



City of Foley, AL

The City of Foley Public
Athletic & Sports Facilities
Cooperative District
407 E. Laurel Avenue
Foley, Alabama 36535

Meeting Minutes - Draft Public Athletic and Sports Facilities Cooperative District

Tuesday, September 1, 2015

1:30 PM

407 East Laurel Avenue
Foley, Alabama 36535

Call to Order

Chairman Duane Dickson was not able to be present at this meeting due to work. Acting Chairman Floyd A. Davis called the meeting to order at 1:30 p.m.

Roll Call

All members were present with the exception of Chairman Duane Dickson.
Others present: Vickey Southern, Mike Thompson, Don Staley, and Nick Klarman.

Present: 4 - Floyd A. Davis, Keith Newton, Charles J. Ebert. III and J Koniar

Absent: 1 - Duane A. Dickson

Approval of the Minutes

[15-0518](#)

Consider Approval of the PASFCD 06-11-2015 Minutes

Attachments: [06-15-2015 PASFCD MINUTES.pdf](#)

The June 11, 2015 Minutes were approved on motion by Mr. Ebert and seconded by Mr. Davis.

New Business

[15-0519](#)

Ratify FY15 Operations and Formally Amend the Budget

Ms. Steigerwald reported this resolution amends the budget for actions taken throughout last year. It includes the issuance of the bonds, bond proceeds, and all the costs related to the issuance, acquisition of land, and equipment. Hearing no further comments Mr. Newton made a motion to approve and Mr. Ebert seconded the motion. The vote passed unanimously.

Enactment No: 15-0022-PASFCD

[15-0520](#)

Approve the PASFCD FY2016 Budget/Capital Plan

Attachments:

[PASFCD CASH FLOW .pdf](#)

[PASFCD -FY16 Budget & Planning Document](#)

Ms. Steigerwald asked if the board members had any questions regarding the FY16 budget. Hearing none she reported the Capital Expenditures for the ball fields and the ammenities, machinery and equipment are planned projects. It is difficult to estimate exactly what those will come in. The plans are carried over year to year until the approved amount is used up or the project is complete. Mr. Thompson reviewed how the \$3 million bond comes into the transfer. Looking at the budget you see the General Obligation Bond proceeds are below and the regular bond proceeds are above. The combination of the two make up the \$16 million bond. Ms. Steigerwald reported the District issues \$13 million and the transfers are located at the bottom of the report, "Transfers from the General Fund", is the portion that the General Fund for the General Obligations of the City and that was the added amount to complete the project. Mr. Thompson reported we went from 12 fields to 16 fields. There were actually two bonds, one was a GO and the other was a regular bond. They were validated for a total of \$13 million based on the fewer number of fields.

A motion was made by Mr. Ebert, seconded by Mr. Newton, that this Resolution be adopted as presented. The motion carried by an unanimous vote.

Enactment No: 15-0023-PASFCD

Old Business

There wasn't any old business to report.

Visitor Comments

Mr. Thompson reported Duane Dickson is moving to Florida and we anticipate he will be giving us a notice of resignation because the job relocation will not allow him to attend any more meetings. Skip is the Vice Chair and he will continue to serve as the Chair until such time as a new Chairman is elected. The Public Parks and Recreation Board will need to find another person to appoint to the PASFCD and PCEFCD. Once the person is on board then we will bring both the Boards back together and the Boards can reassess who you want to be Chairman, Vice Chairman and Secretary/Treasurer. As soon as we get Duane's resignation then we can move forward. It should be coming within the month.

Mr. Thompson introduced Don Staley and Nick Klarmann from HPM. He reported they will have a successful project. We have had some difficulties on a 100% design and we had anticipated having that weeks ago. We do have a 90% plan and anticipate next week we will finally have the 100% design. The City had to push Killian, the general contractor, to hire a firm to work on the design as the one they hired only had on person that could do the job. Killian hired Sawgrass Engineering to help with the design work and they have been working adamantly the past two months to get it completed. The negative is that it creates delays and the positive is that we believe we have offset the delays by going to sodding rather than sprigging. In order to go to sodding we value engineered away scoreboards. They are not a requirement. Half of the events that Don attends have them and the other half do not. It is something we might be able to get for free in the future.

Mr. Ebert asked if we would have accessible electric. Mr. Klarman reported conduit is being put into the ground in anticipation of the scoreboards.

At this time Mr. Koniar arrived. Mr. Thompson continued to reported last week the first set of Musco poles arrived. The dirt people are moving from field to field; behind them the Musco people are putting the poles; then the fine grading will be done and then the sod will be installed. In terms of the budget we are within budget and hope to maintain it or if possible come in under budget so that Mr. Staley will have some funds for other needs. They are still on track to have the fields ready by April; however, we had a very rainy summer causing us to have 35.5 rain days. Hopefully by going from sprigging to sodding that will get Mr. Staley in the fields by April.

Mr. Newton asked if there was a different reason the City was going from sprigging to sodding other than the delays. Mr. Thompson reported it is more costly to go to sod but the problem for the City to sprig is that sprigging would have to be done by August so that we would have August, September and October for it to grow. Due to the delays there is no way they will be able to sprig because November, December and January are slow months for growing and it wouldn't begin to grow until the Spring, which is too late for the events.

Mr. Staley reported we have another national championship. All the colleges in the country have club teams, i.e. basketball, soccer. This would be for at least 96 teams that will come in from all over the country. The only kicker to it is that they are coming in for a site visit in November to make sure that everything that we promised is matched up so we have to have the sod on the

fields even if it is browning just to be able to show them. Once they sign off on it we will make a big announcement. It is a very significant event.

