

Community Facilities



INTRODUCTION

Community facilities include those lands, buildings, or services and systems which are provided on a public or semi-public basis in the interest and benefit to the residents of the community. Their importance cannot not be underestimated in that they are necessary in sustaining the quality of life within the urban environment and are therefore major contributors to the quality and safety of urban living.

To enhance the quality of life within Delano, it is fundamental that adequate community facilities are provided for its residents. Commonly provided facilities include parks, open space, public buildings, and public utilities.

Public utilities are an important factor in managing development within the City. Requiring that utilities are present prior to subdivision approval can prevent "leapfrog" or premature development.

Government buildings and facilities, such as parks, play a major role in providing necessary community amenities and in projecting a positive image for the City. These facilities reflect Delano's concern and dedication in providing its residents with a quality living environment that is distinctly Delano.





PARKS AND RECREATION

The comprehensive plan interviews revealed that the majority of the respondents agreed that parks and trails are essential for the community's quality of life within the community. This attitude is reflective of the active lifestyles of its residents.

The 2011 Delano Parks and Trails Plan was adopted to guide City park and trail planning efforts. This park plan included an inventory and assessment of each of the City's parks to establish a base for determining the capacity, need, and potential improvements within each existing park.

The 2011 Delano Parks and Trail Plan has assisted the City in preparation of capital improvement planning and guiding investments in the City's park system. The map on the following page illustrates the City's existing parks.

GUIDING PRINCIPLES

The following guiding principles provide the direction and foundation for Delano park and trail planning:

- **Promote the full utilization of the existing parks and trail system.** In consideration of public investment, the City will give priority to maintaining or expanding the range of uses in the existing park system prior to acquisition of new parks.
- **Investment strategies within the parks and trails system shall be evaluated annually to determine priorities for the parks and trails system.** Priorities shall be given to maintaining quality recreational facilities within the existing system. New facilities shall focus on addressing current and future recreational demands and providing relief for overburdened existing facilities.
- **Providing continuity and linkages between public parks, open spaces, residential neighborhoods, and businesses.** The City is expecting that the entirety of the community be interconnected through the park system and trail plan. Through trail connections, the service areas of parks can be expanded.





INSERT PARK AND TRAIL MAP

- **Provide facilities that will serve the community in both the short and long terms.** The City expects to prioritize recreational needs of the community in concert with all providers of recreation users, facilities, and programs.
- **Allowing reasonable flexibility on final trail routes, park locations, and plan implementation strategies.** Nothing in the plan is intended to be set in stone. If a better option to meet the same goal is available, the City will give it consideration.
- **Providing a range of choices for system users.** The Park, Open Space, and Trail Plan is not just for certain specific system users or interest groups. The City will strive to provide reasonable recreational opportunities for all residents.
- **Utilizing the system to assist in preserving the natural and historic nature of the community.** When creating the system, a priority will be placed on including areas that are found to be of significance to the community.

NEIGHBORHOOD PARKS

As the community continues to grow, new community parks / playfields, as well as neighborhood parks, will need to be established and constructed. The map on the following page illustrates park search areas and greenways. The park search area locations are general locations that are influenced by the City's extraterritorial land uses, physical barriers, and anticipated park service area distances. Specific sites will be identified by the City through the subdivision review process using the following criteria and park classification.

1. The City park land dedication shall accept only contiguous buildable land capable of supporting active recreation facilities except as follows:
 - a. The park land dedication may include a unique environmental feature limited to woodlands, steep slopes, or shoreland that is desirable with the Delano park system in an undisturbed site.
 - b. Wetlands, poor soil areas, drainageways, floodplains, and storm water ponds may be included in a park but will not be counted against the required park land dedication.
2. The City park search area emphasizes the need for more neighborhood parks based on the size, spacing and uses. Neighborhood parks shall be required to serve neighborhoods isolated by physical barriers or major collector streets.



3. The City will be looking to establish larger neighborhood parks capable of providing a variety of recreational opportunities within comfortable walking distances of area residents. This philosophy reflects the City's intention to achieve greater flexibility of uses and design within the park areas and reduce park maintenance costs.
4. New neighborhood parks will be required to have some frontage on a public street for ease of identification and access.
5. Neighborhood park designs may provide either on-street or off- street parking, depending on the range of park uses and anticipated service area size.
6. To expand the service area of new neighborhood parks, the City sidewalks, trails, safe street crossings, and greenway systems shall be integrated with park planning to provide safe bicycle and pedestrian access to City parks.

