

**ATTACHMENT A**

**A RESOLUTION OF CONCERNING THE RESURFACING OF THE SMITH  
SOCCER FIELDS TO ARTIFICIAL TURF  
Resolution No. 77/2007-08**

WHEREAS, Orange County requested that the Town of Carrboro waive rental soccer field reservation fees for soccer groups that contribute funds to help pay for the Smith resurfacing project and waive permit and engineering fees or the Town of Carrboro will absorb fees for this project; and

WHEREAS, the Board discussed the requests made by Orange County to help defray costs for the artificial turf.

NOW, THEREFORE BE IT RESOLVED BY THE CARRBORO BOARD OF ALDERMEN:

Section 1. On behalf of the Town of Carrboro directs staff to

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Section 2. This resolution shall become effective upon adoption.



## ORANGE COUNTY RECREATION & PARKS

P.O. Box 8181  
300 West Tryon Street  
Hillsborough, NC 27278  
Phone: 919-245-2660 Fax 919-644-3042

November 27, 2007

Ms. Anita Jones-McNair, Director  
Recreation and Parks Department  
Carrboro Century Center, 100 N. Greensboro St.  
Carrboro, NC 27510

Dear Anita,

As you may recall, during discussions with soccer leaders last spring, the idea came up to install artificial surfaces on a soccer field. The soccer leaders identified Smith Community Field as an ideal site. During initial meetings with partners and soccer representatives, Triangle United Soccer Association, Triangle Futbol Club and CHAC Soccer each offered to contribute funds in support of this project. The potential contributors have requested that, in exchange for their donation toward the project, facility use and lighting fees be waived for their organization. For example, if a club were able to contribute \$100,000, they would have free use of the field(s) until \$100,000 worth of credit is used.

Initially, I had the understanding that you agreed to this proposal and that Carrboro would be willing to absorb this potential loss of revenue, thereby contributing to the project. The County Manager has instructed me to be sure that I am correct in this understanding. Presumably, Carrboro would also consider raising fees if the fields were to be converted to artificial. I believe that a survey would show higher rental fees for this type of field. This might help reduce the impact of this loss of revenue.

Available funding for this project is virtually non-existent, and would only be available if the BOCC chooses to divert funds from another project. Current estimates for artificial surfaces on both fields are in the \$1.6 - \$1.75 million dollar range. In order to reduce potential costs for the Smith project as much as possible, we would also like to request that you inquire as to whether

applicable permit and engineering fees could be waived or absorbed by Carrboro. We believe that there will be some engineering consultation required and are unsure as to what degree. Your assistance in this area would help us minimize and understand the full financial impact of the project to the County so that the Commissioners can make as fully informed a decision as possible.

Please provide me with Carrboro's response to these inquiries at your earliest convenience. I look forward the working with you on this project if and when it is approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori N. Taft", with a stylized flourish extending from the end.

Lori N. Taft  
Management Director

**ORANGE COUNTY  
BOARD OF COMMISSIONERS**

**ACTION AGENDA ITEM ABSTRACT**

**Meeting Date:** November 5, 2007

**Action Agenda  
Item No. \_\_\_\_\_**

**SUBJECT:** Potential Artificial Soccer Surface Report

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**DEPARTMENT:** Recreation and Parks

**PUBLIC HEARING:** (Y/N)

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**ATTACHMENT(S):**

Project Information Sheet  
Site Plan

**INFORMATION CONTACT:**

Lori Taft, 245-2660

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**PURPOSE:** To provide a report to the Board for their consideration, to determine if there is continued interest in this project, and if so, to consider what next steps would be desired.

**BACKGROUND:** Members of the Board may recall that in the late 90's, during the planning of Smith Middle School; the Town of Carrboro, through the Mayor's office formally requested Orange County's assistance in providing an additional field at this location for use by the community. An MOU was developed, with CHCCS, Carrboro and Orange County as partners. Carrboro and Orange County each contributed \$75,000 to the project. In 2005 Orange County provided an additional \$133,561 in 2001 voter approved bond funding for the installation of athletic field lighting at the two fields.

