Foundation Builder
\$75,000 - \$100,000



BOYS' & GIRLS' CLUB
OF LODI



LOCATION

413 A EAST LOCKEFORD STREET
ON THE GRAPE FESTIVAL GROUNDS

MEMBERSHIP FEE

\$ 4 00/YEAR

HOURS

MONDAY - FRIDAY
2:30 P.M. TO 5:30 P.M.
6:30 P.M. TO 9:00 P.M.
SATURDAYS
10:00 A.M. TO 2:00 P.M.

HOLIDAYS/SUMMERS

MONDAY - -FRIDAY
10.00 A.M. TO 6:00 P.M.
CLOSED SAT. & SUN.

SPECIAL SERVICES

- * JOB REFERRAL
- * LOW-KEY LEAGUES
- * INDIVIDUAL SERVICES
- * LAPIDARY ARTS
- * DROP-IN PROGRAMS
- * HELP WITH HOME WORK
- * SOCIAL DEVELOPMENT
- * INFORMAL EDUCATION
- * SELF - IMPROVEMENT
- * SELF ENRICHMENT
- * FINGER PRINTING

FUNDING

- * 36% FROM SAN JOAQUIN UNITED WAY
- * 64% IS MADE THROUGH BINGO, CONCERTS, BACK-A-YOUTH, CONTRIBUTIONS, GIVEAWAYS, AND CARNIVALS.

BUDGET

\$110,000.00 ANNUALLY

OUR CLUB IS UNIQUE

- * IT IS A CLUB OF THEIR OWN
- * NO PROOF OF GOOD CHARACTER OR PLEDGE IS REQUIRED.
- * ANY YOUNG PERSON CAN BELONG
- * IT IS FOR ALL YOUTH
- * IT IS BUILDING CENTERED
- * IT IS NON-SECTARIAN
- * IT PROVIDES EVERY DAY SERVICES
- * IT HAS A DIVERSIFIED PROGRAM
- * IT IS GUIDANCE ORIENTED

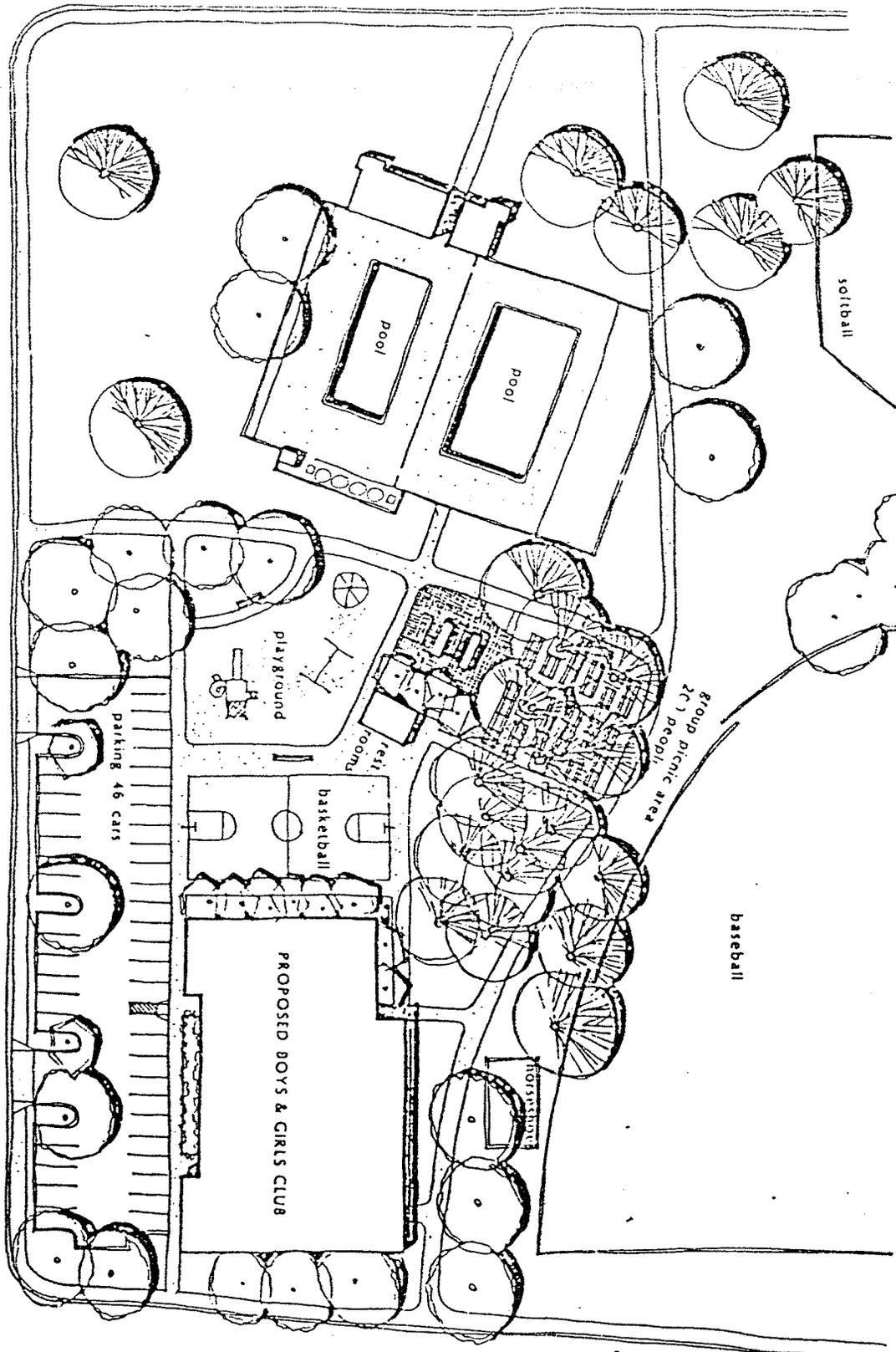
WHAT DO WE OFFER?

