

**ST. PETERSBURG CITY COUNCIL**  
**Meeting of June 5, 2014**

**TO:** The Honorable Bill Dudley, Chair, and Members of City Council

**SUBJECT:** Approving a transfer of \$250,000 from the unappropriated balance of the Downtown Redevelopment Fund (1105) to the General Capital Improvement Fund (3001); authorizing a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the General Capital Improvement Fund, resulting from the above transfer, to the Al Lang Turf Project (TBD); approving entering into an agreement with St. Petersburg Baseball Commission, Inc. ("SPBC") in an amount not to exceed \$250,000 for the Al Lang Stadium turf restoration work that contains terms and conditions acceptable to the City Attorney or his designee; authorizing the Mayor or his designee to execute the agreement and all documents necessary to effectuate this transaction with SPBC; and providing an effective date.

**EXPLANATION:** The Rowdies, a North American Soccer League professional soccer team and the main tenant at Al Lang Stadium, has communicated concerns with the current field conditions at Al Lang Stadium (reference attached letter). The requested action to address the field conditions necessitates a capital improvement outside of the St. Petersburg Baseball Commission's (SPBC) duties and responsibilities which are set forth in the agreement, as amended, between the City and SPBC for the management and operation of Al Lang Stadium. City Administration is recommending that field improvement work begin immediately so that a professional quality playing surface is ready for the Rowdies and visiting teams during the second half of the soccer season which begins July 6. The proposed restoration work will also benefit baseball teams and participants of other field sports that utilize Al Lang field. SPBC has engaged a consulting agronomist who has recommended a scope of work to be accomplished (see attached letter from Dan Morgan dated May 13, 2014). The scope of work will include: removal of the existing sod, removal of all clay from baseball infield area, preparing the soil for new sod, install/repair the irrigation system, laser level the field, install Celebration Bermudagrass sod, and roll the new turf to promote smoothness and leveling.

Funding for this project is available in the Downtown Redevelopment Fund from Tax Increment (TIF) monies received under the approved Intown Redevelopment Plan. As part of the Interlocal Agreement with Pinellas County dated April 21, 2005, as amended, for the commitment of Tax Increment Revenues, \$2.5 Million is available for Downtown Park Improvements. Al Lang Stadium is a charter waterfront park per Section 21-83 of the City Code (Part II, Chapter 21, Article 3). In order to proceed with the turf project, funds must be transferred from the Downtown Redevelopment Fund (the Fund used to account for the TIF revenues) to the General Capital Improvement Fund via a supplemental appropriation. These funds then need to be appropriated to the new Al Lang Turf Project created within the General Capital Improvement Fund.

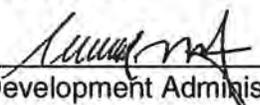
In order for the project to be completed before the second half of the Rowdies soccer season, Administration is requesting authorization to enter into an agreement with SPBC to accomplish the field restoration scope of work. SPBC will utilize licensed vendors in the turf industry to perform all field work. The City's Procurement Code allows for an exemption to the normal City purchasing requirements for services with respect to the rehabbing of Al Lang Field for a professional sports tenant (ref. City Code Article V, Division 3, Section 2-239).

**RECOMMENDATION:** Administration recommends adoption of the attached resolution approving a transfer of \$250,000 from the unappropriated balance of the Downtown Redevelopment Fund (1105) to the General Capital Improvement Fund (3001); authorizing a supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the General Capital Improvement Fund, resulting from the above transfer, to the Al Lang Turf Project (TBD); approving entering into an agreement with St. Petersburg Baseball Commission, Inc. ("SPBC") in an amount not to exceed \$250,000 for the Al Lang Stadium turf restoration work that contains terms and conditions acceptable to the City Attorney or his designee; authorizing the Mayor or his designee to execute the agreement and all documents necessary to effectuate this transaction with SPBC; and providing an effective date.

**COST/FUNDING/ASSESSMENT INFORMATION:** Funding for this project will be available after the transfer of \$250,000 from the unappropriated balance of the Downtown Redevelopment Fund (1105) to the General Capital Improvement Fund (3001) and the supplemental appropriation in the amount of \$250,000 from the increase in the unappropriated balance of the General Capital Improvement Fund (3001) resulting from this transfer, to the Al Lang Turf Project (TBD).