Within the City's existing neighborhood parks system, desired improvements will be annually evaluated, prioritized, and planned for within the City's capital improvement programming. The strategies for the existing park system include:

- 1 Continue Adopt the Park program to encourage public participation in park maintenance, supervision, and management.
2. Provide trail, sidewalk and pedestrian way connections that are comfortable and safe to expand the user service area to existing improved parks.
3. Where neighborhood parks are isolated and / or hidden from street view. The entrance and pathways to these parks will be defined with wayfinding signs to allow residents to more easily locate and access these public parks.
4. A number of parks have older play equipment, some of which is unsafe and /or outdated. Replacement of equipment within these parks must be included within the City's annual capital improvement plan.
5. A number of parks have underutilized land area that may be put to use in a more productive manner. These areas will be investigated for potential playfields or other activities that would promote greater use of the park.
6. The City trails and greenway systems shall be integrated with park planning to provide safe bicycle and pedestrian access to the City parks.



COMMUNITY PARK / PLAYFIELD

The City has two community parks – Central Park and Cramer Park. The community also utilizes the High School campus playfields extensively for organized sports. The local sports associations that run programs on these fields are generally very complimentary of both the City and school facilities. However, community growth, expanded program enrollments, expanded age groups, and a greater variety of organized sports has placed a greater user demand on a finite number of playfields. The greater user demand is being handled by innovative scheduling; however, this does not allow opportunities for field repair, improvements, or turf recovery.

The growing user demand has created a need for the acquisition of a new community park/playfield that meeting the following criteria in order to provide for additional fields, segregation of sports programs, tournament play, and to allow some relief of existing facilities.

Size: The community playfield must be sized for multiple fields for league play and tournaments. The size of the site must consider field size, setbacks, parking, and concession areas. In this respect, a 40+ acre size is desirable.

Access/Parking: Community playfields will attract uses from the entire community and beyond. Access to the facility should be from a collector or arterial street to avoid traffic from having to travel through neighborhood streets.

Utilities: The availability of utilities for restrooms, concession stands, and field irrigation is a necessity.

Lighting: Lighting of the community playfield is necessary to expand the field availability. The introduction of lighting presents concerns for light nuisance issues for adjoining neighborhoods. The site size and design must offer setbacks and field light orientation to mitigate this potential concern.

Compatibility: To avoid compatibility issues with adjoining neighborhoods, sites that offer some degree of isolation or are on the periphery of residential neighborhoods are preferred.

In addressing this growing need the City has acquired 80 acres at the northeast corner of the County Road 17 and 90th Street. The City has ambitions for the acquisition of additional land adjoining this property for the creation of a community park / playfield. This community park is intended to provide both active and passive recreational opportunities for community residents providing some user relief for Central Park. A master plan is being formulated for this community park to be completed by fall of 2023. The master



plan shall define the range of active and passive recreational uses and park design related to access, parking, park amenities, field layouts, trails and play areas offering recreational opportunities to all segments of Delano's residents.

Strategies for expanding use within the existing community playfields include:

Cramer Park. The City has reclaimed the old Granite Works storage yard to expand the flood storage capacity at this area of the river. This effort has added the open space to Cramer Park. Overland trails are planned for this area linking the Downtown, the Granite Works Apartments and nearby single-family neighborhoods to this open space, the river, and Central Park. Much of Cramer Park lies within the 100-year flood plain of the Crow River. The floodplain reduces the opportunity for site improvements that may be damaged by flooding, however the City will continue to investigate opportunities to use Cramer park for both passive and active recreation.

Central Park. In 2023, the City initiated an update of the Central Park Master Plan. Which will guide future park improvements to expand the variety of recreational facilities, uses and community events within Central Park. The City will continue to work cooperatively with local civic organizations and sports associations on improvements within Central Park to enhance the function and appearance of the park. Continue to promote the use of Central Park for community events such as dances, concerts, sports tournaments, and other activities that residents together at the park and attracts people from beyond the City limits to Delano.

