


MEMORANDUM

TO: Mayor England
 Vice Mayor Kostka
 Commissioner George
 Commissioner Samora
 Commissioner Rumrell

FROM: Max Royle, City Manager 

DATE: May 20, 2020

SUBJECT: Agreement to Lease City Property for Bocce Courts: Request for Two- to Three-Year Lease

INTRODUCTION

At your October 7, 2019, meeting, Mr. Michael Castagno asked you to approve the use of the bocce courts that are located on City property west of the former city hall. You approved the request and a one-year agreement with the St. Auggie Bocce League.

Now, after the Bocce League has made a number of improvements to the courts, Mr. Castagno wants to ask you to approve a two- to three-year agreement with the St. Auggie Bocce League. He will be at your meeting to make this request in person.

ATTACHMENTS

Attached for your review is the following information:

- a. Pages 1-2, a recent update from Mr. Castagno about the work the League has done to improve the courts and a schedule of tournaments. Photos showing the work were sent to you before the meeting.
- b. Pages 3-4, the minutes of that part of your October 7, 2019, when you approved the one-year agreement.
- c. The pages following the minutes have the information that was prepared for the October 7th meeting.

ACTION REQUESTED

It is that you discuss Mr. Castagno's request with him. An option is to have a two- or three-year agreement with the League with wording in the agreement that either party can be released from the agreement with 90 days' notice to the other.

Max Royle

From: Michael Castagno <mrcehc@gmail.com>
Sent: Tuesday, May 12, 2020 5:27 PM
To: Comm George; Comm England; Comm Samora; Comm Rumrell; Comm Kostka; Max Royle
Subject: Re: Bocce courts
Attachments: IMG-1036.jpg; IMG-1032.jpg; IMG-1027.jpg; IMG-1028.jpg

Hello everyone,

Just wanted to update you on St Auggie Bocce League efforts to improve that area.

We weeded, wacked, trimmed trees, cleaned up, painted the benches, and resurfaced the courts.

It is starting to look beautiful. However, much work still needs to be done like pouring concrete under the benches as they have shifted over the years, the grass is full of weeds and needs to be addressed, the sprinkler system for the grass is not working properly, additional vegetation needs to be put in for aesthetics, etc, etc
Here are some pictures.

On Fri, Oct 11, 2019 at 2:59 PM Michael Castagno <mrcehc@gmail.com> wrote:

Hi!

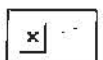
Thank you for approving the "St Auggie Bocce league". We have been working very hard to get the courts refurbished and ready for play.

It was quite a mess.

I am attaching before and after photos for your records.

...

"Thoughts become things....so choose the Good Ones!"



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2020 Spring Season Captainis and substitutes

ST AUGGIE BOCCE LEAGUE

Revised 3/1/2020

TEAM #	CAPTAIN NAME	TEAM NAME	NUMBER	EMAIL
1	Melanie Chamberlin	MISSION IMBOCCEBALL	774-270-0537	lennon1681@aol.com
2	Anne Constantine	PALINO BUSTERS	561-271-2592	anneofstaugbeach@gmail.com
3	Michael Castagno	SUNSET ROLLERS	856-264-5128	mrcemc@gmail.com
4	Brian Wing	MURABELLA MAULERS	518-727-4359	bj3412@msn.com
5	Gene Novitski	ROLLING THUNDER	908-872-6468	genenov@hotmail.com
6	Frank Mancaruso	LA BOCCE VITA	301-524-0110	robncaruso24@outlook.com
7	David Buys	B. B. B. C.	215-589-9913	davidwbuys@gmail.com
8	Dick Oyler	WHATS AMATTA YOU	386-916-5540	oyler47@hotmail.com
9	John Mc Giveron	ODD BALLS	401-864-8824	johnmcgiveron@comcast.net
10	Louis Post	SPACE BALLS	517-896-8547	lpost48@gmail.com

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SUBSTITUTES:

1	Tim Freeze	SUBSTITUTE	603-630-8270	tsflmf@mail.com
2	Linda Freeeze	SUBSTITUTE	603-630-6390	tsflmf@mail.com
3	Greg Pierce	SUBSTITUTE:	703-508-6882	gap@gapearce.com
4	Linda Townsend	SUBSTITUTE	305 766-7061	linleetown@gmail.com
5	Julie Pearce	SUBSTITUTE:	571-294-3887	datawoman@yahoo.com
6	Susie Ahrens	SUBSTITUTE:	847-421-6241	tig714@sbcglobal.net
7	Frank Merenda	SUBSTITUTE:	484-433-0571	flmerenda@gmail.com
8	Becky Pallas	SUBSTITUTE:	435-830-4609	beckypallas@gmail.com
9	Emma Saundra	SUBSTITUTE:	240-405-6798	dogmalove@gmail.com
10	Marybeth Ofiara	SUBSTITUTE:	904-295-8378	mbga@bellsouth.net
11	Ron Ofiara	SUBSTITUTE:	904-295-8378	mbga@bellsouth.net
12	Jill Garramone	SUBSTITUTE:	303-358-5019	jillgarramone@gmail.com
13	Barbara Lipman	SUBSTITUTE:	917 597 0914	blipman7@comcast.net
14	Bob Lenti	SUBSTITUTE	631-804-9066	kislaus@gmail.com
15	Gail Taylor	SUBSTITUTE	906 396 1010	tgailoakcrest@icloud.com
16	Mary Mossa	SUBSTITUTE	732-814-0141	marymossa@verizon.net
17	Ray Cervino	SUBSTITUTE	732-278-4168	Geezoman@verizon.net
18	Julie London	NOT AVAILABLE	904-304-5056	inslondon33@gmail.com

XIII. NEW BUSINESS

8. Bocce Ball League: Request to Use Bocce Courts on City Property at Pier Park (Presenter: Representative from the League)

Michael Castagno, 35103 Harbour Vista Circle, St. Augustine, FL, explained the benefits of bocce ball for seniors. He would like to hold a registered senior league for 55 years and older once or twice a week at the courts. He explained that St. Johns County helped to get the league together and they will have rules to follow for league members. He advised that he would participate with the league.

Mayor George asked what the registration fees would be.

Mr. Castagno advised that he does not know what the costs would be yet, but members would have to pay a fee for trophies and essentials. He asked the City to have a sign that the use of the courts is prioritized for the league.

Mayor George asked how this has been managed in the past as far as maintenance fees for the courts, etc.

City Manager Royle advised that the Civic Association constructed the courts with the Commission's approval, but the Sons of Italy maintained the courts and the City didn't charge them a fee. He explained that Sons of Italy is not using the courts, so they are not being maintained.

Mayor George asked if the league would maintain the courts.

Mr. Castagno advised yes. He explained that there is a little grass growing and they want dirt as well as a foul line to be painted.

Mayor George requested that Mr. Castagno also put up the signage with the days and hours they intend to have the league play.

Mr. Castagno asked for a six-week season and one to two weeks for the playoffs.

Mayor George asked the league to have two to three year for the courts.

City Attorney Wilson advised that a hold harmless agreement should be signed.

Mayor George asked to bring this back in November to see if the Commission would approve a hold harmless agreement.

Discussion ensued and it was the consensus to have the hold harmless agreement to be sent individually to each Commissioner when completed by the City Attorney.

Mayor George opened the Public Comments section. The following addressed the Commission:

John Grapsas, 7 16th Street, St. Augustine Beach, FL, supports the league and would like the league to hold open lessons for those who want to play.

Ed Slavin, P.O. Box 3084, St. Augustine, FL, supports the league, but suggested not approving it without the contract being seen by the Commission first. He advised that if the contract

circulates to each Commissioner individually, it would be polling and would be illegal. He wants audits of the money and does not want this prioritized.

Mayor George closed the Public Comments section and asked for Commission discussion.

Vice Mayor England suggested only a one-year period to make sure it's available to the public and protected. She suggested charging.

Mayor George advised that she wants a non-exclusive licensing and the City could terminate at any time.


