



NOTICE AND AGENDA

Beloit City Council

Special Meeting

Tuesday, October 16, 2012

5:30 p.m.

Beloit City Hall Forum

City Hall – 100 State Street

Beloit, WI 53511

CALL OF MEETING OF CITY OF BELOIT COUNCIL
CITY OF BELOIT, WISCONSIN

NOTICE IS HEREBY GIVEN that in accordance with Section 2.02(3) of City Code, a Special Meeting of the City Council of the City of Beloit, Rock County, Wisconsin, is being called.

1. Roll call
2. The Council will hear a report from staff and Snappers representative regarding the current condition and needed improvements for Pohlman Field.
3. Resolution authorizing the supplemental appropriation of funds for **Pohlman Field** repairs and improvements, and authorizing the City Manager to enter into a contract with Van's Enterprises Ltd. for that work (Arft)
4. Motion to Adjourn

Larry N. Arft, City Manager

Dated: October 12, 2012

Rebecca S. Houseman

City Clerk

**Please note that, upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511

**RESOLUTION AUTHORIZING A SUPPLEMENTAL APPROPRIATION
AND A CONTRACT FOR OUTFIELD REPLACEMENT SERVICES
ALL RELATED TO ATHLETIC OPERATIONS, INCLUDING SNAPPERS
PROFESSIONAL BASEBALL, AT THE CITY OWNED POHLMAN FIELD**

WHEREAS, the City owns a baseball stadium known as Pohlman Field, which is leased to and used by the Beloit Snappers, a professional baseball minor league club affiliated with the Oakland Athletics; and

WHEREAS, the stadium is also utilized by the Beloit high school baseball team and the American Legion baseball teams for regular season play and by the Beloit College Baseball team and the City's Parks and Leisure Services Department on an intermittent basis; and

WHEREAS, the age and condition of the park requires that significant maintenance be completed, including replacement of the outfield, the pedestrian concourses and walkways, along with various interior building upgrades; painting, fencing and plumbing repairs and related maintenance activities; and

WHEREAS, the City annually appropriates approximately \$32,000 for Pohlman Field maintenance purposes, paid for from a cell tower lease agreement, which is located on a stadium light standard; and

WHEREAS, those funds remaining from 2012, along with additional cell tower income anticipated for 2013 are sufficient to cover many of the miscellaneous repairs and upgrades needed to the stadium and its support facilities, the funds will not be sufficient to replace the outfield, nor all of the pedestrian concourses and walkways that are in need of resurfacing; and

WHEREAS, the City wishes to maintain its facility in a good, serviceable condition within the constraints due to the general age and quality of the underlying infrastructure; and

WHEREAS, in order to provide sufficient funding to replace the outfield space this fall in time for the 2013 season, along with cost for replacement of the pedestrian concourses and walkways, a supplemental appropriation from the Capital Fund balance will be required; and

WHEREAS, appropriation of capital spending will be adjusted in the 2013 budget prior to adoption in an amount equal to the supplemental appropriation approved in 2012; and

WHEREAS, when those funds become available in the spring of 2013 the Capital Fund balance will be restored to its original amount; and

WHEREAS, it is necessary to authorize approval of a contract with a company specializing in turf management on sports stadiums in order to complete the work yet this fall; and

WHEREAS, the Snappers, in consultation with City staff, have received five written proposals from qualified firms; and

WHEREAS, the Snappers recommend that Van's Enterprises, a company with extensive experience in building and repairing both the infield and outfield turf surfaces at many professional baseball stadiums, has submitted what the team and City staff view as the most comprehensive, detailed and cost effective proposal, and will be able to schedule this work yet this season, in between other previously contracted projects.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Beloit hereby appropriates the sum of \$100,000 from the City's Capital Fund balance as follows:

	<u>Original</u>	<u>Amended</u>	<u>Difference</u>
<u>Funding Source:</u>			
P2910308-4999-2012 Fund Balance Applied	\$(0)	\$(100,000)	\$(100,000)
<u>Expenditure:</u>			
P2910308-5511-2012 Pohlman Field Improvements	\$30,900	\$130,900	\$100,000

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Finance and Administrative Services Director shall make an appropriate modification to the 2013 proposed budget to allocate an equal amount of \$100,000 to be appropriated for Pohlman Field improvements with the anticipation that that sum will be repaid to the Capital Fund balance upon receipt of revenues anticipated for the spring of 2013.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager is hereby authorized to enter into an agreement with Van's Enterprises Ltd. of Waukegan, Illinois, in the approximate amount of \$80,000 to contract for the removal and replacement of the outfield turf in Pohlman Field.

