



REQUEST FOR COUNCIL ACTION

Title: Sankey Park Bandstand

Preferred Agenda: May 25, 2021

Submitted By: Blair Larsen, Community & Economic Development Director

Reviewed By: Ray Towry, City Manager

Type of Action: Resolution ____ Motion X Roll Call ____ Other ____

Relevant Code/Policy: Sweet Home Parks

Towards Council Goal: Goals 1.d and 2.d: Parks Infrastructure Implementation and Community Awareness

Attachments: 2019 Sankey Park Bandstand Report
Email Re: Sankey Park Bandstand
Proposal for Engineering Services for Sankey Park Bandstand Rehabilitation Evaluation
Drawings of Potential Bandstand Replacements

Purpose of this RCA:

The purpose of this RCA is to obtain direction from the Council regarding efforts to either rehabilitate or replace the Sankey Park Bandstand.

Background/Context:

The Sankey Park bandstand was constructed in the late 1930's or early 1940's as a WPA project. While the structure is quite old, it has never been placed on any historic registry.

In early 2018, a tree fell on the structure, causing damage and concerns about the safety of the structure. Stability Engineering, Inc. was hired to conduct a structural review of the bandstand and completed their report in July 2019. The report shows that the structure does not meet current building code, cannot meet snow load requirements for our area. Most concerning, the report shows that the floor beams are inadequate, the main horizontal structural beams are extremely inadequate, and the footings are significantly undersized.

Since then, staff has been attempting to gather more information on the cost to repair the structure but has only managed to come up with very rough, anecdotal estimates.

Staff investigated a similar structure that the City of Lebanon recently constructed. The materials and labor for that structure was mostly donated, but based on discussions with people who were involved, the cost of the Lebanon structure was approximately \$150,000 to \$200,000.

The Park and Tree Committee discussed the matter and recommended that the structure be removed and replaced with a similarly-sized structure that incorporates architectural elements and/or materials from the original.

While the structure is not on any registry of historic structures or places, it does have historic significance. Attached is an email with from the State Historic Preservation Office outlining their preferences and suggestions.

Staff brought this matter to the Council's attention at the August 11, 2020 meeting and presented some of their findings. The Council directed staff to continue investigating options and costs. Since then, Staff received a proposal from the City's Engineer of Record to evaluate the structure and determine costs to either rehabilitate it or replace it. This proposal would cost approximately \$22,000.

The City's Engineer of Record has stated that the structure cannot be brought up to code without dismantling it entirely and rebuilding it with an entirely new supporting structure, the cost of which would likely be quite high.

After the recent removal of trees from Sankey Park, which exposed more of the hillside behind the bandstand, Staff had the enclosed images produced, showing potential replacement structures, with seating on the hillside. These images are included only for discussion purposes and can be completely revised to better meet Council and public sentiments.

The Challenge/Problem:

Should the City seek to repair the bandstand, replace it, or allocate funding to evaluate the structure further?

Stakeholders:

- Sweet Home Residents – Residents benefit from park amenities that add to their enjoyment of parks, such as bandstands and pavilions. Residents may also have interests in preserving historic structures.
- Sweet Home City Council – The City Council is responsible for decisions that affect the available amenities at City Parks.
- City of Sweet Home Staff – City Staff are responsible for implementing the Council's vision and maintaining City infrastructure in a safe and financially-responsible manner.

Issues and Financial Impacts:

Since the structure was insured, the City is eligible for some reimbursement for repairs. However, because the insurance payment is limited to only the damage caused by the tree, it is rather limited: only \$4,825.

The City's Engineer of Record submitted a proposal to evaluate the structure and gather cost estimates. This proposal would cost approximately \$22,000.

The City of Sweet Home has limited funding for Parks capital improvements, and what we do have has typically been used as a match to grant funding. At this time, the City has no funding allocated for repairing or replacing the structure. If a directive is given to repair or replace the structure, Staff would likely look into grant opportunities and donations from the community.

Elements of a Stable Solution:

A stable solution would preserve City history and park amenities in a safe, financially responsible way.

Options:

1. Repair the Bandstand – Direct staff to develop options for repairing the structure to meet current building code make it structurally safe.
2. Remove the Bandstand without a Replacement – Direct staff to develop options for removing the Bandstand and leaving the park without a similar structure.

3. Remove the Bandstand and Replace it with a Similarly Sized Structure – Direct staff to develop options for removing the Bandstand and replacing it with a similarly sized structure, possibly utilizing architectural elements or materials from the original.
4. Move forward with additional evaluation of the structure and development of plans for rehabilitation or replacement – Direct staff to work with the City's Engineer of Record to evaluate the structure for possible rehabilitation or replacement.

Recommendation:

Staff recommends any option that results in a safe park.