**ATTACHMENTS:** Resolution  
Table 2 from the Intown Redevelopment Plan & Interlocal Agreement  
Dan Morgan (Agronomist) letter to SPBC dated May 13, 2014  
Rowdies letter dated April 30, 2014

**APPROVALS:**

  
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City Development Administration *2014*

  
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Budget & Management

RESOLUTION NO. 2014-\_\_\_\_\_

A RESOLUTION APPROVING A TRANSFER OF \$250,000 FROM THE UNAPPROPRIATED BALANCE OF THE DOWNTOWN REDEVELOPMENT FUND (1105) TO THE GENERAL CAPITAL IMPROVEMENT FUND (3001); AUTHORIZING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$250,000 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE GENERAL CAPITAL IMPROVEMENT FUND (3001), RESULTING FROM THE ABOVE TRANSFER, TO THE AL LANG TURF PROJECT (TBD); APPROVING ENTERING INTO AN AGREEMENT WITH ST. PETERSBURG BASEBALL COMMISSION, INC. ("SPBC") IN AN AMOUNT NOT TO EXCEED \$250,000 FOR THE AL LANG STADIUM TURF RESTORATION WORK THAT CONTAINS TERMS AND CONDITIONS ACCEPTABLE TO THE CITY ATTORNEY OR HIS DESIGNEE; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE AGREEMENT WITH SPBC AND ALL OTHER DOCUMENTS NECESSARY TO EFFECTUATE THIS TRANSACTION WITH SPBC; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a scope of work has been developed to rehabilitate the playing field at Al Lang Stadium, a charter waterfront park, for an estimated cost not to exceed \$250,000; and

WHEREAS, the City of St. Petersburg ("City") and Pinellas County entered into an Interlocal Agreement for the Commitment of Tax Increment Revenues in the Intown Redevelopment Area dated April 21, 2005 ("Interlocal Agreement"); and

WHEREAS, this Interlocal Agreement, as amended, authorizes the City to use Tax Increment Revenues to pay for approved projects, including waterfront park improvements, to be funded by Tax Increment Financing revenues; and

WHEREAS, there are currently available within the Downtown Redevelopment Fund sufficient monies to fund the Al Lang Stadium turf restoration work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that there is hereby approved the following transfer for FY14:

<u>Downtown Redevelopment Fund (1105)</u>	
Transfer to: General Capital Improvement Fund (3001)	\$250,000

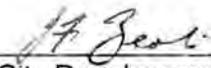
BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the General Capital Improvement Fund (3001), resulting from the above transfer, the following supplemental appropriation for FY14:

<u>General Capital Improvement Fund (3001)</u>	
Al Lang Turf Project (TBD)	\$250,000

BE IT FURTHER RESOLVED that entering into an agreement with St. Petersburg Baseball Commission, Inc. ("SPBC") in an amount not to exceed \$250,000 for the Al Lang Stadium Turf restoration work that contains terms and conditions acceptable to the City Attorney or his designee is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute an agreement with SPBC and all other documents necessary to effectuate this transaction with SPBC.

This resolution shall become effective immediately upon its adoption.

  
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City Development Administration

  
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Budget & Management

  
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Legal

**TABLE 2**  
**Intown Redevelopment Plan**  
**TIF Funding Required for New Public Improvement Projects - 2005-2035\***

Designated Projects	FY	Location	TIF Funds Required (in \$Millions)	Other Potential Funding Sources	Total Cost
Municipal Pier Project  See Note (1)	2008-2016	Downtown Waterfront at 2 <sup>nd</sup> Avenue NE	\$50M	To be Determined	\$50M
Progress Energy Center for the Arts  Mahaffey Theater Salvador Dali Museum	2005-2011 2010-2011	NE Corner of 1 <sup>st</sup> St/5 <sup>th</sup> Ave S	\$25.854M \$2.5M	City (\$2.932M)	31.286M
Mixed Use Transportation Facility	2006-2016	TBD	\$14M	No other public funding identified; however, mixed use project would leverage private investment	\$14M
Pedestrian System/Streetscape Improvements	2006-2035	Throughout IRP District	\$2.5M	City	\$2.5M
Park Improvements	2006-2035	Waterfront Park System	\$2.5M	City	\$2.5M
Utility Improvements	2005-2035	Throughout IRP District	\$0	City and Private Developers	TBD

\* TIF expenditures may only be utilized for those Designated Projects in Table 2 where TIF funds are required as noted herein; provided, however, that no TIF expenditures may occur for Projects other than Designated Projects with TIF funds required as noted herein, without prior approval of the St. Petersburg City Council and the Pinellas County Board of County Commissioners.

**DAN MORGAN  
CONSULTING AGRONOMIST  
6003 HAMMOCK HILL AVENUE  
LITHIA, FLORIDA 33547**

May 13, 2014

Steve Nadel  
St. Petersburg Baseball Commission  
230 1<sup>st</sup> St. South  
St. Petersburg, Fl. 33701

**Re: Al Lang Field Renovation**

**Steve,**

The following is a first draft of a recommended renovation plan for Al Lang Stadium. This report should be used as an agenda for talking points for the various aspects involved with renovating the field, starting on June 7, 2014. I was able to obtain most of the actual quotes for the various field renovation procedures. I included good budget numbers for the tasks that I did not have actual quotes. Once it is decided on the exact scope of work that will be followed I will provide actual prices in order to establish a total project cost so the group will know what the project costs should not exceed.