Mr. Staley reported he continues to add events. They continue to push for an April 1, 2016 completion date. We do have a group out of Panama City that would like to book here for May 15th. Sports Tourism events scheduled in November have been scheduled for the sod farm. There are a significant number of events scheduled for the sod farm. Mr. Ebert enquired if the people were fully aware they will be playing on a temporary field, if they were ok with it, and if they would have any problems with future relations with them. Mr. Staley reported he circled back with all the people they had events scheduled from November through April and they lost ten events that said they would wait a year, however, the others continued to stay with us. The first is November 7-8, 2015. They know about the sod farm. The City will bring them in, ensure they are presented with lots of kindness, and first class service. We will open the venue for them to see the progress of the fields.

Mr. Ebert asked about the sodding and the sprinkler heads to ensure they are accessible. Mr. Staley reported it would not be a problem. Mr. Charles Grant still has eight (8) visits left on his contract and he will be back. We want our own grass man. If we can get him on board, as someone representing the City, as we move forward it would be great. We will get the score boards and it might be quickly. Mr. Thompson reported Mr. Staley brought in a lady that wanted the City to sign a contract for sports tourism and we would have to pay for it. They would do the advertising and reimburse themselves for the costs of the score boards. We are in our infancy and how we are going to handle them. We don't want to get in a situation where we sign a contract with two opposing companies.

Mr. Thompson reported they are struggling with the Tribe because communications are not what they should be. Mr. Koniar reported they will be having meetings every Friday morning at 8:30 a.m. with the Mayor, Council President, City Administrator and Economic Development Director. There are some things they need to address so that the City's part can move forward.

Mr. Newton asked how many SEC teams could Orange Beach handle. Mr. Thompson reported some of the larger tournaments are shared between Orange Beach, Gulf Shores, and Foley so they can bring in more teams. Mr. Newton wanted to know once Foley's complex was completed what is the closest complex next to Foley's. Mr. Staley reported a group in Tallahassee is talking about building one. Disney has only eight fields on their premises so they would have to feed some out. Baton Rouge has 26 fields. Decatur has eleven.

Mr. Thompson reported he was listening to talk radio and the Mobile Sports Commission is doing ads about their fields. The ads say they have been open since 2008 and they have brought in over 100 tournaments to Mobile. Mr. Staley has booked 62 for a half a year. He feels that what Foley is doing with the amenities that are being created around it really gives Foley an advantage. Mr. Staley reported the national advertising is a little false because they talk about the beaches and they don't say how far the beaches are from Mobile.

Mr. Staley further reported the City of Foley had a 400 team women's lacrosse tournament that was interested in coming here and the only problem was

trying to get 10,000 people out on flights on a Sunday and they even tried to go the charter route. They could have accommodated all 400 teams with the 16 fields playing at 8:00 a.m. and last game at 9:30 p.m. and then using sod farms across the street to pull off another 12 fields. The City being the hub and working with Orange Beach and Gulf Shores, the rights holders are looking for a site dedicated for at least 14-16 fields and Foley will have it.

Mr. Newton asked if there was anything that the Board was doing that would slow down or that would impact the Indians. Mr. Thompson reported it could be. For example, when Tim Martin gave his presentation he made a point to identify the reason they decided to keep that property and develop it themselves. He said once the road was put in and the City had secured the four-lane boulevard from Hwy. 59 that their property was golden and that is why they decided to develop it themselves when Bilbo went away. Now we are in the process of building our road and three weeks ago we had a stormwater easement agreement submitted from ALDOT to the City to have the Chief sign because we agreed approximately two years of having a storm water pond on CEIDA land adjacent to Juniper. Its been three weeks and they still haven't signed the easement agreement. I'm not sure when ALDOT will tell us to stop the bulldozers but it will happen because they haven't signed it.

Mr. Koniar reported they have never built a project of this size before. They only have two people working on the project and only one engineer. They have a fee for an engineering firm in theory and are interviewing master planners but until they get more staff on the ground it will be very frustrating for the City. They just can't do it all.

Mr. Thompson reported when the ball fields were designed we were designing it as an entire complex so our goals were to move all the storm water from the west side of Pride Avenue to the east side Pride into a seven acre retention pond on the north side of CEIDA property. That is a benefit to us because that is where our fields will drain and it is a benefit to CEIDA because that is where their property would also drain. We designed it and they will be able to connect into when the time comes. We have been asking for and yet to be able to get an agreement from the Tribe allowing us to put storm water drainage on CEIDA property. Mr. Martin was in a meeting of 60 people recognizing all of this but they haven't put it in writing and at some point we will have to connect to those pipes and when we connect to those pipes we have to ensure that they go somewhere on someone's property. We need approval to send that water to that property. Again, verbally they are all in agreement with what we are doing but we don't have it on paper. It is a huge project and have only two people working on it and they are trying to figure out how to do their lake and build their hotels, etc. In the end our project makes their project. Mr. Thompson is very glad they are going to have the Friday morning meetings and hopefully accelerate some of these topics. Tim Martin and Greg Rawls are the two executives for CEIDA that will probably attend the Friday meetings.

Mr. Newton asked if parking would be impacted. Mr. Thompson reported the City has their own parking for the fields and the event center.

Adjourn

Hearing no further comments Mr. Ebert made a motion to adjourn and Mr. Newton seconded the motion. The vote passed unanimously and the meeting adjourned at 2:03 p.m.