High School Campus. Through joint City/School District cooperation, investigate the following improvements:

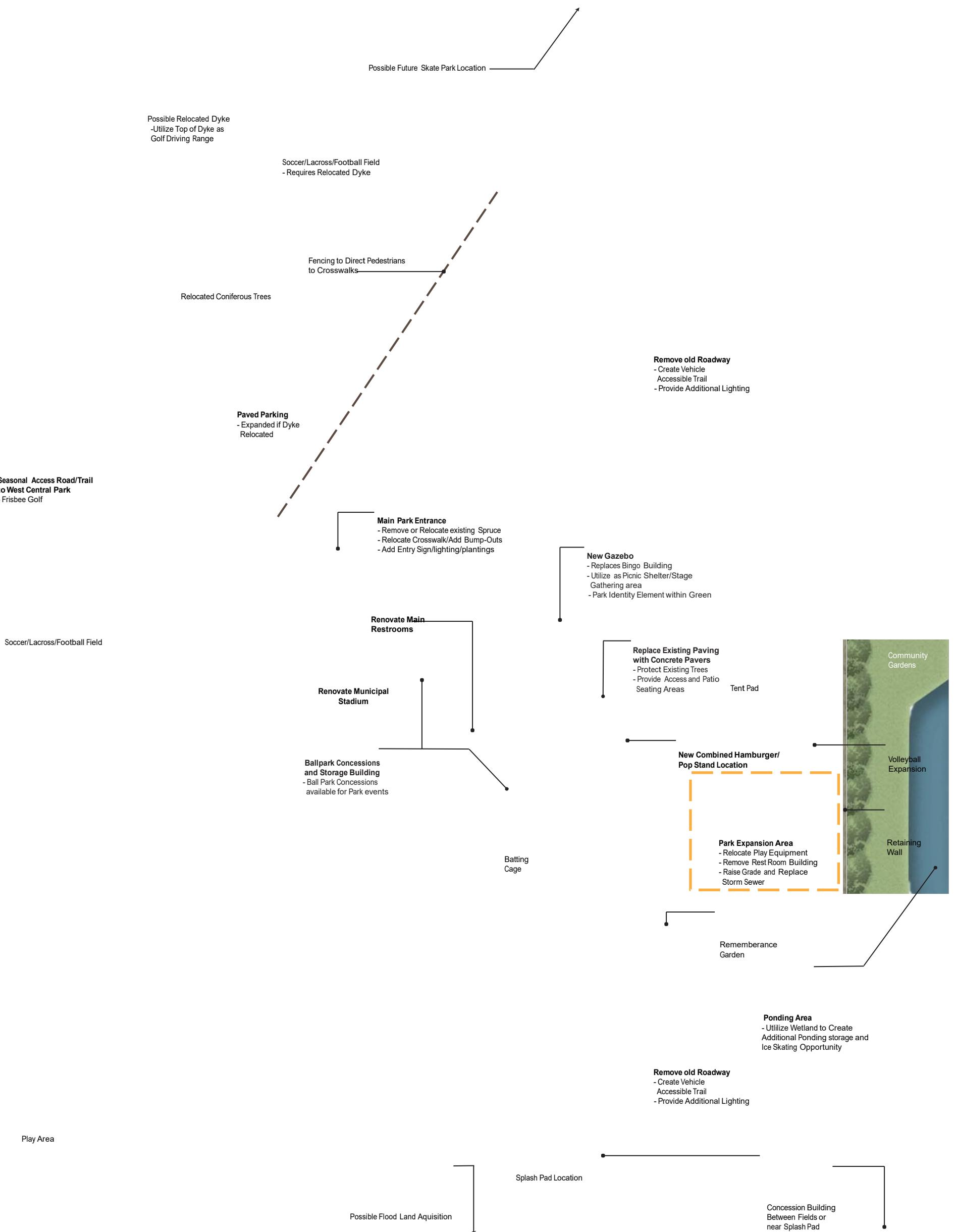
1. Investigate the feasibility of a private/public partnership allowing for the construction of a sports dome structure. This would provide another field and provide year-round sports opportunities.
2. The City will assist the School District in lighting the available tennis courts to expand their use availability to the public.
3. Storage buildings located closer to the individual fields or activity areas for the storage of equipment and program materials. This would aid in program setup and operation when equipment does not need to be hauled from the current buildings.
4. The City will cooperatively assist the School district in the creation of outdoor ice-skating facilities adjacent to the existing ice arena. This joint venture provides improved skating facilities, while capitalizing on in-place equipment, buildings, and maintenance available at the site.



