

FY24 CIP52 Keach Park Athletic Field Lights

March 20, 2025

Recreation and Parks Advisory Committee Meeting

The FY24 CIP51 reads: 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



Public Input

- ▶ Held first public meeting on the project: January, 2024
- ▶ Discussed project with Airport Advisory Committee at their February 2024 meeting.
- ▶ Based on feed back from first public meeting we held a neighborhood meeting with residents living on Newton Ave, Exchange Ave, Robinson Street and Pembroke Road to review traffic and noise concerns. Concord Police Department was there to handle concerns and questions on traffic and noise.
- ▶ Held second public meeting for the project on December 12, 2024.

Information on this project is online at:

<https://www.concordnh.gov/1942/Keach-Park-Athletic-Field-Lights>

History Of Keach Park

City of Concord established the Park in 1933

Officially 10.78 acres

Protected under Land and Water Conservation Funds Rules

Recent Investments:

2004: Park was fully renovated:

- New athletic fields with inground irrigation (first park in Concord with formal irrigation system)

- New basketball and tennis courts

- New Parking lot with lights

- Fencing and formal entrance along Loudon Road

- Cross walk on Loudon Road was added for improved access

2018: Pool was fully renovated

2018: Basketball and Tennis courts repainted

2019: City Wide Community Center was opened

2019: ½ mile perimeter walking path was added

2023: Soccer mini pitch added, court lights updated to LED

Keach Park Amenities

Playground
Outdoor seasonal pool
Lighted basketball court
Lighted soccer mini pitch
Parking lot at the end of Newton Ave
½ mile walking path around perimeter of park
Gazebo with picnic tables

