



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Community Redevelopment Agency

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Thursday, September 28, 2017

6:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the Community Redevelopment Agency  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at a Special Meeting of the Community Redevelopment Agency.

#### CALL TO ORDER

#### ROLL CALL

Art Graham (Chairperson), Frances Povloski (Vice-Chairperson), Scott Gay, Jeffrey Jones, Samuel Hall

#### APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Meeting held August 28, 2017

#### OLD BUSINESS

#### NEW BUSINESS

- a. **Resolution No. 2017-10** - Amending the South Beach Community Redevelopment District Capital Improvement Budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017 to appropriate \$ 524,856.00 to fund the purchase and installation of an artificial field turf surface on the multi-purpose playing field located in South Beach Park, and providing for an effective date.

#### COURTESY OF THE FLOOR TO VISITORS

#### ADJOURNMENT

**NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

cc: George D. Forbes, City Manager; Susan Erdelyi, City Attorney; Press



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Draft Meeting Minutes

### Community Redevelopment Agency

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Monday, August 28, 2017

5:00 PM

Council Chambers

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#### CALL TO ORDER

Chairperson Graham called the meeting to order at 5:00 P.M.

#### ROLL CALL

**Present:** 5- Chairperson, Art Graham  
Vice Chairperson, Frances Povloski  
Mr. Scott Gay  
Mr. Samuel Hall  
Mr. Jeffrey Jones

Also present were CRA Administrator William Mann, Deputy City Manager Trish Roberts, Chief of Police, Patrick Dooley, and Staff Assistant, Mandy Murnane.

#### APPROVAL OF MINUTES

- a. Regular Community Redevelopment Agency Meeting Held June 26, 2017

**It was moved by Mr. Hall, and seconded by Mrs. Povloski, and passed unanimously by voice vote, to approve the June 26, 2017 meeting minutes.**

#### OLD BUSINESS

There was no old business.

#### NEW BUSINESS

- a. **Resolution No. 2017-06** - Amending the Downtown Community Redevelopment District Operating Budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017 to appropriate tax increment trust funds \$14,760 (includes a 15% contingency) for additional services relative to the production of a Downtown Action Plan – Implementation and Management Plan and providing for an effective date.

**It was moved by Mrs. Povloski and seconded by Mr. Jones to approve CRA Resolution No. 2017-06. After a short discussion, the motion carried unanimously by roll call vote.**

Bill Mann explained that *Dix.Hite + Partners* presented their *Downtown Action Plan- Implementation and Management* at a May 15, 2017 City Council briefing. Following their presentation, which was well received, it was requested that *Dix.Hite* prepare an additional concept plan for the entrance of the Pier Entryway area, and also to come up with one or two additional logo or “brand” concepts to choose from for use in promoting the downtown. The original *Dix.Hite* contract did not include a contingency fund, and additional services are needed.

- b. **Resolution No. 2017-07** - Amending the Downtown Community Redevelopment District Capital Improvement Budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017 to appropriate \$472,184 (includes a 15% contingency – purchase and installation of forty-five (45) video cameras, plus \$180,500 for a five-year service agreement) for the installation and maintenance of a comprehensive video security camera system within the Downtown Community Redevelopment Area and providing for an effective date.

**It was moved by Mrs. Povloski and seconded by Mr. Hall to approve CRA Resolution No. 2017-07. After a short discussion, the motion carried unanimously by roll call vote.**

Mr. Mann requested Resolution Number 2017-07 and Resolution Number 2017-08 be discussed at the same time and voted on individually.

Police Chief Pat Dooley reviewed the benefits of adding the wide angle video surveillance cameras to the Downtown District and the South Beach District, as well as all parks and parking lots. The cameras will provide evidentiary quality footage in the day or night, with object recognition and zooming in live or playback mode.

Preston Bullen, a representative of Siemens Industry, Inc., was present to answer questions about the surveillance equipment and the network technology.

- c. **Resolution No. 2017-08** - Amending the South Beach Community Redevelopment District Capital Improvement Budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017 to appropriate \$28,234 (includes a 15% contingency – purchase and installation of three (3) video cameras, plus \$13,500 for a five-year service agreement) for the installation and maintenance of three security cameras within the South Beach Park and providing for an effective date.

