

AGENDA
Council of the City of Lacombe
Monday, February 4, 2019 at 5 PM
in Council Chambers

	Committee Meeting of Council February 4, 2019	Presenter
	1. CALL TO ORDER	
	2. AGENDA	
	3. INFORMATION	
	4. PRESENTATIONS	
	5. UNFINISHED BUSINESS	
	<u>Community Services</u> Lacombe Athletic Park Expansion	<i>Dir Juch</i>
	6. NEW BUSINESS	
	7. IN CAMERA	
	8. ADJOURNMENT	
	<u>Next Meetings:</u> Monday, February 11, 2019 – Regular Council Meeting Monday, February 25, 2019 – Regular Council Meeting Monday, March 4, 2019 – Council Committee Meeting	



CITY COUNCIL COMMITTEE AGENDA REPORT

SUBJECT:	MEGlobal Athletic Park Expansion Project 2019-2020
PREPARED BY:	Deborah Juch, Director of Community Services
PRESENTED BY:	Deborah Juch, Director of Community Services
DATE:	February 4, 2019

PURPOSE:

To present to the Committee an outline of the financial supports that may be requested from the City by the Lacombe Athletic Park Association for their planned 2019-2020 expansion of the MEGlobal Athletic Park. This information is presented for discussion only.

RECOMMENDATION:

Presented for information only.

BACKGROUND:

- The Lacombe Athletic Park Association previously completed the development of the current amenities at MEGlobal Athletic Park
- At their October 22, 2018 meeting, Council resolved to support in principle the Lacombe Athletic Park Association's Expansion Project and directed Administration to work with the Association to development a business plan.
- On November 28, 2018, the Association announced a major donation of 50% of the project costs (\$2M) from MEGlobal, part of which has already been received.
- Lacombe County Council passed two motions similar to the City's at their October 25 and November 8, 2018 meetings (see Note 1).
- The Lacombe & District Recreation, Parks & Culture Board on January 29, 2019 recommended Council support the expansion project (Note 2).

ISSUE ANALYSIS:

Goal Alignment

- The City's Recreation & Culture Master Plan identifies a running track as a high priority infrastructure item for the community.
- Additionally, the Plan recommends promoting partnerships with community groups to optimize use of public funding for recreation and culture services and facilities.

- A list of the City’s current Strategic Plan goals supported by this project are included in “STRATEGIC/BUSINESS PLAN REFERENCES,” below.

Lacombe Athletic Park is well used by local groups as well as a number of groups out of Edmonton, Calgary and points in between. It is a midpoint for the Sport Associations to meet.

In addition to local use, the facility is host to the following regular visitors from out of town:

- Prairie Fire Midget Football Club
- Battle River Midget Football Club
- Alberta Lacrosse Association
- Alberta Soccer Association
- Alberta/British Columbia Football Bowl
- Alberta Rugby
- Football Alberta
- ELCHS Sports and Physical Education Classes
- Central Alberta Football Referees Association
- Alberta High School 6 Man Football

FINANCIAL IMPLICATIONS:

Capital Financing Sources

As with previous Association projects, four capital funding sources will be called upon to compile the \$4,000,000 needed for the expansion:

- cash donations from fundraising;
- in-kind donations from contractors associated with the project;
- federal and provincial grant programs;
- Municipal support through City and County grants, donations, and in-kind contributions.

MEGlobal has committed \$2,000,000 in new sponsorship funds toward the expansion project and the Association has planned a fundraiser event to take place on March 2, 2019.

The Association is preparing applications for \$2.6M in grants through two external government programs: Investing in Canada Infrastructure Program (ICIP) and the Community Facility Enhancement Program (CFEP). ICIP receives and approves applications on an on-going basis and could cost share up to 40% or \$1,600,000; it is hoped that an application response will be received by September, 2019. The deadline for CFEP grant applications is October 1, 2019 and the Association will request \$1,000,000; approval and funding level will not be known prior to Phase 1 of the project commencing.

The Association has a successful track record of obtaining in-kind contributions from project contractors to reduce costs; the financial impact of this source of funding will not be known until the project is underway.



City capital funding support could be in the form of cash via debenture and/or in part from the Community Builder Partnership Fund, currently with \$156,250 available. In the past, the City has also contributed in-kind work to deliver its funding commitment.

Lacombe County's *Capital Support of Recreation and Culture Facilities Policy* stipulates that grants can pay up to 50% of total project costs; in practice, grant amounts have been calculated based on the rate of County resident use of the facility. In past Athletic Park projects, the County contributed in-kind work to deliver its funding commitment.

Table 1: Potential Expansion Capital Cost Funding Sources. Note, City contribution is projected at 2/3 of funding shortfall.