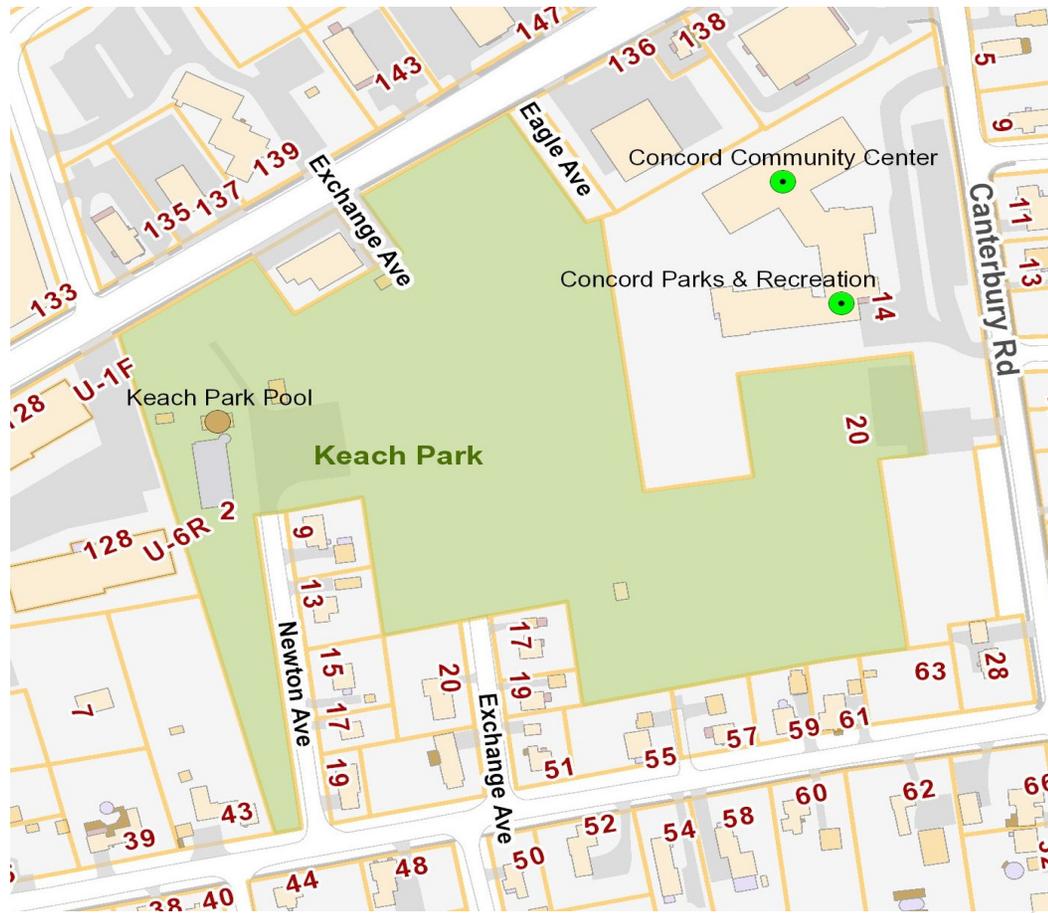
Spring/Summer Athletic Fields

Little League Field
Softball Field
Youth Soccer Field

