



THE
CITY of PELLA
STAFF MEMO TO COUNCIL

ITEM NO: I-2
SUBJECT: Pella Soccer Complex
DATE: July 16, 2024

BACKGROUND:

The purpose of this Policy and Planning session is to discuss options for soccer fields within our community. During the fiscal year (FY) 24-25 budget process, Council instructed staff to schedule future work sessions to discuss either making repairs to the current soccer complex with an estimated cost of \$1.3 million or building new soccer fields at the Pella Sports Park with an estimated cost of \$2.8 million. Listed below, and on the following page, is background information on both options:

Soccer Program Information

Currently there are 525 participants registered in the city's fall youth soccer recreation program which runs from August to October. The registration deadline for this program is July 31, so this number is expected to increase. The Iowa Rush program has approx. 270 participants for each of its programs. They hold a spring program from April to June and a fall program from August to October.

Current Pella Soccer Complex - Gene Van Wyk Field

The Pella Soccer Complex abuts 218th Avenue and is located on approx. 27 acres of land. The complex was opened in the fall of 1998 after a city-wide three-year fundraising campaign. The complex started out being utilized by several organizations including high school, club, and recreational soccer teams. Additional fields located on Truman Road were used to provide extra fields for programming. When the Pella Sports Park opened in 2016, the auxiliary fields on Truman Road were eliminated. The city's recreational youth soccer program was moved in its entirety to the Pella Sports Park fields. Today, the Pella Soccer Complex consists of 10 soccer fields in varying sizes and is primarily utilized by the Iowa Rush South soccer club via a lease agreement with the City of Pella. Over time, the aging irrigation system has experienced numerous failures, and it is no longer able to supply the water needed to keep the turf healthy and safe for play. In addition, the field surfaces have become uneven over time with the addition of materials and soil settling. The Pella Soccer Complex closed in the spring of 2024 due to safety concerns regarding the condition of the fields. The Iowa Rush South Soccer club activities have been moved to the Pella Sports Park until such time as improvements can be made.

The current five-year Capital Improvement Plan includes \$1,259,185 for soccer complex improvements. FY 2025 includes \$670,710 for design and replacement of the irrigation system and complete field surface renovation. This work will take approximately 18 months to complete. FY 2026 includes \$588,475 to pave the entrance drive and parking lot at the complex. Funding for the project is currently listed as a GO Bond.

New Soccer Fields at the Pella Sports Park

During budget work sessions this year, a Phase 3 option to construct additional soccer fields at the Pella Sports Park was introduced. This project would include six soccer fields, an irrigation system, paved parking, and restroom facilities on the east side of Baseline Drive near the entrance of the Pella Sports Park, as shown on the attached map. The estimated cost for the design and construction of this phase would be approximately \$2.8 million. This option would replace the fields at the Pella Soccer Complex releasing that property for other uses. The consolidation of all athletic facilities in one complex would allow for increased maintenance efficiency, convenience for families with children in multiple programs, and potentially additional tournament opportunities.

Financial Impact

If the city were to proceed with improvements totaling \$1.3 million at the existing Pella Soccer Complex, the estimated increase in the city's debt service levy would be approximately \$.19. In comparison, if the city were to construct new soccer fields at the Pella Sports Park with an estimated cost of \$2.8 million, the estimated impact to the city's debt service levy would be approximately \$.38; however, this option could be lower if the city were to sell the land at the existing soccer complex and use the proceeds to help support construction of the new soccer fields.

It is also important to note, depending on the timing and size of the proposed bond issues for both options, a public referendum may be required. During the meeting, staff will provide a brief overview of financing options for the City Council to consider.

Other Items to Consider

Based on staff's research, it appears that the city purchased the soccer complex property for \$140,000 in 1997. According to city records, a fundraising committee raised approximately \$753,000 for the project. For Council's review, staff has attached the fundraising letter and brochure as well as two articles from the Pella Chronicle related to the construction and naming of the soccer complex.

Based on initial review, it does not appear there are any deed restrictions for the property at the existing soccer complex. This is an important item because should Council choose to build new soccer fields at the Pella Sports Park, the existing soccer complex may be able to be sold to support construction costs for the new fields.