During discussions with soccer leaders last spring, the idea came up to install artificial surfaces on a soccer field. The soccer leaders identified Smith Community Field as an ideal site. Interest by Board members present led the Manager to direct staff to pursue the idea.

The general consensus in the field management and in the player community is that artificial surfaces are excellent. They extend playing time and reduce operating costs. The products available have improved in the last 30 years reducing injury concerns. Partners in the 2001 MOU for the Smith fields have agreed that the project would be beneficial (Carrboro, CHCCS), however neither party had discretionary funding to contribute to the project. The partners have agreed to MOA amendments to allow for additional community use of Field 3a (school field), details to be determined.

Orange County staff has met with Carrboro Planning and Development staff, who have been encouraging. Indications are that this project would be considered a "minor modification" to

the existing CUP for the soccer fields, and therefore not subject to the 12 month or more process required for new applications. Carrboro staff and their engineer have stated that the project is likely to be viable contingent upon receipt of engineering drawings and water runoff quality studies.

Two contractors have provided information and price estimates at ~\$8-8.50/sf. The two- field area is about 201,450 sf (one field is ~100,725 sf) The price for both fields together is approximately \$1,624,400, or for one field - \$856,000. Design, engineering and permitting fees and requirements are not included in this cost estimate.

Each of the major independent soccer leagues have been invited to fact finding meetings and have been involved in the initial process for this potential project. Triangle United Soccer Association, Triangle Futbol Club and CHAC Soccer have each offered to contribute funds in support of this project.

Planning and engineering for the project as well as the bid and contract approval process could be completed within six to nine months. The project would take three months from the notice to proceed until completion. The project would have to be completed during the off-season for CHCCS sports teams. Construction would occur preferably during the winter and possibly during summer months.

**FINANCIAL IMPACT:** There is currently no available funding dedicated to resurfacing the fields at Smith Middle School. However, should the Board agree that moving forward with this project is a higher priority than other currently funded Parks projects, staff could propose funding options that would allow the Smith project to move forward in lieu of an earlier start on other projects.

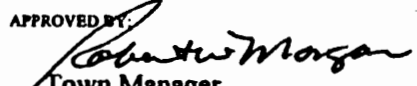
**RECOMMENDATION(S):** The Manager recommends that the Board accept the report and provide further direction.

**Potential Artificial Surfacing Project**

**Smith Middle School and Community Soccer Fields**

**INFORMATION SHEET**

- The two subject fields are on UNC property leased to CHCCS.
  - An MOU between CHCCS, the Town of Carrboro and Orange County stipulates, among other things:
    - CHCCS is responsible for maintenance of both fields.
    - Carrboro manages the playing schedule for the "community" field 3b, and CHCCS manages the schedule for field 3a.
  - Orange County installed athletic field lighting on both fields in 2005.
  - The lights have allowed extended play, but field conditions have deteriorated.
  - Soccer leaders, Town and County Board members expressed interest in artificial surfaces for these fields.
  - The County Manager has directed staff to explore the feasibility of this project.
  - Both CHCCS and Carrboro would like to see the project proceed.
  - Neither have funds to contribute
  - Orange County has no funding identified for this project
  - Amendments to the MOU would have to be made.
  - Initial meetings with Carrboro Planning have been positive with regard to permitting.
  - Soccer groups have proposed to contribute to the project. Available funds up to \$600,000 have been offered.
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- Two contractors have provided information and price estimates at ~\$8-8.50/sf.
  - The two- field area is about 201,450 sf (one field is ~100,725 sf)
  - The price estimate for both fields together is approximately \$1,624,400, or for one field - \$856,000
  - Most of the products carry an 8-year warranty.
  - The estimated prices do not include design, engineering, permits or environmental studies of any kind.
  - The project would take three months from the notice to proceed until completion.
  - If the County were to approve this project, the earliest opportunity for construction to take place would likely be during the winter of 2008-2009.

