

**2024-2033  
CAPITAL IMPROVEMENT  
PROJECT DETAIL**

PROJECT: REC-GROUNDS #52-Keach Park

I. PROJECT TYPE: Parks and Open Space

II. LOCATION: Loudon and Canterbury Roads and Newton Avenue

III. PROJECT OBJECTIVES AND BACKGROUND

NEED SERVED:	<input checked="" type="checkbox"/> New	<input type="checkbox"/> H	Safety	<input type="checkbox"/> M	Facility Cond.	<input type="checkbox"/> N/A	Productivity	
	<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> N/A	Mandates	<input type="checkbox"/> M	Service Def.	<input type="checkbox"/> N/A	Tax Base Exp.	<input type="checkbox"/> H City Master Pl.
	<input checked="" type="checkbox"/> Rebuild	<input type="checkbox"/> M	O + M Costs	<input type="checkbox"/> N/A	Council Goals	<input type="checkbox"/> M	Timeliness	Parks
	<input type="checkbox"/> Total-Cost-of-Ownership (TCO) or Life-cycle Cost (LCC) analysis							

DESCRIPTION: The purpose of this project is to establish a capital improvement program for Keach Park.

SERVICE IMPACT: Appropriately maintains, repairs, and replaces park infrastructure thereby preserving the usability, appearance, and community satisfaction with this important recreational asset. Also reduces potential liabilities associated with deteriorated infrastructure.

IMPACT IF NOT FUNDED: Facilities will deteriorate thereby increasing community dissatisfaction, disuse, and avoidance of this recreational asset. Also, deferred maintenance will result in higher repair costs in the future. Lack of routine maintenance may result in closure of some park amenities to reduce liability.

IV PREVIOUS FISCAL YEAR AUTHORIZED:

PREVIOUS AMOUNT:

V. PROJECT USEFUL LIFE (In Years): 15

Expected Bond Term (in Years)

VI. PROJECT FUND SUMMARY

Fund	Type	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Ten Years
General	Impact Fees Rec Dist 4	8,775	0	0	0	0	0	0	0	0	0	8,775
General	G.O. Bonds	375,000	75,000	0	250,000	80,000	0	100,000	0	0	730,000	1,610,000
	Total	383,775	75,000	0	250,000	80,000	0	100,000	0	0	730,000	1,618,775

**2024-2033  
CAPITAL IMPROVEMENT  
PROJECT DETAIL**

PROJECT: REC-GROUNDS #52-Keach Park

VII. PROJECT FUND DETAIL

Fiscal Year	Fund Type	Amount	Action
2024	General G.O. Bonds	375,000	Design and construction of lighting improvements for youth soccer field. Design: \$30,000. Construction: \$345,000 (excludes impact fee portion). Simultaneously with design process, community meetings shall be conducted to review concepts, gather public input, as well as develop community consensus on a preferred design concept and usage plan for the lit field space. Public input meetings shall include the public, the City's Recreation and Parks Advisory Committee and Airport Advisory Committee, park users (including applicable leagues), abutting property owners, as well as community groups and other interested stakeholders. Construction is subject to City Council review and approval of preferred design concept and facility usage plan.
	General Impact Fees Rec Dist 4	8,775	Design and construction of lighting improvements for youth soccer field. Impact Fee share.
		\$383,775	2024 Subtotal
2025	General G.O. Bonds	75,000	Pave the existing 1/2 mile long walking path around the perimeter of the park.
		\$75,000	2025 Subtotal
2027	General G.O. Bonds	200,000	Replace playground equipment; includes poured in place safety surfacing.
	General G.O. Bonds	50,000	Replace controls and pump for irrigation system.
		\$250,000	2027 Subtotal
2028	General G.O. Bonds	80,000	Purchase and install adult exercise equipment along walking trail in park.
		\$80,000	2028 Subtotal
2030	General G.O. Bonds	80,000	Replace two backstops (Little League and Softball Fields).
	General G.O. Bonds	20,000	Install a water line and grade area for new outdoor skating rink.
		\$100,000	2030 Subtotal
2033	General G.O. Bonds	700,000	Acquisition of property for park expansion.
	General G.O. Bonds	30,000	Crack seal and paint basketball court and soccer mini pitch.