ATTACHMENTS: Map of Soccer Complex, Map of Proposed Soccer Fields at Pella Sports Park, Fundraising Letter and Brochure, Pella Chronicle Articles

REPORT PREPARED BY: City Administration

REVIEWED BY: City Administrator, City Clerk, Community Services Director

RECOMMENDATION: Discussion item



Layout #3 Pella Soccer Complex

Field Dimensions

Game & East:
75-yds X 115yds

West 1 & 2:
50-yds X 75-yds

West 3 & 4:
40-yds X 60-yds

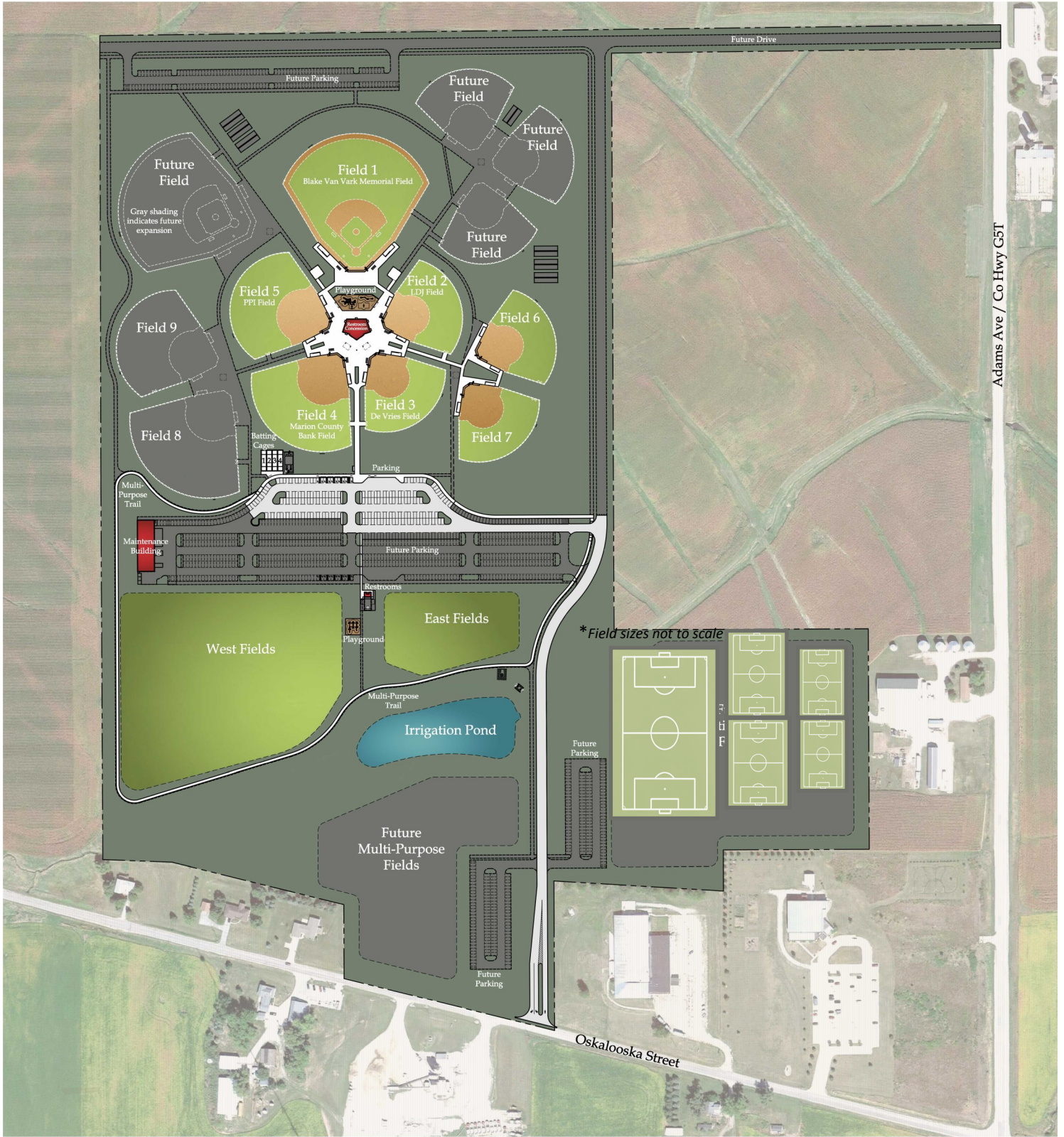
West 5, 6, 7, & 8:
25-yds X 35-yds

Planning & Zoning Dept.
825 Broadway Street
Pella, Iowa 50219
Ph: (641) 628-0043



DISCLAIMER: The City of Pella makes no claim as to the accuracy, completeness or correctness of the City of Pella digital maps and associated data and assumes no responsibility for their positional or content accuracy. The City of Pella gives neither express nor implied warranties or guarantees regarding mapping data; its use or interpretation. The City of Pella in providing data [or access to data] does not assume responsibility for the use or interpretation of any data provided by any individual or entity. Map Created by: Bryce C. Johnson, Zoning Administrator on January 17, 2018