<b>ADMINISTRATIVE POLICY</b>				
<b>TOWN OF CARRBORO NORTH CAROLINA</b>				
<b>DEPARTMENT:</b> Planning	<b>NUMBER:</b> 540-1	<b>REVISION:</b> 0	<b>EFFECTIVE DATE:</b> February 18, 1997	<b>PAGE 1 OF 2</b>
<b>SUBJECT:</b> Land Use and Building Permit Fee Waiver Policy	<b>PREPARED BY:</b> Roy Williford Planning Director		<b>APPROVED BY:</b>  Town Manager	

**1.0 PURPOSE**

To establish fees waiver policy for land use and building permits

**2.0 ORGANIZATIONS AFFECTED**

All departments and divisions

**3.0 REFERENCES****4.0 POLICY**

The Town of Carrboro in its desire to further affordable housing opportunities hereby establishes a Permit Fee Waiver Policy. This policy was adopted by the Carrboro Board of Aldermen on February 11, 1997.

**5.0 DEFINITIONS**

Affordable housing is defined as:

1. A dwelling unit that can be **purchased** by families or persons with incomes that are less than 80% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including mortgage payments, utilities, taxes, and insurance) will not exceed 30% of their total monthly income.
2. A dwelling unit that can be **rented** by families or persons with incomes that are less than 60% of the median income for Orange County as reported by the US Dept. of Housing and Urban Development and where the total monthly housing cost (including rent payments, utilities, taxes, and insurance) will not exceed 30 % of their total monthly income.

**6.0 PROCEDURE**

Subject to budgetary constraints, the Board of Aldermen may consider granting a fee waiver (excluding engineering fees) for affordable housing projects that are not being developed on property owned directly or indirectly by the Town of Carrboro that can clearly demonstrate compliance with the following criteria:

1. The fee waiver will directly benefit families or persons of low to moderate income over a sustained period of time,

**Page 2 of 2**  
**Standard Policy No. 540-1**

2. The project is directly funded by a Federal, State, or Local unit of government specifically to provide low and moderate income opportunities; and
3. The need and benefit will be realized by the community as a whole if the fee waiver is granted; and
4. The project would not be affordable but for the granting of a fee waiver; and
5. The project is necessary to implement a component specified in the Consolidated Plan for Housing and Community Development in Orange County, NC as required by the HOME program administered through Orange County.



**REQUEST TO REVIEW THE TOWN'S POLICY ON DEVELOPMENT APPLICATION FEE  
WAIVERS**

Alderman Dorosin, On August 15, 2000, requested a review of the town's policy regarding land use and building permit fee waivers. The purpose of this item was to provide the Board with a copy of the town's current fee waiver policy as well as some background associated with the original adoption of the policy.

Roy Williford, the town's Planning Director, made the staff report.

Mark Chilton suggested that criteria #4 be deleted. (The project would not be affordable but for the granting of a fee waiver) Mr. Chilton suggested revisions to criteria #2 (or is being developed by the nonprofit for affordable housing.) Mr. Chilton suggested adding 99 years to replace (sustained period of time). Mr. Chilton also suggested that a reimbursement be added.

MOTION WAS ALEX ZAFFRON AND SECONDED BY MARK DOROSIN TO AMEND THE FEE WAIVER POLICY AS FOLLOWS:

- That the words "or refund" be added wherever the word "waiver" appears throughout the policy;
- That criteria #2 be amended to read as follows: "The project is directly funded or subsidized by a federal, state, or local unit of government or non-governmental organization that guarantees affordability for 99 years or more.
- That criteria #4 be deleted (The project would not be affordable but for the granting of a fee waiver.)

VOTE: AFFIRMATIVE ALL

Alderman Gist suggested that the Board consider at a future date shortening the review process for affordable housing projects.

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