

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: February 19, 2008

TITLE: Discussion of Potential Artificial Turf for Smith Soccer Fields

DEPARTMENT: Recreation and Parks	PUBLIC HEARING: NO
ATTACHMENTS: <ul style="list-style-type: none">A. ResolutionB. Letter of Request – Orange County StaffC. Board of Commissioners Soccer Field Agenda Item – 11/5/07D. Information Sheet for Agenda ItemE. Soccer Fields Available for Public Use in Orange County MapF. Unofficial Recreation and Parks Commission Meeting Minutes – 2/6/08	FOR INFORMATION CONTACT: Anita Jones-McNair – 918-7381 Roy Williford – 918-7325

PURPOSE:

On January 15, 2008, the Board of Alderman was asked to consider several requests made by Orange County staff concerning resurfacing of the Smith Soccer Fields to artificial turf. This is a project that the County is interested in pursuing. Prior to making the decision to move forward with the project; they are seeking approval on several ways in which the Town of Carrboro can contribute to the project. The Board requested staff to provide financial data concerning soccer field rentals.

INFORMATION:

This information was presented on January 15, 2008:

A report was presented to the County Commissioners outlining a proposal to resurface the soccer fields at Smith Middle School. As a result of the presentation; County staff was asked to contact the Town of Carrboro to see if we would be willing to contribute to the project in several ways. Current estimates for artificial surfaces on both fields are in the \$1.6-1.75 million dollar range. In order to reduce potential costs we are being asked to waive rental soccer field reservation fees for soccer groups that contribute funds to help pay for the resurfacing project until the amount of contribution is used in rental fees. Triangle United Soccer Association, Triangle Futbol Club and CHAC Soccer have each offered to contribute funds in support of this project. Also if applicable, waive permit and engineering fees or the Town absorb fees for this project.

The Town attorney was consulted about this request. Generally speaking, he is not aware of anything that would prohibit us from waiving the one time engineering and permitting fees. He believes the Town has previously waived fees for other project(s). Also waiving rental fees for soccer groups that contribute to the project can be considered. The Board can either amend the fees and charges schedule or enter into an agreement. Duration and other factors should be considered.

The Town's 2/18/97 fee waiver policy revised 9/26/2000 only applies to developments of affordable housing meeting need based criteria as specified in the "rebate" policy. Development review or land use

permit fees for a CUP permit modification amount to \$300. Engineering review fees have not been budgeted anticipating a fee waiver for this project. The actual engineering review fees for this project may be minimal if the applicant can show with proven documentation that the proposed artificial turf application will actually improve the management of storm water on the site.

During the January 15th meeting staff was asked to provide financial data and how many soccer fields are available in Orange County for public use. A map is provided identifying all the soccer fields staff was able to identify in Orange County.

The Recreation and Parks Commission discussed this request in the last monthly meeting. The commission is in support of staff's recommendation, however expressed concern that the groups that contribute should not be allowed to increase usage and "bump" other groups using the field unless time is available. They are also concerned about the precedence it will set. They mentioned the Century Center Hall floor donation from the various dance groups assisted with raising funds and how those groups were not been given waived reservation fees to use the hall.

FISCAL IMPACT

Engineering fees have not been assessed or budgeted for this project. The Town pays engineering fees to Sungate on all projects.

The information below provides background and financial data about Smith Soccer Field 3 B.

Current Soccer Field Rental Hours:

Monday through Thursday: 4:00 p.m. to 10:00 p.m.

Friday: 7:00 p.m. to 10:00 p.m.

Saturday and Sunday: 8:00 a.m. to 10:00 p.m.