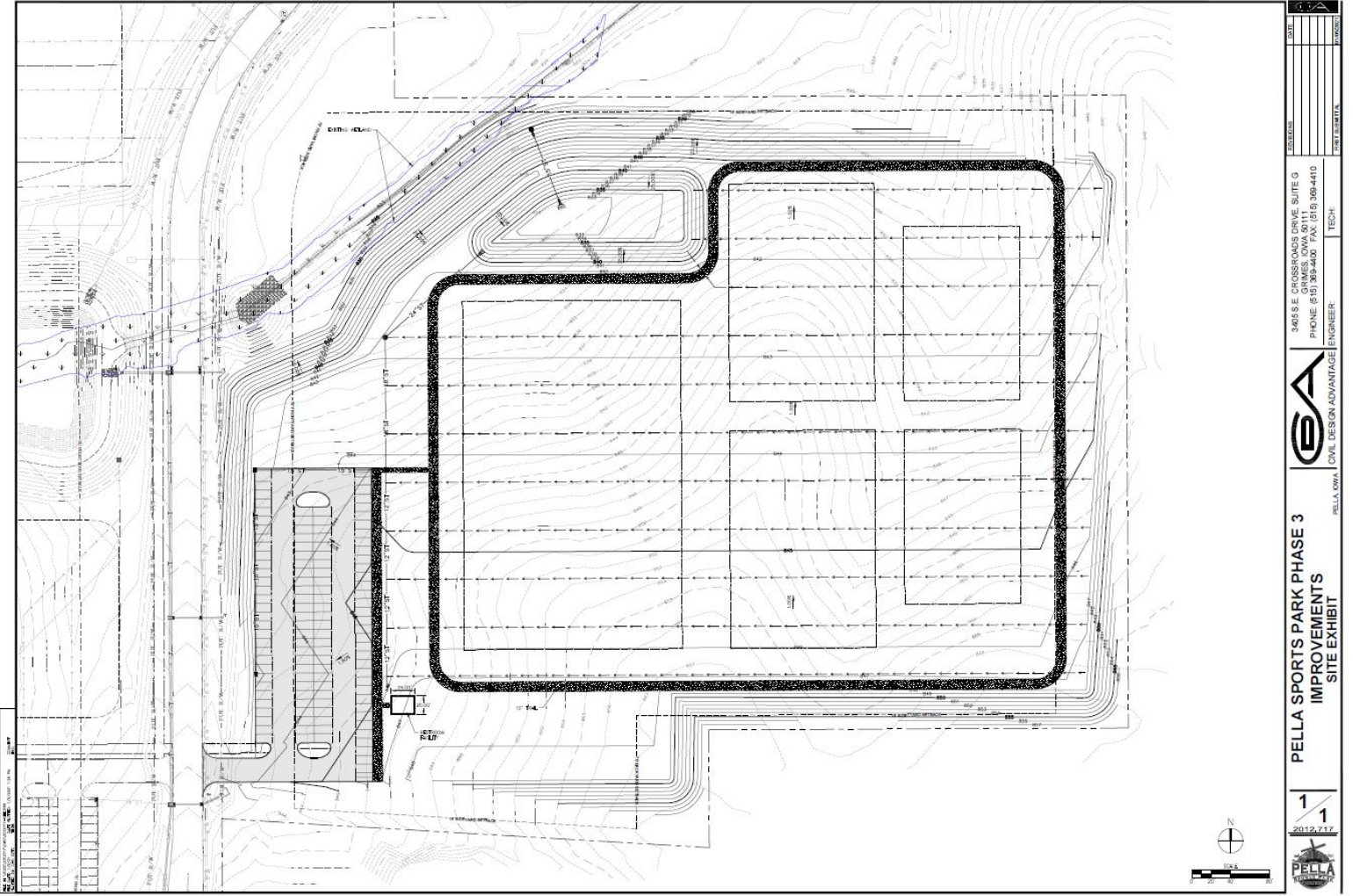


Pella Sports Park

Master Plan

November 2019





	PELLA SPORTS PARK PHASE 3 IMPROVEMENTS SITE EXHIBIT	PELLA, IOWA CIVIL DESIGN ADVANTAGE ENGINEER	TECH	PER: T. M. M. T. A.
			ENGINEER	DATE:
	PELLA SPORTS PARK PHASE 3 IMPROVEMENTS SITE EXHIBIT	PELLA, IOWA CIVIL DESIGN ADVANTAGE ENGINEER	3425 E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 395-5405 FAX: (515) 395-4410	SHEET NO.
			1 / 1	2012.717

July 7, 1997

Individual
street
Pella IA 50219

Dear Pella Friend:

By now, most of the Pella community is aware that soccer has become the focus of a lot of attention and energy by people of all ages in our city. Our Soccer Summer Kick-Off in Central Park in June was a big success. Now that we have everyone's attention, we would like to enlist their support.

On behalf of the Pella Soccer Club we would like to ask you to consider a contribution toward the development of the new outdoor soccer complex for our community.

National trends in soccer participation have seen a growing interest and participation in every age group. Pella is currently underprepared to meet the level of participation anticipated in the next two years by children in the area (over 1200 a year). A new soccer complex that is supported broadly in the Pella community is under development during the summer of 1997 with anticipated use in the summer of 1998. When the complex is completed, the City of Pella will assume responsibility for site management. A community-wide Users Committee has been established to oversee scheduling and to plan for future development of the Complex. The enclosed brochure will provide additional details about the proposed Soccer Complex.

The PHK Foundation (Kuyper) together with the Pella Rolscreen Foundation has recently awarded the Pella Community Soccer Complex a challenge grant up to \$300,000. New contributions to the Complex will be matched by these foundations. Thus you can be gratified in knowing that a gift (whether monetary or in-kind) will actually bring double its value to the Soccer Complex.

Our original budget figure of \$450,000 was developed to allow the construction of a very basic complex consisting of playing fields and parking. Additional enhancements -- such as lighting, restrooms, amended soil, and irrigation -- would extend the use of the complex and also elevate the costs to over \$750,000. Initial funding commitments of \$275,000 and our challenge grant (which if matched would provide \$600,000) has enabled us now to pursue funding for a more elaborate project -- one that is fully equipped to host tournaments and hold night games. The Soccer Complex Users Committee, representing the Soccer Club, the Pella Christian Schools, the Pella Community Schools, and the Pella Recreation Commission, is excited about the prospect of a first-class soccer complex.