Funding Source	With No External Grants	ICIP Grant Only	CFEP Grant Only	With Partial CFEP & ICIP Grants
MEGlobal Sponsorship	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000
Other In-Kind & Fundraising	To be determined	To be determined	To be determined	To be determined
External Gov't Grant		\$1,600,000	\$1,000,000	\$2,000,000
Potential County Contribution	\$ 600,000	\$ 133,333	\$ 333,333	\$ 0
Potential City Contribution	\$1,400,000	\$ 266,667	\$ 666,667	\$ 0
Total	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000

Table 2: Potential Operating Cost Impacts and Associated Tax Increase

Potential Capital Contribution	\$1,400,000	\$ 266,667	\$ 666,667	\$ 0
Debt Servicing*	\$117,466	\$22,374	\$55,936	\$ 0
Insurance Increase paid by City covering the Park	\$ 7,700	\$ 7,700	\$ 7,700	\$ 7,700
Increase to City Operating Grant	\$ 26,250	\$ 26,250	\$ 26,250	\$ 26,250
Total Increase	\$ 151,416	\$56,324	\$83,636	\$ 27,700
Tax Impact By %	1.07	.40	.59	.20

*ACFA Rates – P& I, 3.106% over 15 years, Semi-Annual Payments



Project Timelines

- A more detailed business plan will be presented by L.A.P.A. at the February 11, 2019 Council Meeting which may outline projections of capital funding cash-flow requirements, increased revenue, and post-project operational cost increases.
- Phase One is expected to commence Sept 2019 and will encompass upgrades to the Fieldhouse, bathrooms and change rooms.
- Phase Two, scheduled for 2020, includes installation of an international track and supporting field infrastructure.

LEGISLATIVE AUTHORITY:

City financial support of the expansion and changed operational costs accords with S. 3 of the *Municipal Government Act* which states, “The purposes of a municipality are (b) to provide services, facilities...that, in the opinion of council, are necessary or desirable for all or a part of the municipality”. Further, sections 251 to 263 of the *Act* set out authorities and requirements for borrowing.

SERVICE LEVEL IMPACT:

The project will result in a significantly increased level of service to rate-payers in the parks and recreation functional area with the addition of field and track infrastructure, improved user amenities, and larger spectator capacity.

STRATEGIC/BUSINESS PLAN REFERENCES:

4.1.2 To Support Positive Relationships with our Neighbours – municipal support is in collaboration with Lacombe County

4.1.5 To Seek Alternate Sources of Revenue for the City- the project is intended to increase Athletic park revenue and is also expected to have a positive effect on the City’s overall economy through events, tourism, and an increasing live-ability of the City for families.

4.2.4 To Attract Major Events to Lacombe – As above.

4.3.3 Sustainable Infrastructure – To be strong stewards of our built environment.

4.4.2 Welcoming and Inclusive Community – Develop strong connections with Educational Institutions - The high school is a prioritized user of the Park and new sport development in youth will occur as a result of the expansion.

4.5.1 Social Support – Track and field facilities can provide for a social environment with events and for youth development through sport opportunities.



4.5.5 Future Space Needs - To Have a Clear Vision of Future City Facility Needs – the expansion is an identified target in the Recreation & Culture Master Plan.

ALTERNATIVES:

THAT the Committee recommends Council accept as information the report on the capital financing and annual operating needs of the 2019-2020 Lacombe Athletic Park Association project to expand the MEGlobal Athletic Park.

NOTES/ATTACHMENTS:

(1) C/646/18

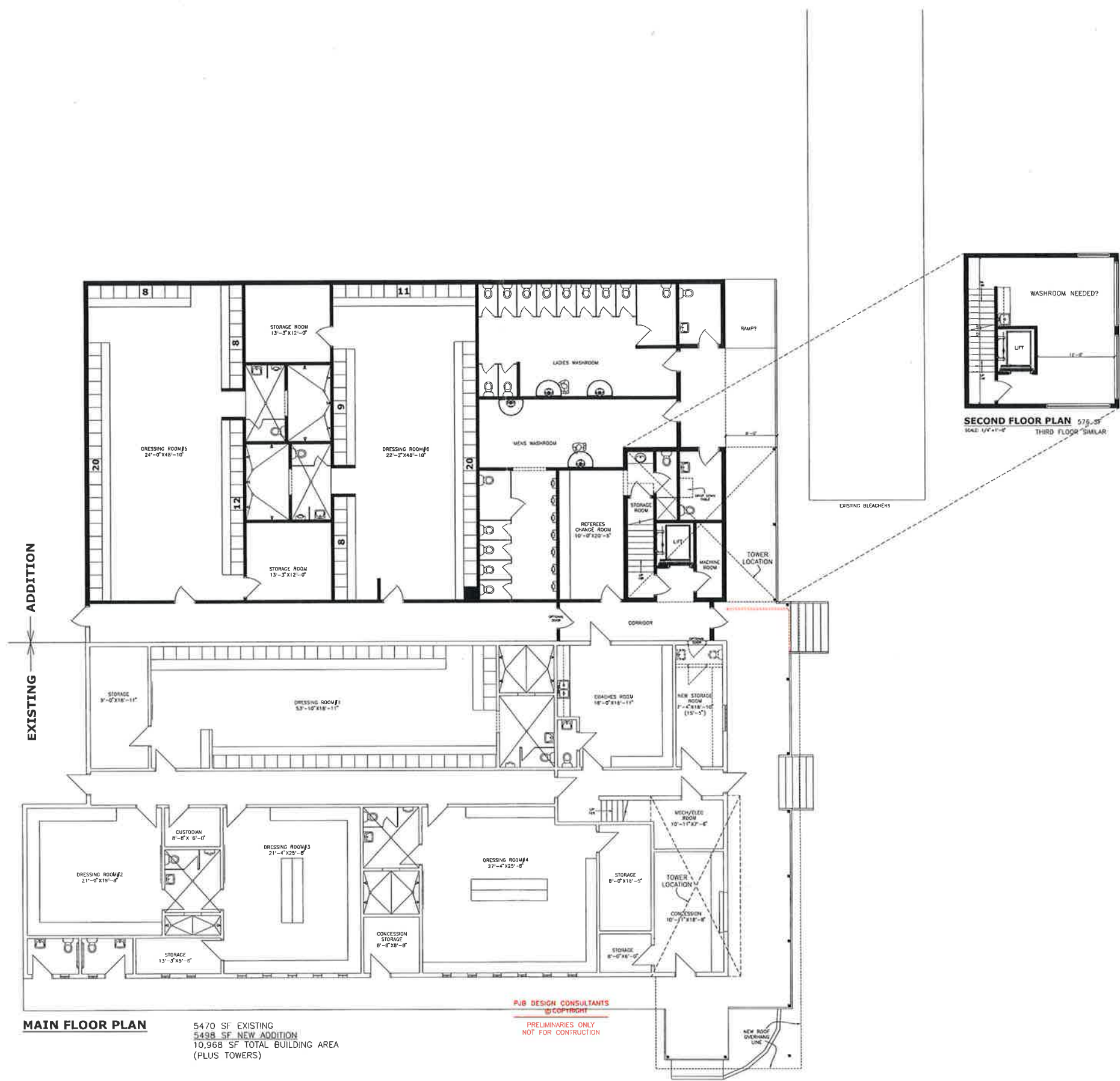
LAPA – Support in Principle/Expansion Operational Support

Moved by Mr. Stephenson that Lacombe County agree in principle to support the Lacombe Athletic Park Association’s proposed expansion of the MEGlobal Athletic Park, and further, agree to continue to provide on-going operational support following the expiry of the County’s current commitment on December 31, 2020. Carried Unanimously.

(2) *THAT Lacombe & District Recreation, Parks & Culture Board endorse support for the MEGlobal Athletic Park Expansion Project as presented.*

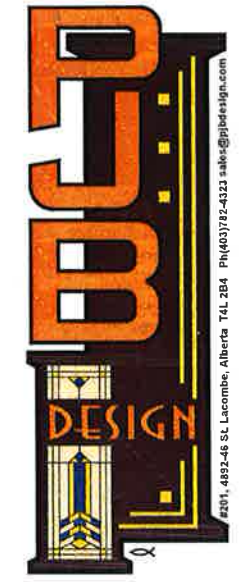
- [Fieldhouse Expansion and Renovation Floor Plan](#)
- [MEGlobal Athletic Park Map](#)





MAIN FLOOR PLAN
 5470 SF EXISTING
 5498 SF NEW ADDITION
 10,968 SF TOTAL BUILDING AREA
 (PLUS TOWERS)

PJB DESIGN CONSULTANTS
 © COPYRIGHT
 PRELIMINARIES ONLY
 NOT FOR CONSTRUCTION



**MEGLOBAL ATHLETIC
 PARK FIELDHOUSE
 EXPANSION AND
 RENOVATION**

**MAIN FLOOR
 PLAN**

DRAWN: PJB
 JOB: 18-0603

THE MATERIALS SPECIFIED AND STANDARD CONSTRUCTION PROCEDURES OR METHODS SHOWN ON THIS DRAWING ARE AS RECOMMENDED BY PJB DESIGN CONSULTANTS. THE ACTUAL MATERIALS/STANDARDS USED ON THE STRUCTURE SHALL BE PER THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL THE MATERIALS/STANDARDS USED BE BELOW THE MINIMUM STANDARDS REQUIRED BY THE ALBERTA BUILDING CODE, LATEST EDITION AND REVISION. DO NOT SCALE DRAWINGS. USE NOTED MEASUREMENTS ONLY. ANY ERRORS / OMISSIONS OR DISCREPANCIES ARE TO BE REPORTED TO DESIGNER/BUILDER PRIOR TO CONSTRUCTION AND/OR FABRICATION. PROFESSIONAL LIABILITY OF PJB DESIGN CONSULTANTS IS LIMITED TO THE RECORDS OF THESE DRAWINGS IF REQUIRED.



Note: The field exactly duplicates the actual field currently in place. Lane 8 on the east (backstraight) is 2 meters inside the fence obscured by the bushes. The pole vault pit and runway has been moved inside the steeplechase water jump. The runway length is 45m, IAAF mandates at least 40m for a world-class competition. That location is better for spectator interest.