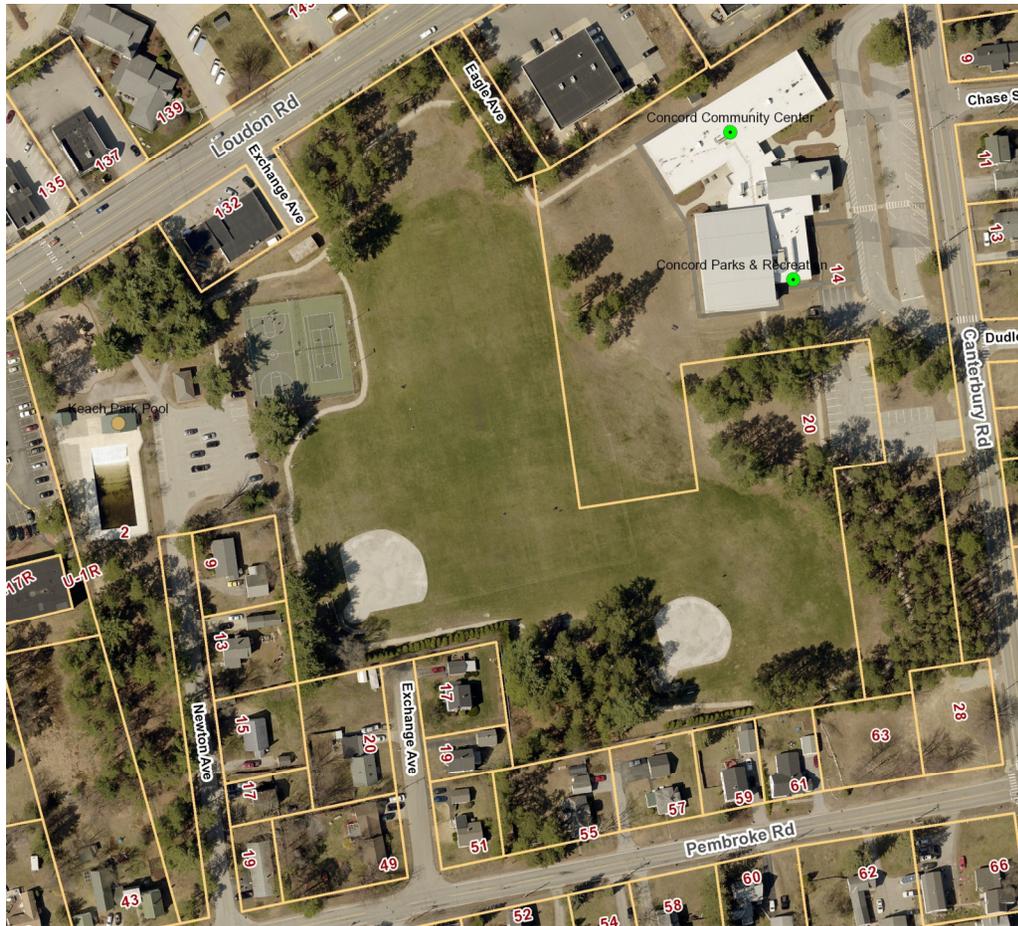
Fall Athletic Fields

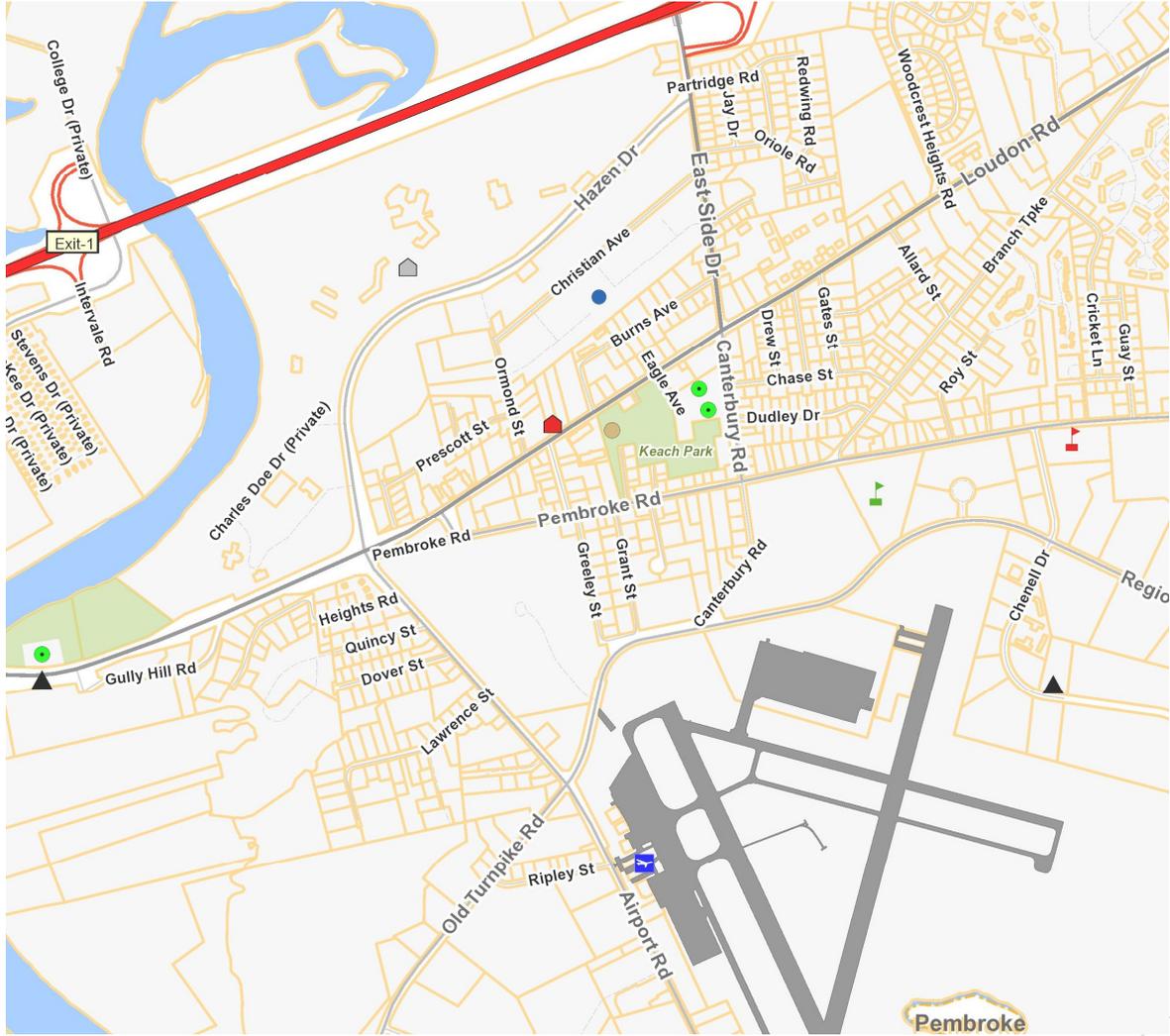
Two Div. 3 Youth Soccer Fields
Six Div. 1 small soccer fields

