

## **SEAMAN STADIUM CAPITAL PLAN**

### **Issue**

A new capital and operational plan for the Seaman Stadium Complex is provided to Council for approval.

### **Motion Proposed by Administration**

That Capital Project #31, Year 2019 be downwardly amended from \$0.315M to \$0.157M, as recommended by the Finance and Audit Committee; and

That a new capital project be approved for Seaman Stadium entitled “Visitors Clubhouse and Berm Extension” with a total cost of \$0.500M. Source of Funds: Public Donations (\$0.262M) and Recap Reserves (\$0.238M), as recommended by the Finance and Audit Committee; and

That Administration be directed to update the Operating and Capital Budgets for inclusion in the 2020 budget process, as contained in this report, as recommended by the Finance and Audit Committee.

### **Report, Analysis and Financial Implications**

The Town of Okotoks and the Foothills Dawgs Baseball Club have had an ongoing agreement to provide baseball facilities within the Town of Okotoks known as the Seaman Stadium Complex. The Complex is comprised of Seaman Stadium, Duvernay Fieldhouse, the Dawgs’ Clubhouse, an indoor training facility, and two other baseball fields - Tourmaline and Conrad fields.

Under the agreement, responsibilities for equipment, maintenance and upkeep are defined. In 2017, the Dawgs, at the request of Okotoks Administration, provided a 10-year plan for the Complex. Over the past year, Administration and Dawgs management have met to gain a clear understanding of the ongoing requirements and responsibilities pertaining to the Complex. Upon review, it was concluded that most items in the 10-year plan were not capital, but rather operational. Therefore, after reviewing responsibilities and estimated costs for the next ten years, the Capital Budget has been significantly reduced from over \$1.5M to \$0.348M. Year 2022 indicates the possible need for indoor turf replacement in the Fieldhouse. Administration will be proposing an operational budget increase beginning in 2020 of \$0.035M to reflect the required maintenance.

In 2018, a new seating section was constructed and a washroom upgrade was approved by Council (\$0.270M). The washroom expansion was a requirement under the Building Code to increase the number of washroom fixtures. That project is now complete and well under budget (\$0.158M).

Over the past few months, Administration has worked with the Dawgs organization to complete the Seaman Stadium capital plan that will include an expanded berm area, proper visitor clubhouse, and additional washroom facilities that meet building code criteria. Details of the proposal are currently scheduled to come before Council at the May 27<sup>th</sup> Regular Council meeting. To date the Dawgs have raised \$0.262M targeted for this project, which is estimated to have a total cost of \$0.500M. If the project is supported, the Complex will be complete, meeting objectives of a first class facility, building code requirements, and a structured asset management plan, by mid-2020.

**Source of Funds:**

Donations	\$0.262M
Reserves	\$0.238M

During the last budget deliberation, Administration committed to presenting an updated capital plan for the Seaman Stadium Complex. The updated capital plan is now complete with a significant reduction in the 10-year capital costs and an increase to the operational budget that aligns with proper asset management.

Town Council passed Bylaw 25-09 authorizing the lending of \$0.500M to the Dawgs for the construction of Rose (currently referred to as Duvernay) Fieldhouse at Seaman Stadium. Currently the balance owing on the loan is \$0.210M. Proposed Bylaw 18-19 amends the loan repayment schedule (outlined below), and the Dawgs have made a commitment to honour the revised schedule:

October 31, 2019	\$0.040M
October 31, 2020	\$0.040M
October 31, 2021	\$0.050M
October 31, 2022	\$0.050M
October 31, 2023	\$0.030M

The Finance and Audit Committee reviewed this item at the May 8, 2019 meeting and recommend adoption of the motions to Council.

**Strategic Plan Goals**

<input type="checkbox"/>	Manage Community Growth	<input type="checkbox"/>	Provide Strong Governance
<input checked="" type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Enhance Organizational Excellence	<input checked="" type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Excellence

**Governing Policies/Bylaws/Legislation or Agreements**

n/a

**Public Participation Strategy**

n/a

**Alternatives for Consideration**

That approval not be provided for the Visitors Clubhouse and Berm Extension project.

**CAO Comments**

I support the recommendations of the Finance and Audit Committee.

**Attachment(s)**

n/a

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