Adopted this 16th day of October, 2012.

Charles M. Haynes, Council President

ATTEST:

Rebecca S. Houseman, City Clerk

CITY OF BELOIT

DEPARTMENTAL CORRESPONDENCE

TO: Council President Charles Haynes
Beloit City Councilors

FROM: Larry N. Arft, City Manager

DATE: October 12, 2012

SUBJECT: SNAPPERS BASEBALL

Council is aware that the Minnesota Twins, after a brief tenure here in Beloit, have pulled their Division "A" Minor League Club and sent that team to another location. This is the second franchise change that the club has experienced since my arrival in the city. The reason for the Twins' departure was the condition of Pohlman Field, an aging baseball stadium built prior to the advent of professional baseball in Beloit and subsequently modified from time to time. Because their contract with Major League Baseball guarantees an affiliation, the Snappers were able to sign with the Oakland Athletics for a two-year deal, after promising some required stadium improvements.

In recent years, financial limitations have also caused the deferral of even routine building and grounds maintenance. The lack of routine housekeeping and basic custodial care have further exacerbated both the condition and the "look" of the facility.

It should also be noted that Pohlman Field is a City owned facility and was in place for some time before the Snappers were even formed. In addition to our lease agreement with the Snappers Professional Baseball Organization, the Beloit Memorial High School team and the local Legion baseball team also play at Pohlman Field on a regular basis. The City's Parks and Leisure Services Division has used the stadium on an intermittent basis for various special programs and activities.

This summer, I was asked to tour the facility with representatives of the team, as well as Brian Ramsey, Director of Parks and Leisure Services. I was actually "surprised" to see the overall condition of the facility, including the interior spaces in the clubhouse. Asphalt paved concourse areas were also in very rough and deteriorated condition. While the infield has been modernized, the outfield has not been touched in decades and was in very rough condition.

In addition to issues with the stadium facility, the Snappers lease agreement with the City is also up for renewal this fall, as we complete the last of the current three-year renewal cycle. It is clear that we are at a bit of a crossroads and need to discuss several issues related to the future of professional baseball in Beloit.

1. PROFESSIONAL BASEBALL CONTRIBUTES TO THE CITY

The Greater Beloit area is one of the smallest markets in all of professional baseball. We have been very fortunate to have been granted a Minor League franchise under the Master Agreement with Major League Baseball, which expires in 2020. Until that time, the Snappers are guaranteed a Major League affiliation and Minor League baseball will continue in Beloit. Unfortunately, the age, condition and location of the facility make it

one of the worst of any the cities represented in Division A baseball. The facility's condition has detracted from the ability of the Snappers to draw large crowds and resulted in turnover as Major League teams bid on better quality facilities in other cities. Professional baseball is not only a special amenity available in only a few cities nationally, but draws significant visitations to the city despite the limitations of the current stadium. It would seem to be worth the City's while to collaborate to a reasonable extent to assist with stadium upgrades, especially since the City owns the facility.

2. STADIUM CONDITION/NEW STADIUM

There is no question that a new stadium in a high profile location would not only please the Major League affiliates, but would likely draw considerably more fan patronage, as well as advertising revenue, making the Snappers a stronger organization. In 2020 when the next Major League Baseball affiliate contracts are up for renewal, other cities around the upper Midwest that have invested in new stadiums will be competing with the Snappers for those affiliation rights. Unfortunately, a new stadium, even with donated land and available utilities, will be at least \$15M in costs. Assets are probably not available in our community at this time, although circumstances may change in the future, making a stadium project more economically feasible.

Consequently, in order to support Minor League Baseball at the present time, efforts must be made to not only upgrade Pohlman Field to the extent feasible, but also to make sure that it is maintained and given regular housekeeping care to ensure that the facility is safe, clean and serviceable for staff and players coming from the parent baseball organizations.