Keach Park



Keach Park Aerial





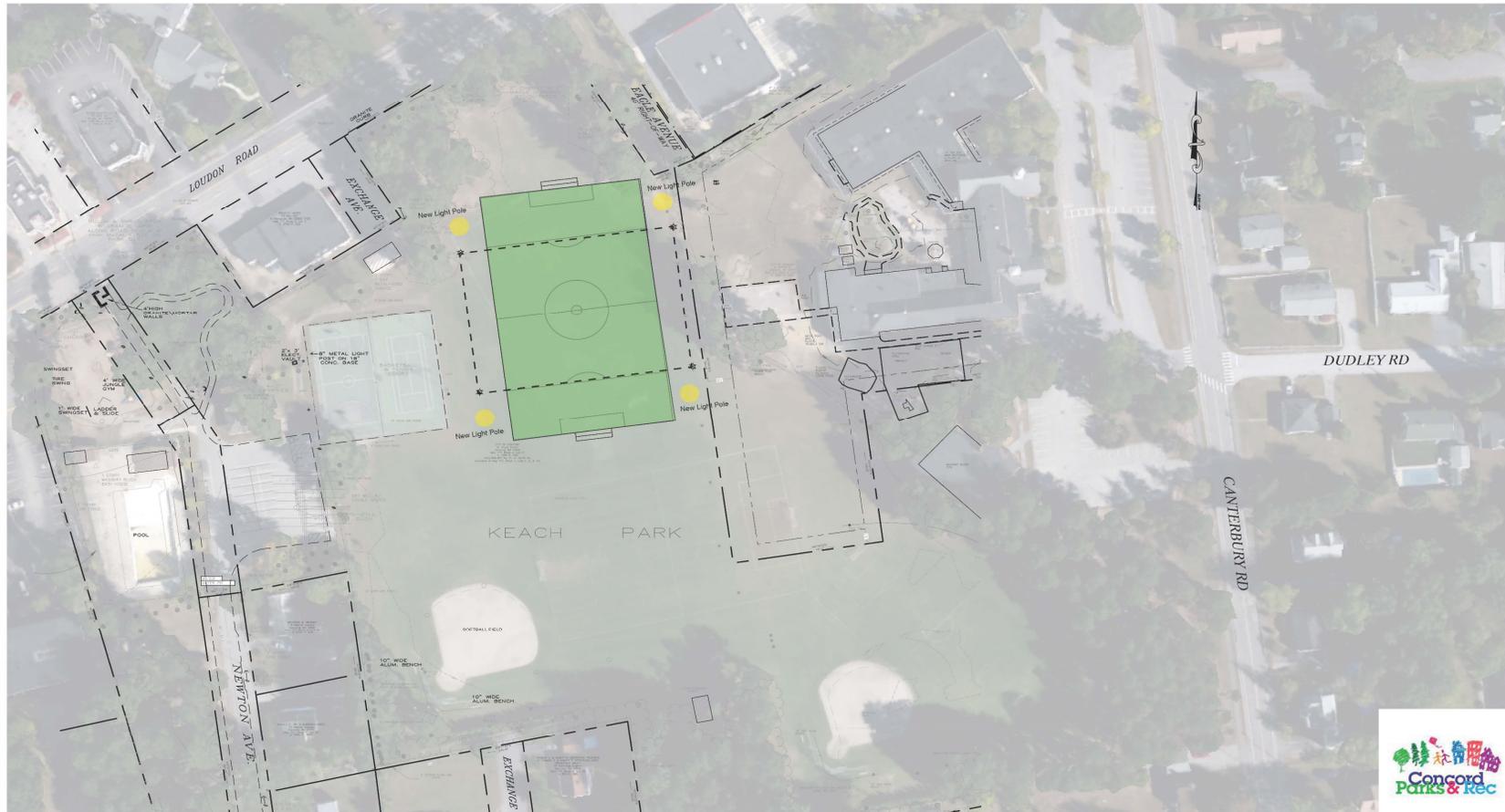
In 2015, the Parks and Recreation Department with the growing demand for youth soccer added a youth size soccer field for use early May to mid July. Soccer field goals are removed in mid July as they aerate and seed the field to get ready for regular fall soccer use. Goals are put back in mid/late August.