City park improvements will be evaluated on an annual basis in conjunction with the City budget process and capital improvement planning. In consideration of larger projects, a long-range view must be taken to define costs and future financing.







Central Park
Delano, Minnesota



SANITARY SEWER

Delano is a freestanding community that owns and operates its own sanitary wastewater treatment plant. The City is currently in the process of updating its Wastewater Treatment Plant Facilities Plan and Comprehensive Sanitary Sewer plan in conjunction with this Comprehensive Land use plan to address community growth through 2040. The purpose of these utility plans is as follows:

1. Add capacity to extend the waste treatment plant life through 2040.
2. Bring the waste treatment plant into compliance with State regulations for bio solids handling and treatment.
3. Identify deficiencies with the waste treatment plant and the sewer collection system that require repair or replacement to ensure the efficient delivery of service to residents and businesses.
4. Identify future growth areas and land uses that can be effectively served through the extension of sanitary sewer utility. Plan for the location and size of the sewer extensions needed to serve the proposed land use and its anticipated population growth or commercial demands.

Based on current growth rates, Delano's 2040 population is estimated to exceed 13,000 people. This residential growth along with the City's aggressive promotion of commercial and industrial growth requires the City to plan for design alternatives for phased waste treatment plant expansion. The Wastewater Treatment Plant Facilities Plan is the foundation for City waste treatment plant construction drawings and sewer availability charges.

The Comprehensive Sanitary Sewer Plan identifies the trunk sanitary line locations, sizes and ancillary equipment necessary to serve Delano's current boundaries and its extraterritorial land use planning areas. The implementation of the long-range sanitary sewer system will serve to guide the location and pace of Delano's growth. Currently the City is reliant on the following sanitary sewer interceptor corridors.

River Street Corridor. This interceptor follows River Street from the wastewater treatment plant to a location that is approximately one-half mile south 7th Street South. This interceptor was installed to address capacity deficiencies in the older portion of the community and provide service to the southwest and southeast extraterritorial growth areas.



Southwest Corridor. The southwest utility corridor extends from River Street west across the river to provide utility service to the southwest extraterritorial growth area. Extending along County Road 16, this corridor currently provides utilities to the Parkview Hills, Fox Meadows, Liberty Landing and Prairie Ridge single family neighborhoods.

Northwest Corridor. This utility corridor brings utilities to industrial guided areas northwest of Delano as well as residentially guided areas west of the community.

Southeast Corridor. The southeast utility extends from River Street South to the extraterritorial growth area southeast of the current city boundaries. This utility corridor will provide municipal utilities to the south community park and Legacy Woods single family neighborhood.

These in-place corridors provide the framework for future growth. The City will manage growth in a manner that utilizes these in-place utilities. Infill development that allows for the logical extension of these utilities will be encouraged. The City's growth management criteria require each annexation and subdivision to be evaluated with consideration of the capacities within the sanitary sewer waste treatment plant and collection systems to determine that these utilities have adequate capacity to accommodate the proposed development without burdening the utility or requiring unplanned City utility improvements or expenditures.



INSERT UTILITY CORRIDORS MAP



WATER SYSTEM

The Delano Municipal Utility adopted its Master Water Study in 1999. The Delano Municipal Utility is in the process of updating the City Master Water plan providing water system recommendations to guide growth through 2040. The Master Water Plan shall address the following concerns:

1. Identification of needed water system improvements within the existing water system. These improvements will address:
 - a. The need for water system looping to improve water service.
 - b. Replacement of deteriorated water distribution systems
 - c. Improving water pressure in select areas of the City.
2. Identification of future water utility corridors to serve the City's extraterritorial areas.
3. Plan for a new water tower location within the Delano West Metro Business Park.
4. Establish a new water tower and well locations with adequate storage to address future demands.

The 2040 Master Water System Plan will identify needed water system facilities and improvements to keep pace with the City's growth and economic development ambitions. Through this plan the Utility will be able to anticipate the timing and costs of these future improvements allowing the Utility to assign costs to new developments and schedule larger improvements within its capital improvement programing. The capital improvement programing will establish timetables for improvements, allow the Utility to budget for the improvements and identify funding sources that may be used to cover the costs of need improvements.