We very much appreciate the tradition of support to the community of Pella from your business and especially the consideration given our request.

Sincerely yours,

Charles Farver
Pella Soccer Complex Fundraising Committee

Mary Ellen Iles, Co-chair
Pella Soccer Complex Fundraising Committee

Sharon Lee Armstrong, Ph.D., Co-chair
Pella Soccer Complex Fundraising Committee

June 10, 1997

Business Owner
Business
Street
Pella IA 50219

Dear XXX:

By now, most of the Pella community is aware that soccer has become the focus of a lot of attention and energy by people of all ages in our city. The Thursday, June 5, Soccer Summer Kick-Off in Central Park was a big success despite the rain showers that threatened shoppers and children playing games in Central Park. Now that we have everyone's attention, we would like to enlist their support.

On behalf of the Pella Soccer Club we would like to ask you to contribute to the development of the new outdoor soccer complex for our community. We were hoping that you could consider a gift of

National trends in soccer participation have seen a growing interest and participation in every age group. Pella is currently underprepared to meet the level of participation anticipated in the next two years by children in the area (over 1200 a year). A new soccer complex that is supported broadly in the Pella community is under development during the summer of 1997 with anticipated use in the summer of 1998. When the complex is completed, the City of Pella will assume responsibility for site management. A community-wide Users Committee has been established to oversee scheduling and to plan for future development of the Complex. The enclosed brochure will provide additional details about the proposed Soccer Complex.

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We very much appreciate the tradition of support to the community of Pella from your business and especially the consideration given our request.

Sincerely yours,

Mary Ellen Iles, Co-chair
Pella Soccer Club fundraising committee

Sharon Lee Armstrong, Ph.D., Co-chair
Pella Soccer Club fundraising committee

Charles Farver
Soccer Complex Users Committee

How can you help?