**It was moved by Mrs. Povloski, and seconded by Mr. Hall, to approve CRA Resolution No. 2017-08. After a short discussion, the motion carried unanimously by roll call vote.**

- d. **Resolution No. 2017-09** - A resolution of the City of Jacksonville Beach Community Redevelopment Agency adopting its operating budget for the fiscal year beginning October 1, 2016 and ending September 30, 2017; and providing for an effective date.

**It was moved by Mrs. Povloski, and seconded by Mr. Jones, to approve CRA Resolution No. 2017-09. After a short discussion, the motion carried unanimously by roll call vote.**

Deputy City Manager, Trish Roberts, explained that the increase in the Combined Funds is because some construction projects have been slow to begin due to inclement weather this year.

Mr. Mann added that these are Operating Budgets versus Capital Budgets.

Trish Roberts and Bill Mann were both in agreement to continue working for better project coordination and follow up regarding maintenance and subcategorizing the maintenance plans prior to the building phase.

## **INFORMATION ITEMS**

**COURTESY OF THE FLOOR TO VISITORS**

No one wished to speak under Courtesy of the Floor.

**ADJOURNMENT**

There being no further business, Mr. Graham adjourned the meeting at 5:55 P.M.

Submitted by: Mandy Murnane, Staff Assistant

Approval:

\_\_\_\_\_  
Art Graham, Chairperson

Date: \_\_\_\_\_

**MEMORANDUM**

**TO:** Jacksonville Beach Community Redevelopment Agency Members

**FROM:** Bill Mann, Planning and Development Director, CRA Administrator 

**RE:** September 28, 2017 Community Redevelopment Agency Meeting

**DATE:** September 21, 2017

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Please consider the following information and staff recommendation relative to the following item to be acted upon at the upcoming September 28, 2017 meeting:

1. **Resolution No. 2017-10** – With this resolution the Community Redevelopment Agency (CRA) funds the purchase and installation of an artificial turf surface on the multi-purpose playing field at South Beach Park.

The Jacksonville Beach City Council approved the purchase and installation of this replacement field surfacing at their June 19, 2017 meeting. A copy of the City Council memorandum from the Parks and Recreation Director and the Price Proposal from the vendor are included, following Resolution No. 2017-10. Also included is a one-page excerpt from the June 19 City Council meeting minutes containing the discussion and approval of the project.

Jason Phitides - Parks & Recreation Director, and a *Field Turf USA, Inc.* representative will be present to discuss the project and the need for this park improvement.

Staff recommends approval of Resolution No. 2017-10.

Attachments: *CRA Resolution No. 2017-10*  
*June 12, 2017 Parks and Rec. Director memo to City Manager*  
*September 19, 2017 Price Proposal – Field Turf USA*  
*Excerpt – June 19, 2017 City Council Minutes (Item #17-106)*



**CRA RESOLUTION NO. 2017-10**

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY TO AMEND THE SOUTH BEACH CAPITAL IMPROVEMENT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the existing natural grass multi-purpose playing field located in South Beach Park experiences usage significantly exceeding normal levels of playability for natural grass surfacing, causing the constant need for repair and maintenance; and

**WHEREAS**, the resulting condition of the playing field generates excessive maintenance costs and significantly limits the full utilization of the playing field; and

**WHEREAS**, the Community Redevelopment Agency (CRA) specifies the use of South Beach Tax Increment Trust Funds for the purpose of the development and ongoing maintenance of South Beach Park facilities, and

**WHEREAS**, the CRA has sufficient South Beach Community Redevelopment Tax Increment Trust Fund revenues to pay for the project:

**NOW, THEREFORE, BE IT RESOLVED BY THE JACKSONVILLE BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:**

**SECTION 1.** The fiscal year 2016-2017 South Beach Community Redevelopment Capital Improvement Budget for the Jacksonville Beach Community Redevelopment Agency is amended to appropriate \$524,856.00 to fund the purchase and installation of an artificial turf surface on the multi-purpose playing field located in South Beach Park.