POWER PLANT

Delano Municipal Utility operates the City's power plant. The Delano Municipal Utility is a member of the Central Minnesota Municipal Power Agency (CMMPA). The agency is comprised of 12 member municipalities located in the State of Minnesota, each owning and operating its own electric generating and distribution system.

The Delano Municipal Utility operates on a standby basis, generating electricity during emergencies and/or peak demand periods as requested by the CMMPA. Through



its association with the Central Minnesota Municipal Power Agency, it provides the opportunity for the City to provide local electrical services at a lower user rates than neighboring communities:

In addressing the future service needs of the Delano Municipal Utility will be undertaking the following efforts.

1. The Delano Municipal Utility has reinstated an electrical access charge for new developments within the City. This fee is to cover costs associated with providing services to the new development projects. The Impact of the fee has new growth paying for its utility, reducing the service costs for in-place residents and businesses.
2. The Utility has identified the need for a new electrical substation in proximity of the Delano West Metro Business Park, to improve and expand electrical service to the growing business park.
3. The Delano Municipal Utility needs additional building and yard space for its personnel and equipment associated with its growing service demands and service territory. In addressing the growing space needs of the Delano Municipal Utility shall be sharing a new building and site at 1054 McKinley Parkway with Public Works.
4. The Utility shall continue to seek cooperative opportunities with the City to promote economic development and expand the utility's commercial and industrial customer base.
5. Where practical, the Delano Municipal Utility will upgrade its distribution system from overhead lines to an underground system. Wherever possible, these lines are looped to provide more reliable service to Delano residents and businesses.
6. In addressing future growth, the Utility must continue to purchase the service area of other utilities with each annexation.

CITY HALL / SENIOR CENTER

Delano City Hall/senior center is located at 234 Second Street North in Delano's Downtown. The City Hall/senior center includes administrative offices, building inspection department, conference rooms, Council chambers, along with the senior center. The senior center offers a multiple purpose room, office space, a kitchen, and activity room. The building design emphasizes the sharing of space between the two uses to economize on building space and to avoid the duplication in building expenses.



City staff have grown along with the growth of the City creating the demand for additional building space. In 2021, the City relocated the Motor Vehicle Department to a new building at 221 2nd Street, to provide more office space for an expanded Building Inspection department. In 2023, the City purchased the building and site at 1054 McKinley which will provide building space for Public Works, Delano Municipal Utility and office space for some of the City's administrative staff. The City Hall building along with the new 1051 McKinley Parkway provides office space is adequate to meet the current needs of Delano seniors and City administration, as well as future space needs as the City Staff continues to grow.

The City Hall/senior center contributes to the Delano Downtown, introducing daily traffic to this area. The site and building design complement the historical architecture and streetscape of the Delano Downtown. Maintaining the City Hall as an active focal point in the downtown area is a priority of the City.

As part of the 2022 Downtown plan the following recommendations for City Hall improvements were offered.

1. Provide wayfinding signs within the Downtown to direct motorists to the City Hall, License Bureau, Senior Center, Heritage Center.
2. Redesign the City Hall entrance at the corner of Bridge Avenue and 2nd Street to improve its appearance and function related to community events.
3. Provide wayfinding signs to direct motorists to the public parking lot north of City Hall.

Heritage Center

Delano's Heritage Center was the original City Hall. The Heritage Center is located at the northwest corner of Bridge Avenue and Second Street. Built in 1887, this building became the center for community activities. The first floor included the Fire Station and City offices, while the second floor was a place for meetings, dances, entertainment, and community events.

Delano's Heritage Center remains in public ownership. The City has recognized the historical significance of this building and has invested in its renovation and restoration to keep it as a positive image of Delano's past and to keep it as a functioning community building. The first floor of the building is intended to be the Delano Visitor

Center, providing historical information on the community, information of community destinations and businesses, and available public restrooms. With the installation



of an elevator, the second floor is being renovated to be an active community and private event facility. Which provides a large building space for the community's civic organizations, volunteer groups, community programs, and private special events.

As part of the 2022 Delano Downtown Plan the following recommendations for improvements to the Heritage Center were offered.