The location of spring soccer field (blue box) does not impact use of softball or little league fields. Red box is fall soccer field orientation late August - end of October

RPAC in late 2017 made a recommendation to staff not to rent the new field on Sundays and two evenings a week to allow local residents ability to have unstructured pick up games (no organized groups/leagues). This continues except for 2 Sundays each year.



Youth Field Lighting Concept



CITY OF CONCORD

KEACH PARK

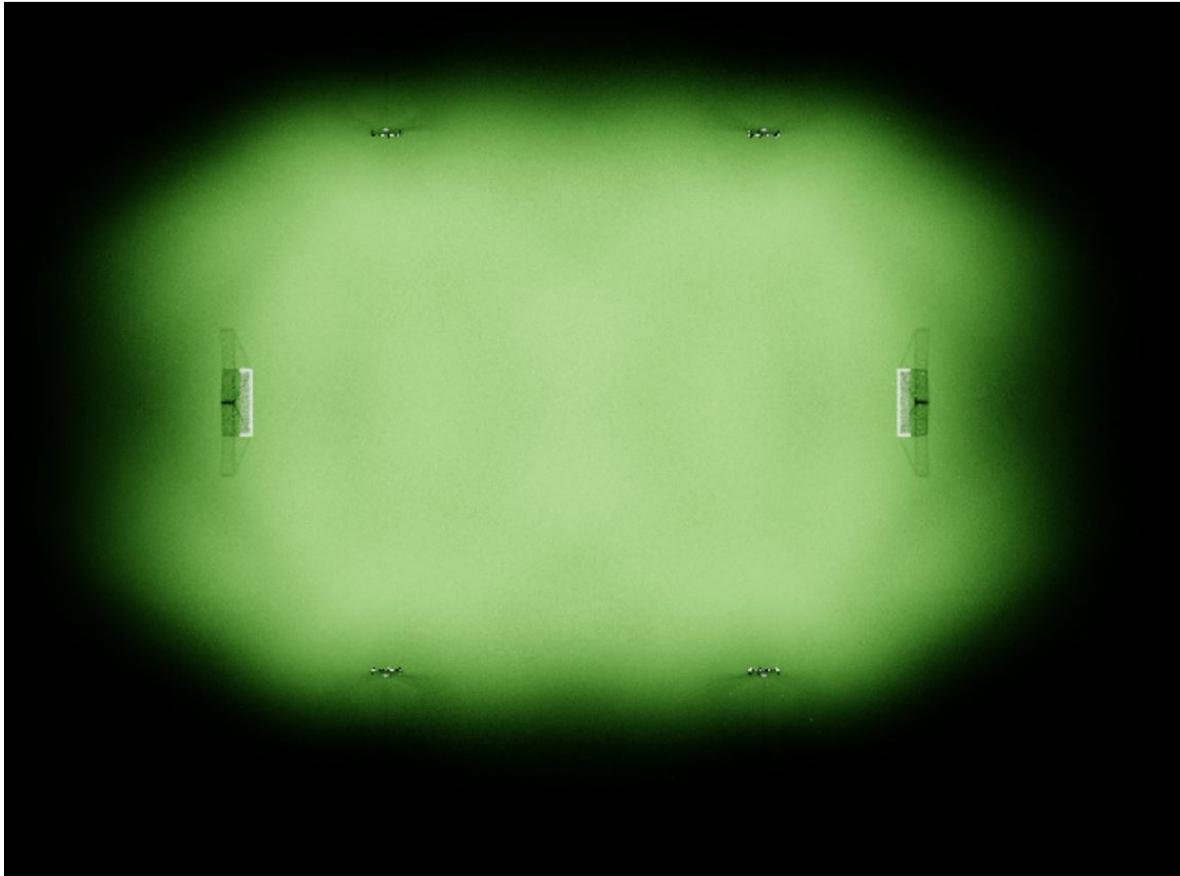
PROPOSED SITE PLAN

SCALE:
DATE: 01/08/2024



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Different view of proposed Athletic Field Lights