- IT HELPS YOUNGSTERS TO:
- * DISCOVER THEIR NEEDS
 - * ENJOY THEIR INTEREST
 - * NURTURE THEIR TALENTS
 - * BROADEN THEIR VIEWPOINTS
 - * DISSOLVES THEIR PREJUDICE
 - * RESOLVES THEIR CONFLICTS
 - * SET THEIR GOALS
 - * UNDERSTAND THEMSELVES

WE DO SUCCEED

- * DAN RATHER
- * TIP O'NEAL
- * DANNY THOMAS
- * BILL COSBY
- * JOHN DENVER
- * SYLVESTER STALLONE
- * GENE UPSHAW
- * SUGAR RAY LEONARD
- * NEIL DIAMOND
- * JOHNNY MATHIS

**THE CLUB THAT BEATS
THE STREETS !!**




 LODI BOYS & GIRLS CLUB
 BLAKELY PARK
 scale 1" = 20' - 0"



CITY COUNCIL

EVELYN M. LYNN, Mayor
JOHN R. TRAVIS, SNIDER
Mayor Pro Tempore
DAVID M. BENCHEMAN
JAMES W. PINKERTON, II
FRED M. REILLY

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

August 11, 1987

Mr. Clarence Turner
President
Lodi Boys' & Girls' Club, Inc.
601 Eureka Avenue
Lodi, CA 95240

Dear Mr. Turner:

This letter will confirm action taken by the Lodi City Council at its regular meeting of August 5, 1987 whereby, following a public hearing regarding the matter, Council approved the City conceptually pursuing the grating of a ground lease with the Boys' and Girls' Club to conduct a club facility at the southeast corner of Blakely Park.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj

cc: David M. Orozco
Executive Director

NOTICE OF PUBLIC HEARING
BY THE LODI CITY COUNCIL
FOR CONSIDERATION OF THE
BOYS' AND GIRLS' CLUB REQUEST
FOR SITE FOR NEW FACILITY

The Lodi City Council, at its Regular Meeting of Wednesday, August 5, 1987, will conduct a public hearing to receive public input regarding the request of the Lodi Boys' and Girls' Club for a ground lease in Blakley Park (southeast corner of the park which is bounded by Mission Street on the north, Poplar Street on the south, Washington Street on the east and Stockton Street on the west) for the purpose of constructing a Boys' and Girls' Club facility.

The meeting will commence at 7:30 p.m., and will be held in the Council Chambers located at 221 West Pine Street, Lodi.

INFORMATION REGARDING THIS MATTER MAY BE OBTAINED IN THE OFFICE OF THE CITY CLERK AT 221 WEST PINE STREET, LODI, CALIFORNIA, OR BY TELEPHONING (209) 333-6702.

DECLARATION OF CIRCULATION

On July 23, 1987 in the City of Lodi, San Joaquin County, California, I deposited at residences in an area adjacent to Blakely Park which is bounded by Mission Street on the north, Poplar Street on the south, Washington Street on the east and Stockton Street on the west a copy of the notice attached hereto, marked Exhibit "A".

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 7/23/87 at Lodi, California.