1. Renovate the Delano Heritage Center by restoring its historic exterior architecture.
2. Install interior improvements to make the entire building accessible and available for a variety of community events and functions.
3. Provide public restrooms that are available during the evening and weekend store hours of the downtown businesses.
4. Improve the vacant lot between the Heritage Center and the Delano License Bureau building as a public open space that is aesthetically attractive, offering outdoor seating and designed to complement the events and functions of the Heritage Center.

FIRE STATION

In 2002, the Fire Station was expanded to address the Fire Department's changing equipment, expanded personnel, and personnel training. The current building has

15,800 square feet of floor space and includes offices, training areas, four drive-through garage bays for fire and rescue vehicles, and a vehicle service bay.

The Fire Station's location is consistent with the City's goals to maintain the Downtown as the focal point of municipal services. Through its investment and building design guidelines, the City has used this building to maintain the historic character of Delano's Downtown.

The Fire Station size and design meets the current needs of the community, so no expansion is necessary at this time. Looking to the future, the following issues will require attention:

1. Identify alternative emergency access routes for the Fire Department's use to leave the downtown area. The growing popularity of the downtown has increased traffic congestion, and on-street parking which complicates the access



and egress of the Fire Department. Additionally, fire department travels to neighborhoods to the west and southwest of the City requires it to use Bridge Avenue. If this route is obstructed for repair, traffic congestion or flooding, the Fire Department must travel alternative routes that may slow emergency response times. Fire and rescue emergency routes must be a consideration in Delano's future land use and transportation planning.

2. As the City continues to grow within the extraterritorial growth area, it will be necessary to identify a location for a satellite Fire Station west of the Crow River and Highway 12.
3. The City future land use and transportation planning must include consideration of response times for emergency vehicles to the different portions of the City.

LIBRARY

The Delano Public Library is another public attraction within the Delano Downtown. Located at the corner of Railroad Avenue and 2nd Street, the library offers a variety of books, periodicals, media access, and education programs to residents of Delano and surrounding areas. The 2022 Delano Downtown plan offers the following recommendations for the Delano Public Library.

1. Monitor and plan for the space needs of Library.
2. Relocate the parking stalls on the west side of the library to the parcel west of the alley and create an attractive entrance to the library featuring a decorative plaza.
3. The relocated parking stalls shall meet City parking design standards including paving, continuous concrete curbing, striping, lighting and landscaping to enhance the site and screen the outdoor activities at the rear of the post office.
4. The plaza will include seating and outdoor activity areas for the library programs and users.
5. The plaza will include landscaping to enhance the hardscape elements, provide shade, and provide vertical design elements.
6. The plaza will serve to separate pedestrian and vehicle traffic at the library entrance.
7. The plaza will provide bike racks.



PUBLIC WORKS BUILDINGS

In 2000, the City constructed a 12,500 square foot Public Works building next to the City waste treatment plant along County Road 30. This building is designed to allow for the storage and maintenance of City streets and utility maintenance vehicles and equipment.

The current Public Works building, and site is no longer large enough to meet the space needs of the Public Works department. The City has acquired a new Public Works building and site at 1051 McKinley Parkway. The McKinley Parkway location is favorable for a new Public Works facility in that it is west of the Crow River and Highway 12, to providing more convenient access to all areas of the city.

The new building will include office space, conference / training space, Locker rooms and showers, interior equipment / vehicle storage space, vehicle maintenance bays, vehicle wash bays.

In addition to the building space, the site offers space to accommodate outdoor storage of materials. Vehicle and equipment staging, fuel supply, salt storage, and vehicle circulation within the site. The McKinley Parkway site and its existing buildings provide the land area and site amenities to address the City's Public Works and other department's needs well into the future.

SCHOOLS

Delano is served by Independent School District 879. The educational program and facilities are a point of pride for the community that contributes to the attractiveness of the City for new residents.

The School Campus arrangement offers benefits for shared facilities, efficient site maintenance, and busing. However, the concentration of school facilities at one site has presented traffic congestion issues for students, families, faculty and buses accessing and egressing the campus in the mornings and afternoons. The traffic congestion does not exclusively impact the school campus, but also impacts local motorists travelling on Elm Avenue, Tiger Drive and County Road 30 attempting to travel to other destinations during these times.

