

Resolution No.: 15-1653
 Introduced: September 26, 2006
 Adopted: October 31, 2006

**COUNTY COUNCIL
 FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Amendment of the FY07-12 Capital Improvements Program (CIP) and Special Appropriation to the FY07 Capital Budget Maryland-National Capital Park and Planning Commission (M-NCPPC) South Germantown SoccerPlex (No. 998712), \$1,087,000

Background

1. Article 28, Section 2-118(a)(6) of the Maryland Code permits the Montgomery County Council to amend the budget of the M-NCPPC by resolution on the Council's initiative, or at the request of the Commission, after receipt of a recommendation from the County Executive, and after public hearing upon reasonable notice to the public.
2. Section 308 of the Montgomery County Charter provides that a special appropriation: (a) may be made at any time after public notice by news release; (b) must state that the special appropriation is necessary to meet an unforeseen disaster or other emergency or to act without delay in the public interest; (c) must specify the revenues necessary to finance it; and (d) must be approved by no fewer than six members of the Council.
3. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of at least 6 Councilmembers.
4. M-NCPPC requests an amendment to the FY07-12 CIP and a special appropriation to the FY07 Capital Budget for the Maryland-National Capital Park and Planning Commission as follows:

Project Name & Number	Cost Element	Amount	Source of Funds
S. Germantown SoccerPlex, #998712	Planning, Design & Supervision	\$100,000	GO Bonds
S. Germantown SoccerPlex, #998712	Site Improvements & Utilities	\$75,000	Contributions
S. Germantown SoccerPlex, #998712	Site Improvements & Utilities	\$387,000	GO Bonds
S. Germantown SoccerPlex, #998712	Site Improvements & Utilities	\$525,000	Program Open Space
TOTAL		\$1,087,000	

5. A Special Appropriation and Amendment is requested for the following reasons:
 - a. When the FY07-12 CIP was approved, the County Council directed that public funds would not be appropriated for Phase 2 development until a new lease was executed between M-NCPPC and Montgomery Soccer Foundation (MSF). The lease has been executed and so the \$387,000 may be appropriated.
 - b. Additionally, the relocation of softball Field C (\$700,000) is being added as part of Phase 2, with Program Open Space funds and County funding.
6. Notice of a public hearing was given and a public hearing was held.
7. On October 23, 2006 the Planning, Housing, and Economic Development Committee held a worksession to consider M-NCPPC's request and recommended approval.

Action


The County Council for Montgomery County, Maryland, approves the following action:

1. The FY07-12 Capital Improvement Program of the Maryland-National Capital Park and Planning Commission is amended as reflected on the attached project description form and a special appropriation to the FY07 Capital Budget is approved as follows:

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TOTAL		\$1,087,000	

2. The County Council declares that it is necessary to act without delay in the public interest.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council

S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Germantown**
 Relocation Impact **None.**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

September 21, 2006
 7-272 (04 App)
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	957	827	0	130	50	65	15	0	0	0	0
Land											
Site Improvements and Utilities	10,014	8,544	483	987	269	418	300	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	10,971	9,371	483	1,117	319	483	315	0	0	0	0

FUNDING SCHEDULE (\$000)

PAYGO	9,033	9,033	0	0	0	0	0	0	0	0	0
Program Open Space	525	0	0	525	37	252	236	0	0	0	0
G.O. Bonds	700	19	194	487	207	201	79	0	0	0	0
Contributions	394	0	289	105	75	30	0	0	0	0	0
Current Revenue											
General	0	0	0	0	0	0	0	0	0	0	0
Revenue Authority	319	319	0	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Program-Other				34	17	17	0	0	0	0	0
Net Impact				34	17	17	0	0	0	0	0
Workyears				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

DESCRIPTION

The South Germantown SoccerPlex provides a soccer complex within South Germantown Recreational Park. The SoccerPlex includes several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs. A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses.

This project is possible through commitments of public and private funds. Programmed M-NCPPC expenditures (\$10,971,000) are shown in the expenditure and appropriation schedules of this PDF. \$17,110,000 will be spent by MSF as detailed only in the text of this PDF.