**SECTION 2.** This resolution shall take effect upon its adoption.

**DULY ADOPTED IN OPEN MEETING THIS 28<sup>th</sup> Day of September, 2017.**

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Art Graham, CHAIRMAN

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William C. Mann, ADMINISTRATOR

City of

Jacksonville Beach

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FL 32250

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**TO:** George Forbes  
City Manager

**FROM:** Jason Phitides  
Director of Parks and Recreation

**DATE:** June 12, 2017

**RE:** Field Turf Installation at South Beach Park

**ACTION REQUESTED:**

Approve the purchase and installation of Field Turf at South Beach Park sports field from FieldTurf USA, Inc.

**BACKGROUND:**

A sports field of natural grass can withstand about 20 hours of playability per week. The field at South Beach Park is used extensively throughout the year and usage greatly exceeds normal levels. As a result, the field is in constant need of repair and attention. Each year, the field requires grading, top-dressing and sodding just to maintain safe playing conditions. The surface has been re-sodded several times over the past few years. This is in addition to the normal annual maintenance investment. (A natural grass field requires approximately \$50,000 annually for irrigation, fertilizer, pesticides and labor to mow, stripe and maintain).

Field turf is an artificial alternative to natural grass and is being selected more expansively by schools, colleges and professional sports franchises. Despite higher up-front costs, artificial turf provides a lower net cost per hour of use than natural grass because of the substantially increased hours of use. Artificial turf offers virtually unlimited playability without wear and tear and costs to maintain are significantly lower than natural grass. Labor maintenance can be reduced to about four (4) hours per month, and unlike natural grass, it does not require irrigation, pesticides, herbicides, fertilizers or mowing and stripping.

FieldTurf USA, Inc., offers the most advanced artificial surface, comprising of a synthetic blend of fibers infilled with layers of washed silica sand, cryogenic rubber and cork composite.

According to the manufacturer: "Cryogenic rubber is the cleanest and highest grade of recycled crumb rubber granule. It is made from ground-up recycled tires, which are cryogenically frozen and then shattered to yield a clean, smooth rounded particle. It is odorless, non-toxic and affords stable footing for athletes. A finely grained cork composite overlays the rubber granules for the top layer to provide a cooler playing surface.



Cryogenic rubber has been safely used in many products since being introduced in the early 1990s, and in use in playgrounds and athletic tracks for much longer. The resilient material provides enhanced durability and cushioning to prevent injuries. Aside from its use in synthetic sports fields, crumb rubber is also used in a variety of products from children's rubber toys to surgical gloves to food packaging, and even chewing gum."

Before the acceptance of crumb rubber as an approved, safe, infill material for artificial turf, hundreds of studies had been commissioned and executed by health and safety experts worldwide. Their assessments did not find a public health threat.

Since 2007, an estimated 4.5 billion square feet of synthetic turf has been installed around the world, including 800 million square feet in the U.S. Recycled rubber infill is used in over 98% of the 12,000+ synthetic turf sports fields. No lawsuits have been filed where artificial turf is alleged to have caused health issues.

FieldTurf USA, Inc., can provide the product and installation using competitively bid contract pricing afforded by The Cooperative Purchasing Network (TCPN). Many public schools and universities have used this contract to procure both product and installation.

The sports field at South Beach Park is 53,261 square feet. Total cost to complete the project would be \$524,856 which includes \$268,842 for engineering, site work and installation and \$256,014 for the synthetic turf and field markings. Costs includes one (1) year warranty on civil work and eight (8) years warranty on the product. The surface is expected to last ten (10) years and can be replaced for about half the initial investment. We would budget approximately \$25,000 each year to fund the replacement, which is less than annual costs to maintain natural grass. The pricing proposal is attached.

**RECOMMENDATION:**

Approve the purchase and installation of Field Turf at South Beach Park sports field from FieldTurf USA, Inc., as described in the memorandum from the Director of Parks and Recreation dated June 12, 2017, contingent on CRA funding. Authorize the City Manager to send this request to the Redevelopment Agency for funding.