Spring and Fall Reservations

Current Rental Rate: \$10/hr (no lights), \$30/hr (with lights)

Break down of Actual Revenue and Facility Usage by Soccer Organizations at Current Rental Rate:

Organization	FY 2006/07	Hours Used (out of 1436 available)	FY 2007/08 to date	Hours Used: Fall season only (out of 688 available)
Triangle United*	\$5632.50	298.25	\$3070.00	143
Chapel Hill and Carrboro Soccer League (CHAC)*	\$3835.00	143.50	\$1520.00	60
Triangle Football Club*	\$ 402.50	26.25	\$ 390.00	18
Chapel Hill United	\$ 965.00	64.50	N/A	N/A
Rainbow Soccer	\$1900.00	275.00	\$1562.50	151.75
Elite Soccer Academy	\$ 225.00	16.50	N/A	N/A
Rafael Reyes (Independent League)	\$1595.00	143.00	\$1100.00	70

*Soccer organizations offering to contribute funding.

Total Revenue for fiscal year 2006/07: \$14,555 (Rental fees: \$8870, Light Fees: \$5685)

Total Revenue for fiscal year 2007/08 to date: \$7642.50 (Rental fees: \$4,427.50, Light Fees: \$3,215)

Total hours of availability for Fall Season 2006 (August 26th- November 19th): 652
 Total hours of availability for Spring Season 2007 (February 17th-May 27th): 784
 Total hours of availability for Fiscal Year 2006/07: 1436
 Total hours actual use for Fiscal Year 2006/07: 967

Total hours of availability for Fall Season 2007 (August 25th- November 18th): 688
 Total hours of availability for Spring Season 2008 (February 23rd-May 25th): 743
 Total hours of availability for Fiscal Year 2007/08: 1431
 Total hours actual use for Fiscal Year 2007/08 to date: 442.75

Proposed Rental Rate Effective July 1, 2008: \$20/hr (no lights), \$40/hr (with lights) (***NOTE: This rate increase is independent of the resurfacing project***)

Total hours of availability of proposed year round schedule: 2860 (This figure does not take into account daytime, summer rentals which may occur if the field is open for rental during the summer. This would have to be coordinated with the school system. If opened from 8:00 a.m. to 4:00 p.m. when school is not in session, potential of an approximately 440 additional hours depending on dates of school closing)

Revenue Projections: Revenue projections are an estimate of field rental fees only. Factors such as daylight savings and sunset time effect when lights are turned on, thus effecting actual costs. The light fees are not factored into these revenue projections.

Average annual facility revenue: \$9000 field rental fees, \$6000 light fees, Total: \$15,000
 Field rental fees typically make up 60% of revenue; light fees make up 40% of revenue.
 Potential revenue of year round operation assuming 100% of time available rented (not including light fees): 2860 hours at \$10/hour = \$28,600

Revenue projections and loss potential for soccer organizations contributing funding to resurfacing project at current rental rates for year round operation:

Organization	Average Annual Revenue	Average annual revenue from field rental fees (60% of total average revenue)	Percent of total annual facility revenue received from field rental fees	Estimated annual revenue of field rental fees for year round operations	Potential annual revenue loss if field rental fees waived
Triangle United	\$6000	\$3600	40%	\$11,440	\$11,440
Chapel Hill and Carrboro Soccer League	\$3500	\$2100	23%	\$ 6,578	\$ 6,578
Triangle Football Club	\$ 400	\$ 240	2%	\$ 286	\$ 286

At current rental rates for year round operation, potential annual revenue loss of waiving field rental fees for soccer organizations contributing money: \$18,304

For eight year life span of field, potential annual revenue loss of \$146,432

For each soccer group contributing \$100,000, the payback time at current levels would be as follows:

Triangle United: \$11,440 annual average, 8.7 years until debt fulfilled

Chapel Hill Carrboro Soccer League: \$6,578 annual average, 15.2 years until debt fulfilled

Triangle Football Club: \$286 annual average: 349 years until debt fulfilled

These projections are based on average use of these organizations. With extended hours of operation, the amount of use by each group could increase.

STAFF RECOMMENDATION

Should the Board decide to assist with this project, staff recommends the following:

- Waive permitting fees
- Waive fees for rental of the space only for those groups that contributed to the project. If the field is reserved during a time lights are needed, the light fee will be assessed.
- Not waive engineering fees because it is an out-of-pocket expense.