**ASSUMPTIONS:**

1. Total field square footage to be renovated is approximately 100,000 sq. ft.
2. Because the portable stands cannot be removed from the right/center field area until late November, the renovation will have to be accomplished in two different phases. The first phase will be approximately 65,000 sq. ft. and the second phase will consist of 35,000 sq. ft. of field renovation. Most of the project cost (estimated at 80%) will be used in the first 65,000 sq. ft. because the area where the portable stands is presently located will not require as much field renovation.
3. The Stadium field will continue to have baseball games (90 games) played, Jan-Mar each year.
4. Other types of sports will be played on the field including lacrosse and football.
5. The Rowdies soccer season runs from April-Nov.
6. Because the field surface has to be re-configured (leveled and slightly crowned) with sand being added to promote better drainage, the existing irrigation system will have to be abandoned and a new system installed. Jeff Parkinson stated that the current irrigation system was very inadequate and needs

major repairs to achieve proper coverage. A booster pump may be required to increase the water pressure from the waste water mainline to the Stadium field.

7. Everyone agrees to create a baseball field that has grass baselines and contains clay only around the four bases and pitcher's mound. All of the skinned area of clay will be removed permanently and filled with root zone soil. As of now the plan will be to only re-install the clay around each base and the pitcher's mound each December and remove all clay again at the end of March.

8. Celebration Bermudagrass will be the grass of choice because of its aggressive re-growth abilities.

9. We will contract with an engineering firm to create a topographic map of the field and formulate a new soccer/baseball infield surface, which includes a new surface drainage plan.

10. Sterilization of the root zone soil on the field with Methyl Bromide, costing (\$35k), would not normally be considered in this type of renovation because we are sodding, not sprigging, the entire field. The field contains a great deal of torpedograss and common bermudagrass and would benefit greatly from the soil fumigation procedure. These weeds will continue to grow quite aggressively into the newly installed sod, if not controlled prior to sodding. Treating the entire field with Roundup/Fusilade would be very helpful controlling some of these weed issues but it would delay the sod removal from the field for at least a week. We could apply the herbicide mixture a few days prior to the last game around 6/1, with no harm to the playing surface. Soil sterilization also controls many soil borne insects (nematodes, grubs, mole crickets) as well as weed seeds and fungus spores.

#### **SEQUENCE/SCOPE OF WORK**

1. Remove top two inches of grass/organics and haul off site. (\$45k) This expense is on the high side because of the unknown trucking and dump fees. There could be a great deal of savings if we could find a home for these old sod tailings being removed from the field if a closer dump site to Al Lang is located.

2. Remove all clay from existing baseball infield area and store enough to be re-used to fill around the four bases in December. (\$5k) This cost is also subject to being reduced by how much clay can be saved and not hauled off.

3. Balance the field with existing soils, creating a foot print of the new playing surface (soccer/baseball). (\$3k)

4. Apply dolomite/pre-plant fertilizer (per soil sample results) to the entire surface of the field. (\$2k)

5. Evenly apply two inches of USGA coarse sand to the new playing surface and rototill two directions. The 2" of USGA coarse sand will cost approximately (\$25k) to haul and evenly apply to field. Rototilling two directions will cost (\$12k)

6. Rough grade and compact. (\$2k)

\*This is when the field would be treated with Methyl Bromide. It would take a half day to inject the gas and apply the plastic tarps to the field, three days for the gas to work and then removal of plastic tarps on the fourth day, all included in the \$.35/ft. cost. We would have to provide a dumpster close by to place the plastic tarps in and pay for the disposal. (\$35k)

7. Install a new irrigation system, including new booster pump station, if required. (\$40k)

8. Laser level and fine grade the entire field, making sure there is no settling and positive drainage throughout the entire field. (\$8k)

9. Apply 5-10-20 pre-plat fertilizer at 500 lbs. /acre to the entire field just prior to sod installation. (\$1k)

10. Install certified rolled (48" solid) Celebration Bermudagrass sod. (\$38k)

11. Roll field to help with the smoothing and leveling process. (Included in sod price)

12. Sand topdress the field and roll. (This procedure would be included in routine field maintenance along with two fertilizer applications).

