



## MEMORANDUM

**To:** Mayor and City Council

**From:** Guy McLain, Assistant Director of Operations

**Via:** Brad Reid, Director of Parks and Recreation

**Date:** October 22, 2019

**Reference:** Discussion related to the renovation of the synthetic turf field, restroom/concession building, grandstand and wrought iron fencing at Lesley Field, Coppell High School Ninth Grade Campus.

**2030:** Sense of Community Strategy: Effective Community Partnerships  
Community Wellness and Enrichment Strategy: Recreation Programs and Services for all Generations.

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### General Information:

The City of Coppell entered into an agreement with the Coppell Independent School District (CISD) for the construction and use of a synthetic turf field at Lesley Field at the former Middle School West in March of 2011. The CISD has requested the City's participation and partial funding of the renovation of the Lesley field turf, restroom/concession building, grandstand and fencing in order to continue the partnership and benefit the community.

### Introduction:

A memorandum dated February 3, 2011 from Clay Phillips, City Manager, to the Mayor and Council expounded the advantages of a partnership with the CISD for the benefit of the city youth sports participants especially those actively playing football and lacrosse. The advantages of entering into an agreement with the CISD were outlined in the memorandum and included:

- Moving youth football and lacrosse to the all-weather surface moves the two associations that do the most damage to the grass fields.
- An all-weather surface could be used for both games and practices reducing damage to grass fields.
- Rainouts would be virtually eliminated with the exception of rainouts due to lightning or other hazardous conditions.

- Costs associated with the project are less than what would be anticipated if the City needed to purchase additional land and construct fields with the necessary amenities for youth football and lacrosse.
- If successful, the project could be duplicated at CMS North in the future to take further advantage of the positive outcomes.

The Council approved the proposed Interlocal Agreement for Lesley Field and entered into a similar agreement in July of 2014 for the installation of a synthetic turf field, restroom/concession building and spectator seating at Middle School North. Both agreements are for a minimum of ten (10) years, the estimated life expectancy of the average synthetic turf field. The original infrastructure at Lesley field was constructed around 1968 and is well overdue for replacement. The three associations that play on these fields, football, lacrosse and soccer, have expressed concerns over the years with the condition of all of the proposed facilities up for renovation.

### **Analysis:**

The Coppell Youth Football Association and the Coppell Lacrosse Association access both MSN and Lesley fields for practices and games working around CISD scheduled events. The breakdown of estimated costs for the renovation of Lesley Field are as follows:

- Synthetic Turf install cost, \$417,052 (completed)
- New Restroom/Concession Building, \$700,000 to \$900,000
- New Grandstands, \$250,000 (600 – 800 bleacher seating, press box, speaker system)
- New Wrought Iron Fencing, \$150,000

The above costs, other than the turf, are estimates. The project will be bid out this fall, 2019. The CISD has estimated the City's ½ cost of the project to be approximately \$808,526 (using \$800,000 for the restroom/concession building) excluding the Asphalt Track (\$140,774) which is not utilized by the City sponsored youth sports teams. This project was identified in the department's 5-year plan and is currently on the CRDC list of projects for 2019-2020.

### **Legal Review:**

Agenda item does not require legal review at this time.

### **Fiscal Impact:**

The exact fiscal impact of participation in this project is not known at this time.

### **Recommendation:**

The Parks and Recreation Department recommends proceeding with negotiating an agreement with the CISD to partner in this project.