EXHIBIT A

**NOTICE OF PUBLIC HEARING BY
THE LODI CITY COUNCIL FOR
CONSIDERATION OF THE BOYS'
AND GIRLS' CLUB REQUEST FOR
SITE FOR NEW FACILITY**

The Lodi City Council, at its Regular Meeting of Wednesday, August 5, 1987, will conduct a public hearing to receive public input regarding the request of the Lodi Boys' and Girls' Club for a ground lease in Blakely Park (southeast corner of the park which is bounded by Mission Street on the north, Poplar Street on the south, Washington Street on the east and Stockton Street on the west) for the purpose of constructing a Boys' and Girls' Club facility.

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THE CITY COUNCIL OF THE CITY OF LODI
WILL BE CONDUCTING A PUBLIC HEARING
FOR CONSIDERATION OF THE BOYS' AND GIRLS' CLUB
REQUEST FOR SITE FOR NEW FACILITY

NOTICE IS HEREBY GIVEN that on Wednesday, August 5, 1987 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the Council Chambers, City Hall, 221 West Pine Street, Lodi, California, to receive public input regarding the request of the Lodi Boys' and Girls' Club for a ground lease in Blakely Park (southeast corner of the park which is bounded by Mission Street on the north, Poplar Street on the south, Washington Street on the east and Stockton Street on the west) for the purpose of constructing a Boys' and Girls' Club facility.

All interested persons are invited to present their views on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the Public Hearing.

By Order of the Lodi City Council.

Alice M. Reimche
Alice M. Reimche
City Clerk

Dated: July 1, 1987

Pastor

Melvin Reuscher
Res: 224 Poplar Street
Lodi, California 95240
(209) 368-9564



Seventh Day
Church of God

226 Poplar Street
Lodi, California 95240
(209) 368-9701

November 9, 1987

Lodi Boys' and Girls' Club
Attention : Mr. David Orozco
P. O. Box 244
Lodi, CA 94241

Dear Sirs,

This letter is in response to the Lodi City Councils' approval of the concept to locate your club facilities on the Northwest corner of Poplar and Washington Streets.

You must be aware we are directly South of your proposed future site and that we stood in opposition before the City Council on this issue. We were opposed primarily because of the impact we feel it will have on the neighborhood, park, and our own environment. There was little said at the Council meeting to relieve us of these concerns. However, we are and will continue to be good neighbors to all around us. It is with this intent that we ask for a more open line of communication between us than a public meeting addressing a third party. Perhaps if we shared our needs and concerns with each other we will both be better understood, solutions accomplished, and concerns alleviated.

We are looking forward to your reply.

Sincerely,

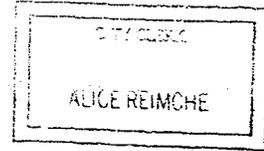
Pastor Melvin Reuscher

cc: Lodi City Council
Lodi Parks and Recreation

Copy of this document forwarded

11-10-87 to:
Date

- Council Member Hinchman
- Council Member Olson
- Council Member Pinkerton
- Council Member Reid
- Council Member Snider
- City Manager Peterson
- Other _____



RECEIVED

1988 AUG 31 PM 3:00

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

M E M O R A N D U M

TO: Honorable Mayor and
Members of the City Council

FROM: City Manager

DATE: August 30, 1988

SUBJ: Parks and Recreation Department Community Survey

At a "Shirtsleeve" session a few months ago, Parks and Recreation Director Ron Williamson informed the City Council that his department was in the process of conducting a community-wide survey to determine the public's perception of programs, facilities and needs. Attached for your information and review is a copy of the results of that survey. I am advised that we should not pay particular attention to the various "confidence level" notations. They relate to the number of returned questionnaires and responses to the questions therein. It apparently is a term for statisticians.

The various supporting appendices are voluminous and as such are not attached. They are available for your review in the Parks and Recreation Department office.

TAP:br

Attachment

Lodi Recreation & Parks Department

Results of the Survey

The Lodi Recreation & Parks Department needs assessment went out to a random sample of 6397 students in the Lodi Unified School District (city limits of Lodi). 702 questionnaires were returned and processed for an overall 12% response rate and analyzed at California State University, Stanislaus using SPSS (Statistical Package for the Social Sciences)

Not all of the 702 respondents answered every question. For this reason, raw totals and percentages are not necessarily cumulative and crosstabulations generally show a lower response. Due to the large volume of information, some of the questions were done by hand tabulation. Some crosstabs were not included in this report, these crosstabs will be utilized at another time for the Lodi Recreation & Parks Department only.

General Characteristics of Respondents

(Survey objective 6, Questions 29, 30, 31, 32, 33, 34, 35, 36 and 37) on number of children, age of children, age of respondent, income, level of education, closest park facility, marital status, sex and length of residency in Lodi.