Additional Parking/Access Opportunities

At first public meeting and at again at the neighborhood traffic meeting the amount of neighborhood traffic and limited parking was brought up. During busy times the parking lot at Newton Ave is full as well as the parking lots on Canterbury Road.

Newton Ave and parking lot at the end of road is heavily used as it is the official parking lot for Keach Park. Lot has 28 parking spaces. From early spring until late fall road and parking lot used daily almost from sun up until park closes at 11 pm. Also, noted there are no sidewalks on Newton Ave to allow safe access to the park.

Newton Ave parking lot is used to access the following areas: swimming pool, basketball court, soccer mini pitch, fields, walking path, gazebo and playground.

In addition, the two paved parking lots and dirt area on Canterbury Road are now often full with a combination of park users as well as city wide community center users.

Scheduling Parks and Fields

- ▶ All groups/individuals looking to reserve a park or field are required to fill out rental paperwork. All paperwork needs to be complete in full.
- ▶ If space is available all fees need to be paid within 72 hours of the permit being issued.
- ▶ Depending on size of the event the renter may be required to bring in additional porta toilets, handle trash removal etc. and at times pay for staff to be onsite during their event.
- ▶ If a league/renter needs to cancel their outdoor event due to weather conditions and/or poor field conditions, a full refund will be issued as long as the department was notified prior to the event starting.
- ▶ We ask new leagues/events to contact us at least 6 months prior date to allow time to review request and determine if there is impact to existing users.

All rental information is listed online.

Benefits of Field Lights:

2024 Sunset Times:

May 1: 7:48 pm	- Lights can add 2.75 hours of daily use
June 1: 8:19 pm	- Lights add 2.25 hours of daily use
July 1: 8:29 pm	- Lights add 2 hours of daily use
August 1: 8:07 pm	- Field is closed late July - late August - seed and aerate
Sept 1: 7:20 pm	- Lights add 3 hours of daily use
October 1: 6:26 pm	- Lights add 4 hours of daily use
Nov 1: 5:37 pm	- Field not scheduled after end of October

* Assuming field lights off at 10:30 pm, parks officially closes at 11 pm

Memorial Field Complex is the only other park with field lights: Baseball, Softball A and the track all have athletic field lights.

An additional 442 hours of field use is possible by adding field lights. Can increase scheduled field use of this grass field to over 1,000 hours. Best practice is to keep scheduled field hours between 500 and 600 a year, more hours of use will increase field damage and increases chances of player injury. By adding 400+ hours of use to the existing youth grass field will cause extensive damage to the playability of the grass field.

Estimated cost to operate lights

(# days a month x average hours a day x \$20 an hour)

Assumes lights used everyday with no rain outs/field closed

May 31 days at 2.75 hrs. a day =	\$1,705
June 30 days at 2.25 hrs. a day =	\$1,350
July 19 days at 2 hrs. a day =	\$950
(field is closed 7/20 - 8/17 annually)	
August 15 days at 2.5 hrs. a day =	\$750
September 30 days at 3 hrs. a day =	\$1,800
October 31 days at 4 hrs. a day =	\$2,480
Total operating estimate for lights:	\$9,035

Maintenance costs

Projected increased maintenance costs for field and increase park use:

Equipment transport:	\$750
Seed (5 bags of seed):	\$750*
Staff Time (8 hours):	\$320*
Two additional Porta Toilets (May 1 - Nov 1)	\$2,400

* Depending on field conditions may be more

Estimated new maintenance expense: \$4,220



- Department already aerates and seeds in late July and again in late October.
- Trash cans will continued to be empty twice a week (Mondays and Fridays) with increased signs requesting carry in/out trash. Only parks with trash cans are: Keach (2), Rolfe (2), White (5), Memorial Field (5) and Rollins Park (2). All other parks are posted carry in/out trash with no trash cans.