THE ULTIMATE  
SURFACE EXPERIENCE

**Date:** September 19, 2017

**To:** City of Jacksonville Beach Recreation Dept. (FL)  
2508 South Beach Parkway  
Jacksonville Beach, FL  
32250

**Phone:** 904-247-6236  
**Email:** [jaxparks@coj.net](mailto:jaxparks@coj.net)

**From:** Chris Wedge  
**Phone:** 1-352-242-7620  
**Email:** [Chris.Wedge@fieldturf.com](mailto:Chris.Wedge@fieldturf.com)

**Subject:** Project Jacksonville Beach – South Beach Park Field

FieldTurf USA, Inc. is pleased to present the following proposal. Price estimates are based off of The Cooperative Purchasing Network (TCPN) pricing / National IPA (NIPA). TCPN / NIPA is a buying co-op that public entities in the state of Florida can use to purchase goods and services. It provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual schools do not have to duplicate the bidding process per TCPN / NIPA #R162203 or #R5223

**TCPN Certified Proposal Number: R162203-FL-15284**

	Description	Quantity	Units	Unit Price	Total
	<b>Sitework</b>				
1	Site/Base Construction	53,261	SF	\$4.325	\$230,367.42
2	Survey	1	EA	\$5,896.750	\$5,896.75
3	Design	1	EA	\$20,497.00	\$20,497.00
	<b>Subtotal Synthetic Turf Site Work</b>				<b>\$256,761.17</b>
	<b>Synthetic Turf</b>				
4	Install FieldTurf Classic HD 2.25"	53,261	SF	\$4.003373	\$213,223.65
5	Inlaid Soccer Markings	1	EA	\$7,210.00	\$7,210.00
6	Inlaid Flag Football Markings	1	EA	\$7,210.00	\$7,210.00
7	Maintenance Equipment: GroomRight & SweepRight	1	LS	\$6,180.00	\$6,180.00
	<b>Subtotal Synthetic Turf</b>				<b>\$233,823.65</b>
	<b>Subtotal Project</b>				<b>\$490,584.83</b>
8	Performance & Payment Bonds	1	LS		\$5,519.08
	<b>Total Project</b>				<b>\$496,103.91</b>
	<b>Voluntary Alternates</b>				
9	Add for FieldTurf CoolPlay	53,261	SF	\$0.42	\$22,190.40
11	Furnish and Install (4) 12" Nyloplast Basins at the end of the exfiltration ditches	1	EA	\$6,562.00	\$6,562.00

Price Includes:

- Design Assistance including:
  - a. Review existing Geotechnical information and Stormwater Calculations prepared by others
  - b. Layout Plan
  - c. Grading Plan
  - d. Utility Plan
  - e. Field Marking Plan
  - f. Detail Plans to include curbs, piping systems, base section and additional details as required to complete the installation of the field
  - g. Furnish Sealed Drawings
- Mobilization
- Basic Erosion Control Measures (silt fence on low sides as needed and inlet protection as needed)
- Layout
- Cut and cap Irrigation outside field area if possible
- Excavation of dirt to proposed subgrade, haul dirt off site
- Grade and compact subgrade
- Install 8" x 8" exposed concrete curbing with nailer board as turf attachment
- Install 12" perforated perimeter collector drain and tie into existing storm system with 40 linear feet of the perimeter of field area
- Exfiltration trench down each side of the field approximately 100 ln ft in length
- Installation of 1" x 12" Flat Panel drains on 20 ft. centers
- Installation of a 4 oz. geotextile fabric full coverage on the turf limits of the field
- Install 5" of base stone clean washed or approved equal
- Install 1" of finish stone clean washed or approved equal
- Laser Grade and compact stone courses
- Site clean of the proposed scope of work
- One year warranty on all civil work
- Installation of the artificial in-filled grass surface upon a suitable base
- An 8 year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface
- (1) set of U-12 Soccer Markings package
- (1) set of Flag Football Markings package
- (1) FieldTurf GroomRight and (1) FieldTurf SweepRight Maintenance Equipment
- This proposal and offered pricing are based upon FieldTurf's typical dynamic base drainage system and storm water calculations. However, the scope of work/services and associated pricing are subject to change in the event of: (i) design and/or construction requirements of the local permitting authorities which dictate a change in design and/or construction and/or (ii) existing site conditions which are concealed, unknown and/or differ from readily available published data for the region.