Seventy percent of respondents are married, while more women than men completed the survey. The majority of the respondents had 1 - 2 children in their household, over half of these children are under the age of 8.

The largest group of respondents (almost half) were between the ages of 30 - 44 years old.

The largest "income bracket" group was \$20,000 - \$29,999. The next largest annual income bracket of respondents was \$40,000 - \$49,999. A very high number of respondents had a high school education and some college education.

One third of respondents have lived in Lodi over 20 years. Two thirds know what park facility they live by while one third does not know which facility is close to their home.

Significant Respondent Information

Respondents' demographics	No. Respondents	Percentage
Children in household: 1 - 2	422	65.1
Age of Child (1): 4 - 6	174	27.7
— Child (2): 7 - 8	115	26.5
Age of respondent: 30 - 44	300	47.3
Income: \$20,000 - 29,999	125	20.5
\$40,000 - 49,999	122	20.0
Education: High school & some college	350	78.3
Park facility live by: Lodi Lake	101	16.2
Kofu	77	12.4
Blakey	64	10.3
Don't know	195	28.2
Sex: Female	449	69.7
Length of residency: over 20 years	183	34.0
Major transportation to recreation activities & programs: auto	360	58.0
walk	151	24.3

For more specific demographic information, please look at the Appenidices

Crosstabulations

In the crosstabulations, one's level of education was not significant in relationship to a variety of questions. However, there were some significant confidence level findings in the age and income crosstabulations. Listed below first will be the significant findings according to age, then the significant findings according to income distribution.

Significant confidence level findings according to AGE

1. 100 percent confidence level - respondents ages 30 - 44 would prefer recreation programs offered on:

58.9 percent	Monday
58.1 percent	Wednesday
47.6 percent	Friday
54.3 percent	Saturday

2. 100 percent confidence level - respondents ages 30 - 44 agree 100 percent that family recreation is important to their family.

3. 100 percent confidence level - respondents ages 30 - 44, 98.7 percent agree that there should be more sports and activity programs for youth.

4. 99.99 percent confidence level - 57.7 percent of respondents less than 20 years of age agreed that more recreational space is needed in their areas.

5. 99.98 percent confidence level - 94.0 percent of respondents ages 30 - 44 agree more sports fields are needed in their areas.

6. 99.91 percent confidence level - 96.6 percent of respondents age 30 - 44 agreed that the quality of maintenance of parks is good.

7. 99.55 percent confidence level - 80.0 percent of respondents age 30 - 44 agreed that the opportunities for Sr. Citizens is good. It is interesting to note that there was no significant findings from the Sr. Citizens disagreeing with this statement. However, there were some written comments worth taking into consideration from the Seniors.

8. 98.70 percent confidence level - 81.2 percent of respondents age 30 - 44 need more information on the activities offered by the Lodi Recreation & Parks Department.

9. 91.54 percent confidence level - 98.0 percent of respondents age 30 - 44 agree year-round playground programs should be offered.

Significant confidence level findings according to INCOME

1. 99.99 percent confidence level -
40.0 percent of \$20,000 - 29,999 annual income
39.9 percent of \$30,000 - 39,999 annual income
40.0 percent of \$40,000 - 49,999 annual income agreed that more recreation space is needed in their areas.
2. 99.96 percent confidence level -
43.8 percent of \$20,000 - 29,999 annual income
41.6 percent of \$30,000 - 39,999 annual income
44.5 percent of \$40,000 - 49,999 annual income agreed that the maintenance of parks is good.
3. 99.91 percent confidence level -
39.5 percent of \$20,000 - 29,999 annual income
38.4 percent of \$30,000 - 39,999 annual income
47.9 percent of \$40,000 - 49,999 annual income agreed that there should be more information about the activities offered by the Recreation Department.
4. 99.83 percent confidence level -
43.1 percent of \$20,000 - 29,999 annual income
37.2 percent of \$30,000 - 39,999 annual income
41.1 percent of \$40,000 - 49,999 annual income agreed that family recreation is important to their families.
5. 99.56 percent confidence level -
43.8 percent of \$20,000 - 29,999 annual income
41.9 percent of \$30,000 - 39,999 annual income
42.1 percent of \$40,000 - 49,999 annual income agreed that the fees charged for Recreation programs should be higher for non-residents.
6. 99.41 percent confidence level -
31.1 percent of \$20,000 - 29,999 annual income
43.2 percent of \$30,000 - 39,999 annual income
45.0 percent of \$40,000 - 49,999 annual income agreed that they would use a public golf course, should the city build one.
7. 99.30 percent confidence level -
40.0 percent of \$20,000 - 29,999 annual income
45.0 percent of \$30,000 - 39,999 annual income
40.0 percent of \$40,000 - 49,999 annual income agreed that there are sufficient opportunities for children to use their free time constructively.
8. 99.14 percent confidence level -
48.9 percent of \$20,000 - 29,999 annual income
39.0 percent of \$30,000 - 39,999 annual income
45.0 percent of \$40,000 - 49,999 annual income agreed that they would be willing to volunteer their time to help supervise Recreation Department programs.