An additional 442 hours of field use is possible by adding field lights. Can increase scheduled field use of this grass field to over 1,000 hours. Best practice is to keep scheduled field hours between 500 and 600 a year, more hours of use will cause increased field damage, can add additional expenses not listed above and increases chances of player injury.

Estimated New Revenue

(# days a month x average hours a day x \$27 an hour field rental rate x \$20 hour light costs)

May: 31 days at 2.75 hrs. a day =	\$4,006
June: 30 days at 2.25 hrs. a day =	\$3,172
July: 19 days at 2 hrs. a day =	\$1,786
(field is closed 7/20 - 8/17 annually)	
August: 15 days at 2.5 hrs. a day =	\$1,762
September: 30 days at 3 hrs. day =	\$4,230
October: 31 days at 4 hrs. a day =	\$5,828

Estimated new revenue: \$20,784

Assuming field and lights rented all available new times (no cancelations or days when field is closed), lights useable to 10:30 pm

Estimated Yearly Operating Budget:

Expenses

Cost to run lights May 1 - Oct 31:	\$9,350
Increased maintenance costs:	\$4,220
<u>Total estimated new expenses:</u>	<u>\$13,570</u>

Revenues

<u>Field rental and light fees:</u>	<u>\$20,784</u>
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Assumptions:

- ▶ Regular hourly field rental and light fees will be charged for using lighted athletic field.
- ▶ Field rented 7 days week with no rain outs/field closed. Most likely there will be 5 - 8 days a month field will be closed due to poor field conditions with no field lights on.
- ▶ One point person per rental who is responsible for all participants/players to ensure all park rules are followed and to notify there group when/if field is closed by the city.
- ▶ Athletic field lights are not on if field is not scheduled for use.
- ▶ All regular park rules and regulations related to park/field use are followed.

Unknowns:

- ▶ *Who are the leagues/users who will be using the field? What days of week, times etc.*
- ▶ *Who are the league/user point person, ability to pay fees, all paperwork in order, ability to tell their teams/players field is closed.*
- ▶ *If no league or event scheduled how do we handle having lights on, informing folks when field is closed with no lights. Who is paying light costs and increased operating's costs.*
- ▶ *How will increased park use impact already limited parking and noise concerns brought up by park abutters.*

Construction costs:

City Permits (City, FAA etc.)	\$10,000.00
Electrical Work	\$60,000.00
Lights and Light Towers	\$120,000.00
Concrete Bases	\$27,000.00
Site Work	\$60,000.00
<i>SUBTOTAL</i>	<i>\$277,000.00</i>
Construction Manager (5%)	\$13,850.00
Contingency (10%)	\$27,700.00
<u>Total Construction Estimate</u>	<u>\$318,550.00</u> (not including the approved \$30,000 for design)

FY24CIP52 (Keach Park) was listed as a \$383,750 project.

Overview of project

- Project can be built within project budget
- Residents concerns about increased noise, trash and traffic not fully addressed at this time.
- No clear understanding on who is paying field rental and light costs.
- Need point person from groups using the field to enforce rules and notify in case field is closed due to weather etc.
- Unknown long term field maintenance needs due to increased use of grass field.
- As this will be only soccer field with athletic field lights how will other existing leagues and schools request to use lighted field.



RPAC Options:

- A. Approve moving forward for construction of field lights for one youth sized field, operations plan and an appropriation for new operating revenues and expenses.
- B. Recommend not moving forward with field light project - if so for what reason(s).
- C. Another option not yet discussed.

Next steps

- ▶ Recreation and Parks Advisory Committee recommendation
- ▶ Airport Advisory Committee review and recommendation
- ▶ City Council review and recommendation
- ▶ If project is approved by City Council for construction we will open the needed purchase orders and will then be able to confirm construction timeline.