3. STADIUM IMPROVEMENTS

Based on my tour of the stadium this fall, it is very clear that significant improvements are needed to the facility. Interior care, maintenance, and aesthetics were all lacking. Fortunately, the expenses required for those kinds of upgrades are relatively small and will fit within the existing revenue appropriated from the cell tower fees, which are set aside for Pohlman Field maintenance each year. Mr. Ramsey has already been working with his crews to schedule that work, which will be spread between this fall for the 2012 budget year and next winter and early spring coming from the 2013 allocation. The Snappers organization, of course, must accept responsibility for the housekeeping issues and cleaning services have already been brought in to get that work completed before the maintenance and repainting begins.

In addition, there are three fairly costly items that must be considered to deal with issues of concern raised by Major League Baseball. Those three items include:

a. Replace the outfield

With regard to the outfield, the cost and the significance of the improvement are certainly beyond the Snappers financial capacity. It is important that this project be done immediately in order to get the sod in place before winter. The Snappers

have obtained a number of proposals from firms that specialize in doing this kind of work. A summary copy has been attached for your information.

Based on the proposals received from five different firms located in the Wisconsin/Illinois area that specialize in the maintenance of sports fields, the Snappers are recommending that Van's Enterprises be contracted for this project. Van's is included in the list of proposals attached to this report, with a preliminary cost estimate of \$80,000, which falls almost exactly in the middle of the cost range. This firm has also had extensive experience, as noted in the summary report. Despite their impressive resume and extensive experience, their cost estimates are in the average range based on those received for this project.

b. Replace asphalt in concourses (with asphalt or concrete)

All of the asphalt work that was originally placed, apparently by hand, in the pedestrian walkways and concourses around the park has been in place for many decades and is badly deteriorated and poses a safety concern. City Engineering staff has taken a preliminary look at the area and developed an early cost estimate of \$42,000, predicated on bringing in a contractor and "hand working" asphalt to replace all of the deteriorated areas. The City Engineer has recommended that the areas be replaced with concrete, which would produce a much better quality end product for these pedestrian walk areas and, at today's prices, not represent a significant difference in cost. The City has approached Snappers management and asked them to inquire whether or not a local concrete contractor would be willing to place this concrete. The City would cover material costs so there would be no out-of-pocket expense for concrete, and the Snappers would allow a certain number of appropriate signs to be posted recognizing the contractor's contribution. If successful, the price for this work will be substantially below \$42,000.

c. Replace/build indoor batting cages – Snappers fund raising

The batting cages could also be a fairly large scale project. One is currently available, although it does not meet the expectations of most major league clubs. A dual batting cage in an enclosure available for use under various weather conditions is the league standard. The City does not have resources available for that project, and the Snappers understand that private fund raising will be needed in order to replace that facility.

If these improvements are acceptable to Councilors, the following funding mechanism could be used for this purpose:

1. As noted, funds are available in the existing Capital budget to cover all of the miscellaneous club house, building, plumbing and fencing repairs that are on the Snappers list and that need to be addressed prior to the beginning of next season. That work will be split over the remaining months of calendar 2012 and completed in 2013 to fit within the existing budget parameters.

2. Funds are not available, either through the cell tower lease or from the Snappers organization to cover the costs necessary to replace the outfield. This is a significant safety issue for the Major League parent organization and every effort needs to be made to get that work completed this fall. Some additional funds also need to be made available for replacing the concourse areas, again both for aesthetic, as well as safety concerns to improve that portion of the facility that is used most by the general public attending games or other activities at the stadium. In order to get that done this fall, a supplemental appropriation will be required. After extensive discussions with Paul York, Finance and Administrative Services Director, the most reasonable scenario that we could devise would be to appropriate \$100,000 from the Capital Fund balance to the existing account for Pohlman Field improvements. Those funds would be used to complete the infield and to provide the cost for at least a significant portion of the concourse upgrades that need to be completed this fall and winter.

The 2013 Capital Budget would be adjusted to add \$100,000 to the Pohlman Field account, which would be subtracted from another project, likely the street resurfacing account. After funding is in place in the spring of 2013, that allocation would be used to reimburse the Capital Fund balance, so that fund balance number would be whole.

4. OTHER ACTION STEPS

We are also submitting a resolution to Council authorizing the City Manager to enter into a contract with Van's Enterprises out of Waukegan, Illinois for the purpose of replacing the outfield per their written proposal, which has been submitted and reviewed by both Snappers officials and representatives from the City's Engineering Division.

