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# **A G E N D A**

## **KEIZER CITY COUNCIL WORK SESSION**

Monday, April 11, 2022

Robert L. Simon Council Chambers

930 Chemawa Road NE

Keizer, Oregon 97303

1. **CALL TO ORDER**
  
2. **ROLL CALL**
  
3. **DISCUSSION**
  - a. American Rescue Plan (ARPA) Grant Request for Turf Sports Fields
  
4. **ADJOURN**

*[City of Keizer Mission Statement](#)*

*Keep City Government Costs And Services To A Minimum By Providing City Services To The Community In A Coordinated, Efficient, And Least Cost Fashion*

**COUNCIL WORK SESSION: April 11, 2022**

**TO: MADAM MAYOR AND CITY COUNCILORS**

**THROUGH: WES HARE, INTERIM CITY MANAGER**

**FROM: BILL LAWYER, PUBLIC WORKS DIRECTOR**

**SUBJECT: AMERICAN RESCUE PLAN (ARPA) GRANT REQUEST FOR TURF SPORTS FIELDS**

**ISSUE:** The City of Keizer submitted a grant application to Marion County to construct up to two all-weather turf soccer/football fields at Keizer Rapids Park with a total estimated cost of \$4,200,000 for both fields which included project engineering, site preparation, turf, installation costs, fencing, parking lot improvements and contingency.

Sport fields at Keizer Rapids Park are included in the Parks and Recreation Master Plan, however a facility of this type was not envisioned through the Master Plan process.

Marion County provided the City a Notice of Funding Award on January 28, 2022 that it would contribute \$2,000,000 towards the project. In addition, the County has requested that the City provide \$2,000,000 match to the project. The City must confirm to the County soon if it is willing to provide the requested match.

If the City decides to move forward with providing the match several funding options are available.

**Park System Development Charges**

Under the current park system development charges methodology adopted in 2010 the turf field project would be eligible to utilize park system development charges for 13.6% or approximately \$544,000 of the project cost.

**Oregon State Parks Local Government Grant Program**

The City can apply for an Oregon State Parks Local Government Grant of up to a maximum of \$750,000. The Local Government Grant Program requires applicants to provide a match of at least 50% and may include local funds, local agency labor or equipment, federal revenue sharing, other eligible grants, donated funds, the value of private donated property, equipment, materials, and labor.

There is no guarantee that if the City applied for grants funds that it would ultimately be successful in receiving an award.

**ARPA Funds**

The City has \$7.4 million in unallocated ARPA funds that could be utilized to meet the match requirement.

**Private Donations/Sponsorships**

The City could solicit for private donations or sponsorships that could be in the form of time, services, materials and cash contributions.

## **Additional Considerations**

### **Location**

Is Keizer Rapids Park the best location? Other possible sites could include city property by Volcanoes stadium, Whiteaker Middle School where MVSC currently hold games and practices or County owned property.

### **Management of Facility**

Will the facility be managed by city staff, an outside organization, in partnership with another agency or???

### **Hours of Use**

Under the current park regulations city parks are closed at dusk. Closing at dusk will significantly reduce the availability of the fields during the winter months.

### **Field Lighting**

Does the City want to expand the hours of operation by adding lights to the field?

With the exception of the restroom facility this would be the only lights in Keizer Rapid Park. Lights would add to the ongoing operational costs of the field and may result in complaints from the residents in the immediate area of the park. What impacts will there be on the surrounding neighborhood and how can they be mitigated?

### **Reservation Policy**

Is the field going to be open to the public at large on a first come basis or by reservation only? In general, the majority of turf fields are reservation only in order to limit the potential for field damage.

### **Parking Needs**

How many games could be played at one time, 4 games, 8 games etc. This will have a direct correlation to the number of parking spaces needed and will affect project costs.

### **Use Fees**

Will the reservation fees be sufficient to cover the costs of maintaining the facility in addition to providing funds to replace the fields in the future? If not, will there be sufficient sponsorship, concessions or other non-city funds to make up the difference?

### **Maintenance/Repairs**

It is estimated that regular maintenance will cost the City between \$10,000 and \$30,000 per year. Typically turf fields come with an 8-year warranty but have an estimated useful life of 10 – 15 years depending on the use. This would require the City to add \$70,000 - \$100,000 annually to a reserve to ensure adequate funds are available for field replacement.

### **Additional Amenities to Support the Facility**

Will there be a need for restroom facilities, water fountains, auxiliary storage buildings, bleachers, pedestrian connections to the pathways in the park etc.? If so, additional funds would need to be identified.

**Conflicting Uses**

A city sponsored concert at the same time as activities on the turf fields could be a conflict.

**RECOMMENDATION:** Staff is recommending these topics be discussed as part of the Work Session.