13. An engineering firm will, provide a topographic survey of the field surface, create a drainage and grading plan and provide a CAD plan of the field as well. (\$4.5k)

14. I will oversee the field renovation project and make four weekly site visits (including written site visit reports) during the one month period the field is under construction, as well as a pre-bid/pre-construction site visit. I will also work closely (emails and phone) with all parties concerned including the field contractor, Rowdies, City of St. Pete and Steve Nadel. (\$5k)

**TOTAL ESTIMATED COST** **\$221,000.00**

- There is no contingency in this number and field fumigation is included. There is no profit in this number for the contractor but I'm feel comfortable that this total cost has enough room for their profit when the project is competitively bid.
- Prices being quoted above are for the entire 100,000 sq. ft. of field renovation. There may be some additional re-mobilization costs for having to come back in November to finish the remaining 35,000 sq. ft.

- This same scope of work will be accomplished to the remaining 35,000 sq.ft. of the outfield (where the portable stands are presently located) after the soccer season is complete in November.
- A temporary drainage swale may have to be installed in front of the portable stands (outside the playing surface) the entire length of the field and then removed when the remainder of the field is renovated in November.
- We need to determine the depth of the clay on the infield before an actual cost of removal can be determined. Most infields have a clay depth of approximately 6-8". Since Al Lang has been there so long the depth of clay could exceed 15" easily.

### **CONTRACTOR LIST**

The following is a list of sports field contractors that could perform this field renovation project at Al Lang Stadium:

1. Athletic Services, Mike Williams 727 530 9248
2. Westscapes, Scott McBroom 727430 2298
3. Sadler Site Works, Jimmy Sadler 863 931 0444
4. Tom's Sod, Paul Brown 727 743 1014
5. Quality Turf, B H Fraser 813 781 7168

- This is very late in the growing season to find a good contractor to bid this job because most of the companies are already booked on other projects. There are a couple of options we have of accomplishing this renovation project on time and we will discuss in more detail during our meeting.
- Rolled certified Celebration Sod will be available for this project through Quality Turf.

Thanks,

Dan Morgan  
Consulting Agronomist



## Professional Soccer at it's Best!

April 30, 2014

Steve Nadel – Director  
St. Petersburg Baseball Commission  
7910 30<sup>th</sup> Avenue North  
St. Petersburg, FL 33710

Re: Al Lang Stadium Field Condition

Dear Steve:

This letter concerns the condition of the playing field at Al Lang Stadium. On Opening Day, April 12<sup>th</sup>, the field was in an unacceptable condition:

- Mound was not leveled to provide a level playing surface, leaving a crest in center of field
- Infield sod was not level or properly placed, leaving holes in the turf and resulting in divots and poor footing for the players

Two weeks later, for 2nd home game on April 26<sup>th</sup>, the playing field condition was worse:

- Field was covered with sand (pictures are enclosed)
- Large portions of the playing surface were sand, not grass
- Crest from the mound has not been addressed
- Player footing was unstable and dangerous
- Sand created even more dangerous divots
- The players cannot control ball playing on sand field

The next home game against the New York Cosmos will take place in 3 weeks on May 17th. The Rowdies and the League are deeply concerned about the currently unacceptable state of the field. Its condition must be drastically improved before May 17th. The Rowdies urge the St. Petersburg Baseball Commission to hire a sports field turf expert to take the necessary steps to ensure that the field is ready for professional soccer on May 17th.

Sincerely,

William Edwards  
Chairman  
TBR Holdings, LLC

Cc: Mayor Rick Kriseman  
Joe Zeoli, Managing Director, City Development Administration  
Dave Metz, Interim City Development Administrator



## Professional Soccer at it's Best!

May 29, 2014

Mayor Rick Kriseman  
St. Petersburg City Hall  
175 Fifth St. N.  
St. Petersburg, FL 33701

Dear Mayor Kriseman,

As a confirmation to our meeting on May 27, 2014 with Joe Zeoli and Dave Metz, we agree with the city's commitment to upgrade the Rowdies' playing field in a manner that will result in it becoming a professional grade soccer field (Upgrade). We have been advised by your administration that:

- (i) The Upgrade will take place during our summer break (June 8, 2014 through July 3, 2014);
- (ii) Any field alterations after our season (described below) will be minimal and be done in such a way as to allow for removal of such alterations in order to fully and quickly return the field to a professional grade soccer quality;
- (iii) Any alterations described in (ii) above will not take place until after the last 2014 Rowdies soccer game and complete restoration of the professional grade soccer field will be done prior to our first soccer game of 2015;
- (iv) the Upgrade will include moving and expanding the field as much as possible to make it comply with the minimum soccer field dimensions of 110 yards by 70 yards and moving the field as close as possible to the permanent Al Lang stands (without going into the warning strip).

As your administration is aware, the Rowdies did not participate in the development of the specific restoration plan nor have the Rowdies had the opportunity to have experts review the specific restoration plan, and therefore our support of the Upgrade is not a waiver of the Rowdies rights under its agreements with St. Petersburg Baseball Commission or the City or otherwise.

Thank you.

Bill Edwards

Manager

Citrus Sports Group, LLC