

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 28, 2022 12:14 PM
To: Neal & Jeanette Bench
Cc: Phillip Fleischmann; Lance Norris; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; James Baker; Laura Selmer; Loryn Clark; Mary Jane Nirdlinger; Maurice Jones; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Cedar Falls Turf Field Surface Replacement

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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From: Neal & Jeanette Bench <nj397bench@gmail.com>
Sent: Wednesday, April 27, 2022 4:22 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Cedar Falls Turf Field Surface Replacement

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Hello Mayor and Town Council,

After observing the current status of the turf field at Cedar Falls Park, the town of Chapel Hill in conjunction with Orange County should immediately move this repair to the top of each municipality's expenditure list. I am certain that both municipalities' lists are very long, but the condition of this field is both atrociously bad and unsafe. There is literally no artificial grass to be seen fully exposing the base surface and rubberized crumble material.

This field along with the Homestead field are providing recreational opportunities as advertised, 7 days per week and 365 days per year availability. A good portion of the use brings in significant rental revenue that is generated by residents from all areas of Orange County and other counties. This revenue should be sequestered annually and accumulated to remain available to fund the required periodic playing surface replacement. Given the use and weather conditions it now seems that the actual usable life span is no more than 8 years. An adjustment to the field rental rates should be reviewed, keeping in mind that there are two sets of fields where playing surface replacement will be needed every 8 years or so. Staggering these at one every 3 to 4 years seems logical and better suited to funding. The pay-it-forward financing model used to fund the Homestead field turf project disallowed the accumulation of rental revenue for the required future turf field surface replacement. This is merely a loan that requires debt servicing.

The current rental revenue is estimated to be approximately \$200,000 each year. The current cost estimate to replace the Cedar Falls turf field is \$1,000,000.

Please take the time to visit both the Cedar Falls and Homestead turf fields. Cedar Falls is approximately 9 years old and Homestead approximately 3 years old. The Cedar Falls field was absolutely stunning at its opening and is now a severe blemish amongst the recreational offerings in Orange County. Please immediately restore this asset to its full value for continued use throughout Orange County.

Thank you,

Neal and Jeanette Bench

Resident and Advocate for Chapel Hill and Orange County

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Neal and Jeanette Bench

(919) 260-9058 (Neal)

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