The entities included in the partnership for this project include MSF for the phased development of the Soccerplex, The Montgomery County Revenue Authority for the Germantown Indoor Aquatics Center, and The Germantown Racquet and Fitness Center, LLC, hereafter referred to as the Fitness Center.

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, one championship tournament field, an indoor arena with two multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF.

PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving each phase. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-06. PHASE 1 Public funding includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
Initial Cost Estimate		8,785
First Cost Estimate		
Current Scope	FY03	10,896
Last FY's Cost Estimate		10,260
Present Cost Estimate		10,971
Appropriation Request	FY07	0
Appropriation Req. Est.	FY08	0
Supplemental Appropriation Request	FY06 07	1,087
Transfer		0
Cumulative Appropriation		9,884
Expenditures/Encumbrances		9,753
Unencumbered Balance		131
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF 500022
 Washington Suburban Sanitary Commission
 State of Maryland
 Montgomery County Department of Recreation
 S. Germantown Recreational Park:
 Non-SoccerPlex Fac (PDF 998729), formerly called South Germantown Recreational Park PDF
 Germantown Indoor Swim Center (PDF 003901)
 Montgomery County Revenue Authority
 Doser Enterprises

MAP

facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of two M-NCPPC managed soccer fields, construction of one M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena. The public portion of Phase 1 was \$9,884,000.

The Revenue Authority contributed \$319,000 towards the public portion of Phase 1 to fund stormwater management facilities, building pad, and construction management provided by M-NCPPC for the Germantown Indoor Aquatics Center.

The Germantown Racquet and Fitness Center will reimburse M-NCPPC a total of \$319,000 for the stormwater management costs, site work, and construction management of the Fitness Center. M-NCPPC will pay \$132,000 towards site work needed for the building pad, in accordance with the lease agreements.

FY07-08. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex (Fields 18-20), trails, landscaping, and associated parking. Public funding will provide parking for Fields 18-20, Washington Suburban Sanitary Commission's system development charges, trails, landscaping, and construction management. Additionally, Phase 2 will include the replacement of one M-NCPPC managed softball field (Ballfield C), which was previously identified as a part of Phase 3, provided however, the cost therefore shall be setoff against any public funding previously intended to be requested of the Council as part of the Phase 3 funding. The public portion of Phase 2 is \$1,087,000 (GO Bonds \$487,000, Contributions \$75,000 and Program Open Space \$525,000). Private funding will pay for design and construction of lighted synthetic turf soccer fields, project management, and permits. The executed Lease provides the option to light soccer fields 9, 10 and 12-20 subject to Planning Board and Council approval.

TO BE DETERMINED. PHASE 3. Phase 3 will include the addition of the last two soccer fields (Fields 1 and 2) within the SoccerPlex, up to a maximum of 22 fields for the three phases combined, associated parking, trails, and landscaping, subject to environmental constraints, environmental impacts, and community impacts. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and MSF. In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

Plans and Studies

The Amended and Restated Ground Lease approved by the Montgomery County Planning Board and County Council provides provisions that must be met for any phase of development.

A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Cost Change

Increase due to addition of replacement Field C to Phase 2.

STATUS

MSF Phase 1 improvements are substantially complete. This updated PDF anticipates that the Germantown Racquet and Fitness Center project will proceed.

Phase	Private Funds	Public Funds	TOTAL
Phase 1	\$14,620,000	\$9,884,000	\$24,504,000
Phase 2	\$2,490,000	\$1,087,000	\$3,577,000
Phase 3	TBD		
Total	\$17,110,000	\$10,971,000	\$28,081,000

OTHER

M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials if found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane. Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

FISCAL NOTE

A contribution of \$75,000 was received from Doser Enterprises, golf driving range partner, and is applied to fund the public portion of Phase 2. FY07 amendment and special appropriation adds \$700,000 to project (\$175K GO Bonds + \$525K POS) to replace softball field C.