Significant confidence level findings according to INCOME

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they would be willing to volunteer their time to help supervise
Recreation Department programs.

- More Recreation Buildings
- Golf Course
- Family Recreation Facilities

Recreation Programs/Activities:

- Year Round Playground Program
- Year Round Activities
 - *Swim Lessons
 - *Gymnasitics
 - *Art Classes
 - *Physical Fitness
 - *Craft Classes
- Year Round Camps
 - *Sports
 - *General
 - *Camping/Backpacking
 - *Nature
 - *Arts

The times and days that activities and programs are being offered should be evaluated with the thought of youth and adults' schedules in mind.

Both adults and youth would like activities and programs to be offered by Lodi Recreation & Parks Department on Saturdays and Mondays. Time preferences for adults is 3-6/7-8 p.m. The time preference for children is 3-6 p.m. However, caution needs to be taken when scheduling activities and programs for children: the location must be near where the youth are, as many families have both parents working and adequate transportation is not available. In addition, these programs must be affordable to all. If scholarships are available, they must be made more aware to the general public.

In conclusion, this extensive survey has highlighted some very real needs of the Lodi community. Hopefully from reading this Assessment, one has gained insight into Lodi Recreation and Park Department's strengths and areas that need improvement. It is my firm belief that if well planned action is taken on our citizens' expressed needs, the Lodi Recreation and Parks Department will continue to improve and uphold the high standards and qualities it has demonstrated in the past.

Conclusions and Recommendations

Since recommendations and findings are discussed throughout the various sections of this report, the following will focus on a few important general points and then itemize the recommendations.

It is evident from this analysis of the Lodi Recreation and Park Department's Needs Assessment that the Lodi community is truly concerned and interested in contributing their ideas to the ongoing development process. Their thoughtful responses present a clear picture of what they would like to have in way of activities, programs and facilities. Although the recommendations which follow reflect the choices of the local community, it must be pointed out that there were many good recommendations/suggestions/comments were made by individuals (and are located in the Appendicies) but which have not been singled out for recommendation.

These recommendations are based largely on the significant findings which would effect and benefit all variety of citizens (youth to senior citizens). The recommendations fall into three basic categories: 1.) awareness/education, 2.) facilities, and 3.) program.

Throughout the questionnaires the respondents expressed very clearly that there needs to be more information/education on the Lodi Recreation & Parks Department parks, facilities, activities and programs that it offers.

The overall awareness of parks, facilities, city sponsored events and opportunities for participation in Lodi indicates that Lodi Recreation & Parks Department might need to evaluate its marketing strategies in order to better inform residents of activities, facilities and programs. In addition to informing residents, the name identification and location of these activities, facilities and programs will make residents much more aware of the community in total. In addition, more public education needs to be implemented to inform residents how they could use their recreation time.

The following is a determination of current and future priorities of facilities and programs.

Recreation Facilities:

- More Swimming Pools

- More Picnic Facilities

- More Nature Paths

- More Playground Equipment

CITY COUNCIL

JAMES W. PINKERTON, Jr. Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
EVELYN M. OLSON
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
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THOMAS A. PETERSON
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BOB McNATT
City Attorney

File

May 23, 1988

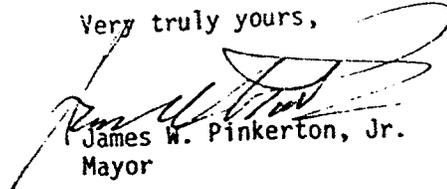
Mr. Tom Montgomery
Teacher
Lodi High School
3 South Pacific Avenue
Lodi, CA 95240

Dear Mr. Montgomery:

Please be advised that the Lodi Arts Commission has issued a check to the Lodi High School Competitive Speech Team on behalf of the City of Lodi in the amount of \$200.00 as a contribution to assist in covering expenses while the team participates in National Competition.

We wish to express our sincere congratulations to these outstanding young members of our community and extend this expression of our pride in their accomplishments.

Very truly yours,



James W. Pinkerton, Jr.
Mayor

JWP:amr:jj

COPY