Recognizing the traffic conditions around the school campus, the City and County have undertaken the following transportation planning improvements in an effort to improve traffic circulation, provide alternative travel routes and reduce interruption of traffic flow. The City will continue to examine future options to improve traffic flow to and from the School Campus.



1. Construction of a traffic roundabout at the intersection of County Road 30 and Tiger Drive.
2. Construction of Railroad Avenue from 5th Street to Tiger Drive.

The City of Delano recognizes that the existing local schools greatly contribute to the City's image and appeal. The quality of Delano schools is frequently cited as the reason families locate in Delano. Additionally, the School District campus significantly contributes to Delano's community playfields. The City will continue to work cooperatively with the School District in the planning and maintenance of the High School campus. The following recommendations are offered:

1. Safe routes to school. The Delano Parks and Trails Plan identifies the school campus as a major community destination. Trails and sidewalks exist along the major streets leading to the schools.
2. The City will continue to work cooperatively to provide and improve shared recreational facilities as a means of avoiding duplication of facilities and reducing costs. The City will participate in the development of outdoor ice-skating facilities adjoining the current ice arena. This will expand opportunities for hockey, figure skating and free recreational skating.
3. The School District anticipates a long-range future need for a second elementary school with continued growth within Delano and its surrounding areas. This second elementary school would be on a freestanding site located south or west of the community, within the neighborhoods being served.

COMMUNITY EDUCATION CENTER

The Delano Community Education Center is located at 140 Elm Street and is owned by the Delano School District. This facility provides a broad range of educational and recreational programs to residents within the Delano School District.

The Community Education Center's programs greatly contribute to the City's quality of life through the provision of a program, activities, and events for residents of all ages. From pre-school to senior citizens, the Community Education Center's programs provide opportunities for active citizens to stay educated, healthy, and informed.

The Community Education Center's location in the Delano Downtown area contributes to the vitality and attraction of the Downtown bring people to the area on a daily basis.



POST OFFICE

The post office is currently located at the corner of River Street and Railroad Avenue. The present building and site capacity is not sufficient to accommodate interior service operations or exterior site loading and parking needs. Expansion or relocation of the post office may be anticipated in future years. Efforts should be made to maintain the facility at its present location (in association with site and building expansion improvements) or elsewhere within the Delano Downtown. The post office serves as an important attraction which draws patrons to the downtown commercial core.

CAPITAL IMPROVEMENT PLANNING

The City has a five-year capital improvement plan for each department of the City. In this planning effort, each department is required to examine its future facility, vehicle and equipment needs and identify a schedule for acquisition or replacement. Through this procedure, the City plans and budgets for future expenditures.

Through the comprehensive planning process the following community facility projects have been identified to address future community needs. The timetable for undertaking these projects will be determined based on need, cost and available financing.

Public Buildings / Structures:

- Future new fire station west of the river.
- Second water tower/wells
- Electric Distribution substation
- Improvements to Heritage Center and site
- Improvements to the Delano Library building and site.
- Improvements to Riverside Commons Building and site.
- Improvements to the Waste Treatment plant.
- School District facility needs.

Parks and Trails:

- Acquisition and development of a community park / playfield.
- Pedestrian Bridge over Highway 12 and the River.
- Infill trail connections



- Wayfinding sign plans
- Ice Arena / Outdoor Ice park improvements

IMPROVEMENT FINANCING

The preceding paragraphs outlining the City's investments in community facilities illustrate the City's commitment to responsible planning, growth management, and fiscally prudent investments. Building on these efforts, the City has undertaken the following actions to help finance future improvements:

- The City has established park dedication fees reflecting the cost of new park land.
- The City has established both sewer availability charges and trunk sewer fees that are reflective of costs associated with improvements to the waste treatment plant and sanitary sewer trunk system.
- The Delano Utility has established water availability charges reflective of the costs associated with water system trunks, wells, and storage facilities.
- The Delano Municipal Utility has reinstated an electrical access charge for new developments within the City.
- Individual projects are evaluated and prioritized through the City's capital improvement program. Capital improvements are worked into the City's overall budget and debt service to ensure that the cost and timing of a project can be financed without significant impact on local taxes.

The aforementioned development fees are periodically evaluated to ensure that they accurately reflect the development costs and are equitably applied to new development. These development fees ensure that new development pays its own way in the provision of utilities and infrastructure.