Additional information will be provided as necessary, as we conclude work on this important project.

LNA:pl

Attachments: Pohlman Field Outfield Bid Comparison – September 2012

C: Brian Ramsey, Director of Parks and Leisure Services
Mike Flesch, City Engineer
Paul York, Finance and Administrative Services Director

Pohlman Field Outfield Bid Comparison – September 2012 (Info. as of 10/5/2012)

Item	Rettler Corporation Stevens Point, WI	Midwest Athletic Fields Watertown, WI	Bush Sports Turf Milan, IL	H & K Sports Fields Egg Harbor, WI	Van's Enterprises Waukegan, IL
Item 1. Outfield:	Demolition & Stripping of existing turf. Construction layout. Access crossing, excavation, erosion control. Infield lip reconstruction. New irrigation system. Sand based amended topsoil. Fine grade & laser grade. <u>100,800 sq. ft</u> large roll sod. (\$140,000 - \$160,000) Topographic as built map. ((\$2,500 - \$3,000) Hand auger borings. (\$850 =-\$1,260) Contingency/professional services.	Strip & remove existing grass from outfield. Till existing soil. Add additional topsoil. Spread & laser grade using 2 – 7' wide graders. Apply Pre-plant fertilizer. 100% Bluegrass – 3 varieties: Avalanche BG, Jumpstart BG & Thermal Blue BG (for quick greening, very aggressive – grows laterally too). Low-mow sod (tolerates less than 2" cut). All three rate high in disease tolerance. 24" wide x 60' Long rolls. Sand base sod not needed as this is not a sand based field. Roll with 1 ton roller.	Make a computer model of the field. Strip all turf to an on-site location. Grade the field to proper lines & contours using GPS & laser technology allowing consideration for any future changes to infield. Install Bluegrass low-mow sod. <u>90,311 sq. ft.</u>	Did not visit. Abbreviated quote sent by email. (Matt gave him outfield estimate of 90,000 sq. ft.) No details.	Strip & remove existing turf. Haul to outside left field fence. Approx. <u>90,000 sq. ft.</u> Import USGA root zone sand & til into soil for uniform base. Outfield to be total laser graded using an 8' planning box. Existing grades of the infield skin & outfield warning track material to be used as control points sloping outfield 1'-1'3" from Infield to Warning Track. Utilize existing warning material to match sod. Install multi-variety Kentucky Bluegrass sod cut at 1-1/4" thick, 80%-90% sand base, large roll 42" wide. Most rolls cut at a length of 65'.
Price:	\$155,350 - \$180,200	\$46,860	\$68,245	\$70,000 - \$75,000	\$69,920

Pohlman Field Outfield Bid Comparison – September 2012 (Info. as of 10/5/2012)

Item	Rettler Corporation Stevens Point, WI	Midwest Athletic Fields Watertown, WI	Bush Sports Turf Milan, IL	H & K Sports Fields Egg Harbor, WI	Van's Enterprises Waukegan, IL
Item 2. Additional Foul Territory:	Included in Square Footage above.	Add area from 1 st to 3 rd base foul areas – Same work as above.	Not quoted but estimated proportionate to square footage + 15% of OF.	Not quoted but estimated proportionate to square footage + 15% of OF.	Strip and grade 1 st & 3 rd base sidelines (approx. <u>14,000 sq. ft.</u>) – Same work as above.
Price:	Included.	\$7,650	\$10,237 (est.)	\$10,500 - \$11,250 (est.)	\$10,080
Item 3. Warning Track Restoration:	Not referenced.	Restore warning track to original state by adding warning track mix and laser grading. This is not an option as they felt there isn't a single grade along track. Very confident that it needs to be raised.	Not referenced.	Not referenced.	Not required per base proposal.
Price:	N/A	\$8,750	N/A	N/A	N/A
Sub-Total Price 1 – 3:	\$155,350 - \$180,200	\$63,260	\$78,482	\$80,500 - \$86,250	\$80,000
Item 4. Irrigation:	Included in above base quote with an estimated range of \$25,000 - \$30,000.	Entirely redo areas from 1 st to 3 rd base foul areas Raise & lower all heads and install swing joints. Install pump start relay to booster pump vs. flow switch that is malfunctioning & not	Not quoted.	New booster pump and additional heads.	New system except for controller box quoted by Muellermist Irrigation Co; Broadview, IL. ***Van's would also be willing to work around local irrigation company if we did not need total replacement.