You can help make this proposal a reality by donating to this project. Since construction is scheduled for summer of 1997, contributions received by August 1, 1997 will be most appreciated.

You can also help by encouraging your family members, friends, or business associates to contribute too.

Donors will be recognized in the following categories of giving:

\$100	\$5,000
\$250	\$10,000
\$500	\$25,000
\$1000	\$50,000

How can you donate?

You can give your donation to the person who contacted you or you can mail a check to:

Attn: Steve Bell
P. O. Box 345
Pella IA 50219

Please make your check payable to "Pella Soccer Fund."

Your contribution is tax deductible. It also qualifies for matching funds from participating employer charitable contribution programs. Please enclose your employer's matching funds form with your contribution.

***Your gift will also be matched by the PHK & Pella Rolscreen Fdtns!**

Yes, I would like to contribute:

Name _____
 Address _____
 Phone _____
 Contribution \$ _____

****The Pella Soccer Club is an independent organization that promotes soccer in Pella.**

If you have any questions about this project, please call one of the fund raising cochairs:

Mary Ellen Iles 628-9248
Sharon Lee Armstrong . . . 628-8501

Pella Community Soccer Complex



If you build it they will play!

Meet the Challenge!*

Coordinated by:
Pella Soccer Club**

Additionally serving:
**City of Pella
Pella Christian Schools
Pella Community Schools**

Why do we need your help?

● **Tremendous growth of soccer players in Pella**

Soccer is a great team sport that is growing in Iowa and nationally. It appeals to both boys and girls and requires minimal investment in equipment from parents.

Over 800 Pella children played soccer during the 1996-7 school year. This number is 74% of the eligible child players. The majority of the participants played in the Pella Recreational Youth Soccer Program, which saw tremendous growth in its first five years. It is open to grades first through eighth. Additionally, Pella Christian Schools have three teams, and Pella High and Middle Schools have start-up programs. The Pella Soccer Club, which started in 1996, has five teams playing during spring 1997.

Estimates of over 1200 children playing soccer in Pella are projected for the 1998 season as the fledgling programs at the middle and high schools expand with children who have been participating in the Pella recreational programs for the elementary grades. Over 25 teams representing the Pella community and its two school systems will need practicing and playing fields.

● **The current soccer facilities will not meet future needs**

- Present Soccer Fields:
- 2 Junior High Fields (also used for baseball and softball)
 - 1 Jefferson Elementary
 - 1 Pella Christian Grade School
 - 1 Caldwell Park
 - 2 Pella Corporation

The present soccer fields are straining to accommodate the current level of participation. Further, only three of these fields are regulation size.

● **Proposed Soccer Complex**

The Pella Soccer Club in conjunction with the City of Pella has purchased 28 acres for the development of an outdoor soccer complex. Current plans include developing 6 fields -- at least 3 regulation size, 3 recreation size, and capabilities of 12 practice fields. Future expansion could include an indoor complex.

Key benefits of the Complex include:

- Bike path access
- Safe off-street parking
- Single site for multiple events
- Future adult soccer programs
- Hosting tournaments (positive economic impact)
- Consistency with the City Comprehensive Plan
- Evening games
- Professional management

Capital Costs

Land	\$150,000
Grading	175,000
Fertilizing & Seeding	18,000
Road and parking	30,000
Field Accessories	10,000
Contingencies	<u>27,000</u>
	\$450,000

Restrooms	40,000
Irrigation & Turf Mix	157,000
Lighting	90,000
Fence	25,000

Initial Funding Commitments (4/15/97)

Heritage Foundation	\$10,000
Pella Rolscreen Foundation	50,000
PHK Foundation	50,000
Precision Foundation	5,000
Vermeer Foundation	50,000
Pella Christian Schools	30,000
Pella Community Schools	70,000
City of Pella Eng. & Design	5,000
City of Pella Fiscal Mgmt	<u>5,000</u>
	\$275,000

*New Challenge Grant (5/5/97)
up to \$300,000
from PHK & Pella Rolscreen Fdtns!

New contributions will be matched!

Ongoing Operations Commitments
City of Pella - \$20,000/year

Projected Timetable

In cooperation with the City of Pella, land has already been purchased. Grading and seeding will commence during the summer of 1997 with use of the fields by 1998.