Price does not include:

- a) Any costs associated with necessary charges relating to the delineation of the field
- b) Unless otherwise specified, does not include any G-max testing
- c) The supply of manholes or clean-outs or grates, or supply of the manhole covers
- d) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- e) The implementation of a storm water pollution prevention plan
- f) Site security
- g) Boring for utilities
- h) Any electrical work
- i) Athletic equipment
- j) Asphalt paving
- k) Selective demolition
- l) Synthetic Track Surfacing

- m) Once subgrade has been established, a proof roll will be performed to ensure structural stability of the soils; in the event that unsuitable soils are encountered, a price to remedy these areas can be negotiated based on recommended methods per project Engineer.
- n) Installation of manholes, junction boxes, gabions, concrete rip wrap, storm drainage not related to the field construction, grate inlets and RCP.
- o) Relocation, removal and repair of existing utilities not limited to electrical conduits, power poles, water, sewer, gas, cable, telephone, owner placed conduits or communication feeds within the field of play
- p) All union labor or other labor law levies.

**NOTES:**

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*;
- b) Final payment shall be upon the substantial completion of FieldTurf's obligations;
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 1.5% per month (19.56% per annum);
- d) FieldTurf requires a minimum of 21 days after receiving final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires 28 days to install the Product subject to weather and *force majeure*.
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and, no more than 100ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) FieldTurf shall be accountable for its negligence but shall not be bound by any penalty clauses.
- h) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- i) All colors are to be chosen from FieldTurf's standard colors.
- j) The FieldTurf product carries an 8 year 3<sup>rd</sup> party insured warranty.

*The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction.*

Please contact Eric Fisher if you have any questions or require additional information regarding FieldTurf's SmartBuy Cooperative Purchasing Program. 888-209-0065, ext. 246 or via e-mail at [eric.fisher@fieldturf.com](mailto:eric.fisher@fieldturf.com). Be sure to visit our website at [www.fieldturf.com](http://www.fieldturf.com)



**(g) Item #17-106, Approve the Purchase and Installation of Field Turf at the South Beach Park Sports Field from FieldTurf USA, Inc.**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the purchase and installation of Field Turf at the South Beach Park sports field from FieldTurf USA, Inc., as described in the memorandum from the Director of Parks and Recreation dated June 12, 2017, contingent on CRA funding. Authorize the City Manager to send this request to the Redevelopment Agency for funding.

Mr. Forbes stated the South Beach Park sports field usage significantly exceeds the normal levels of natural grass playability and the field is in constant need of repair and attention. The excessive maintenance costs lead to either limiting or eliminating the league play or selecting an artificial alternative.

FieldTurf USA, Inc. representative, Chris Wedge, and Director of Parks and Recreation, Jason Phitides, provided a sample of the 'cool field' product and reviewed the benefits of the turf material. The non-toxic, temperature-mitigating properties of the artificial turf allow for a cooler playing surface, increased hours of use without the wear and tear of natural grass and reduce labor maintenance time to about four hours a month.

Both Mr. Vogelsang and Mr. Doherty shared in their support of the artificial turf installation, adding the safety of those who use it is worth the up-front cost.

Ms. Wilson asked how long this product has been in use and what would happen if, in ten years, the city no longer wishes to replace the turf?

Mr. Wedge said the artificial turf fields began to be used in 1996 and the cool field has been in use for three years. Many universities in Florida have had artificial turf for over ten years. Should the City like to revert to natural grass; it is a process of replanting the soils and natural grass upon removing the turf.

Ms. Wilson stated she did not want to invest in an untested product.

Mr. Buck said he is totally in favor of upgrading from the current natural grass.

Mr. Thomason asked about the porous surface and puddling, to which Mr. Wedge responded by stating that the proper drainage would be completed and puddling will not happen unless all areas are surrounded by water with no place to drain. Secondly, Mr. Thomason asked if wearing cleated footwear would cause any damage to field product. Mr. Wedge responded by explaining that typically a 3/8 molded, plastic cleat would be best on this surface. The player could use screw in cleats, or basketball shoes, but you are generally looking for more traction. The system is engineered to be able to have clear penetration from the cleats.

Mr. Forbes reminded the Council Members that the turf installation would be a pilot project.

**Roll call vote:** Ayes – Buck, Doherty, Hoffman, Thomason, Vogelsang,  
and Mayor Latham.

Nays – Wilson.

The motion passed by a 6-1 vote.