Pohlman Field Outfield Bid Comparison – September 2012 (Info. as of 10/5/2012)

Item	Rettler Corporation Stevens Point, WI	Midwest Athletic Fields Watertown, WI	Bush Sports Turf Milan, IL	H & K Sports Fields Egg Harbor, WI	Van's Enterprises Waukegan, IL
		shutting off. Re-do foul area of outfield (moving 1 head and adding 1 head to each side.) Change miscellaneous nozzles as needed. Otherwise thought it is a strong system.			
Price:	Included.	\$5,750	N/A	\$10,000 - \$15,000	\$27,900
Sub-Total Price 1 - 4	\$155,350 - \$180,200	\$69,010	Not available.	\$90,500 - \$ \$101,250	\$107,900
Item 5. Laser Grade Infield Skin	Not quoted.	Agreed to do. Material extra.	Not quoted.	Not quoted.	Laser grade infield. Material provided by others.
Price:	N/A	Would also do no charge.	N/A	N/A	No charge if done with other work.
Item 6. Bull Pen Catchers Boxes:	Not quoted.	Not quoted.	Not quoted.	Not quoted.	Supply & install Synthetic Turf in catcher's area of both bullpens (15' x 18'). ERYS/Rye Sport/Tri-color (XP & Mono), 40 oz. weight, 1.75" pile height on Duraflo secondary backing 15' wide. Sand infill product, lime stone base.
Price:	N/A	N/A	N/A	N/A	\$4,150

Pohlman Field Outfield Bid Comparison – September 2012 (Info. as of 10/5/2012)

Item	Rettler Corporation Stevens Point, WI	Midwest Athletic Fields Watertown, WI	Bush Sports Turf Milan, IL	H & K Sports Fields Egg Harbor, WI	Van's Enterprises Waukegan, IL
Item 7. Home Plate Halo:	Not quoted.	Not quoted.	Not quoted.	Not quoted.	Supply & install Home Plate Halo. Excavate and install 4000 psi concrete 4" thick with fibermesh reinforcement material to remain on site. Concrete installed will be 26" diameter around home plate, 5' wide stopping 3' from foul line. Install 5' Halo – no wings –DPPE-Blend Synthetic Turf (Green) – 5W 5mm foam/rubber backing.
Price:	N/A	N/A	N/A	N/A	\$9,600
Item 8. Sand Channels	Not quoted.	Not quoted.	Not quoted.	Not quoted.	Installation of Sand Channels to help with drainage issue making the surface more playable. Recommend next Spring or early Summer.
Price:	N/A	N/A	N/A	N/A	\$23,000 - \$28,000
References:	Turner H.S.	Wisconsin Dells Park & Rec., Northern IL University. Mostly Milwaukee area.	Dodgers, Cubs, Cardinals, Royals, Brewers, Quad Cities, Cedar Rapids		Snappers Infield, Brewers, White Sox, Cubs, Tigers, Schaumburg, Joliet

Pohlman Field Outfield Bid Comparison – September 2012 (Info. as of 10/5/2012)

Item	Rettler Corporation Stevens Point, WI	Midwest Athletic Fields Watertown, WI	Bush Sports Turf Milan, IL	H & K Sports Fields Egg Harbor, WI	Van's Enterprises Waukegan, IL
Guarantee:	?	Until roots have stitched into ground and cannot be pulled up.	?	?	?
Other Questions and Comments:		<p>Sod is 48" wide but cut in half. Can we keep at 48"?</p> <p>No professional fields done by 5 year old company. But worked on some out east.</p> <p>Sod comes from Marshall, WI (east of Sun Prairie).</p> <p>2 week job. Felt they could still get done by 11/1.</p>	Were they on site to quote? – NO.		<p>Talk to irrigation company re: bid. Sand Channels not needed! Consider only Drain Lines and Catch Basin. We were satisfied with their Infield project in 2002. Halo nice, but maybe later.</p> <p>Is sand based sod needed based on Midwest's comments?</p>