**Pella Soccer Complex
project expands . . .**

**Foundations are
making a
difference . . .**

**And now YOU can
make a difference!**

The Pella Rolscreen and P.H. Kuyper Foundations have announced a \$300,000 challenge grant to help complete fundraising for the new Pella community soccer complex. The grant provides matching funds for any project donation including cash, in-kind goods and services, and even volunteer labor.

When you use the challenge grant, your personal donation is matched—that doubles the financial impact of your commitment!

A fledgling youth soccer program began in Pella just five years ago. More than 800 children participated in 1996-7 and more than 1,200 are expected to play soccer next year! This explosive growth is the result of the commitment of adult volunteers—not to mention the school-aged participants

People who make a difference can now make an even bigger one! To take advantage of the challenge grant:

1. Checks should be made to "Pella Soccer Fund."
2. Send cash donations to Steve Bell, P.O. Box 345, Pella, Iowa 50219.
3. To arrange commitments for in-kind donations, contact Steve Bell, at the Pella Community Center, (515) 628-9433.
4. All supporters, including Pella Corporation employees, may make donations for this project without using the standard "matching gift" form.

**Thanks for sharing with others who do not have an
interoffice mailbox!**

Pella Chronicle May 15, 1997



From left, Pella Community Soccer Complex Fundraising Co-Chair Sharon Armstrong, Charlie Farver and Joan Farver of Pella Corporation, and, Pella Soccer Club members Mary Ellen Iles, Greg De Boer and Jaxine Corum join together for the announcement of the challenge grant program.

Challenge grant to boost funds for soccer complex

The PHK Foundation, together with the Pella Rolscreen Foundation, recently awarded the Pella Community Soccer Complex project a challenge grant in an amount up to \$300,000.

New contributions to the complex will now be matched by these foundations. Contributors will now have the gratification in knowing that their gift, whether money or in-kind, will actually bring double its value to the soccer complex.

This new challenge grant now affords the Pella community the opportunity to raise funds to build a soccer complex that is fully equipped to host tournaments and

hold night games.

The originally published budget figure of \$450,000 was developed to allow the construction of a very basic facility consisting of soccer fields and parking.

Additional enhancements such as lighting, restrooms, amended soil and irrigation extend the use of the complex and elevate the cost to over \$750,000.

The challenge grant now allows for the pursuit of a more elaborate project.

In addition to monetary contributions, material and labor donations will also fall under the challenge grant.

Retail values of labor, use of equipment and materials will be considered an in-kind contribution and will be eligible for matching funds from the grant.

Some items needed include: labor and equipment for finish grading and seeding, sand, peat and gravel; grass seed; fertilizer; irrigation pipe; electrical materials and labor; lights and installation, plumbing and fixtures for restrooms and concessions, landscaping plants and labor; fencing, signage, silt fencing and installation; and plaster laths.

Those interested in donating items should contact Steve Bell at 628-9433 about how to make the donation.

Thursday, October 1, 1998 75¢

Soccer complex to be dedicated; field named for Gene Van Wyk

The new Pella Community Soccer Complex will be dedicated this Saturday, October 3. The ceremony is scheduled at the complex, off Idaho Road, at 11:30 a.m.

The dedication is the culmination of nearly three years of effort that included an intensive fund-raising effort, strong support from the community, and a spirit of cooperation from the many athletic programs who will share use of the facilities. Today the fields are home to over 1000 soccer players from Pella Christian and Pella Community Schools, Pella recreational teams and Pella club teams.

Site improvements scheduled include improved parking, bike-path access, and an additional exit for traffic to Idaho Road. Lights are awaiting installation on the varsity field. The concession stand and restrooms should be erected this fall.

Fund-raising chairman, Mary

Ellen Iles hopes everyone who worked so hard to make the complex a reality will come out and share in the dedication. "We want a chance to say thank you for the extraordinary generosity of so many and to recognize the fund-raising, steering, and user committees who planned and built something we can all take great pride in," she said.

Iles added, "A very special moment will be the naming of the varsity field as 'Gene Van Wyk Field'. Gene passed away this spring. All who were part of this project know Gene's leadership and vision were the foundation of what so many can enjoy. Gene's name on the varsity field is a fitting tribute and the generations of children who play on it will be his legacy."

Following the ceremonies, the steering committee will provide a typical way to spend lunch time by serving hot dogs and pop!