It was the consensus of the Commission to allow the courts to be used by the league for one year.

Mayor George asked for a motion.

Motion: to have staff draft a non-exclusive agreement for a one-year period with maintenance of the courts, signage, indemnity and insurance paid by the league, and the right to terminate at any time. **Moved by** Mayor George. **Seconded by** Commissioner Samora. Motion passes unanimously.

MEMORANDUM

TO: Mayor George
Vice Mayor England
Commissioner Kostka
Commissioner Samora
Commissioner Rumrell

FROM: Max Royle, City Manager 

DATE: September 20, 2019

SUBJECT: Bocce Ball League: Request to Use Bocce Courts on City Property at Pier Park

Attached is a letter (page 1) from Mr. Michael Castango, who requests the use of the existing bocce ball courts that are on City property south of pier park. The courts would be used by a new bocce ball league. The league's proposed rules are attached as pages 2-9.

As Mr. Castango's proposal concerns the use of City property, we are bringing it to you for your review and approval.

If you decide to approve it, then we suggest that you also decide whether the approval is to be open ended, i.e., no end date, or to be for a specific term, perhaps five years. You may also want to include other conditions, such as insurance requirements and holding the City harmless.

Mr. Wilson can then draft an agreement between the City and the league with the terms that you want in it, and the agreement can be brought back to you for approval at your November 4th meeting,

Representatives from the league will be at your meeting to present the proposal and answer any questions you may have.

September 11, 2019

City of St. Augustine Beach

2200 A1A South

St. Augustine Beach, FL 32080

RE: Pier Park Bocce Ball Courts

Dear Mr. Royle,

Recently I reached out to the St. Johns County Parks and Recreation Department requesting an organized Bocce Ball League be held at the Pier Park courts. Unfortunately an MOU will be necessary and I was told this will take months to accomplish.

Therefore, it was suggested to approach the city to determine if it would be possible to start a senior bocce league at the pier without county participation.

Per your recommendation the Parks and Recreation staff reached out to the Sons of Italy to ensure there currently was not a league being offered at the Pier or that they objected to a formalized league being offered. The Sons of Italy did not object to the possibility of a county organized league.

St Auggie Bocce League (proposed name) would like to request use of the St. Augustine Beach Bocce Ball Courts located at the Pier to provide a recreational league for the local residents. Teams will register with the league and pay a \$20 per player registration fee. This fee is part of the Board of County Commissioners approved fee schedule to address cost recovery of programs.

Below are the league details:

1. The league will be held at least once a week at the courts
2. Teams will register with the League
3. We will set up the league rules and provide a league schedule with the help of the county officials.
4. We will attend games to collect scores.
5. The purpose of this league is to foster use of the bocce courts, teaching bocce, participating in team sport, socialization, and FUN, and put these beautiful courts to use.
6. To date over 30 people have showed an interest and most are women.

Please advise on if any additional information is needed to move forward with organizing this league.

Michael R Castango

ST AUGUSTINE BOCCE LEAGUE RULES

A) INTRODUCTION - CITY OF ST AUGUSTINE SERVICES DEPARTMENT BOCCE LEAGUE RULES AND REGULATIONS:

- a. Welcome to the City of St Augustine Services Department Adult Bocce Program.
- b. The information and rules below are specific to our league and it is expected that all team managers are familiar with and abide by them.
- c. It is the team manager's responsibility to ensure that all players have read through the rules and regulations and abide by them.
- d. The game of Bocce is played with eight (8) large bocce balls and one (1) small target ball called the "pallino."
- e. The object of the game is to roll the bocce ball closest to the pallino.
- f. There are two (2) balls per person, with four (4) players that make up a playing team.
- g. Two (2) players from each team are stationed at each end of the court for each game. **The first team to score ten (10) points wins the game (must be won by 2 points).**

B) LEAGUE REGULATIONS:

- a. Starting Time: Matches are played on weekday evenings, and will begin at times designated by The City, prior to the start of the season.
- b. Matches consist of three (3) games, or a total time limit of one (1) hour and forty-five (30) minutes.
- c. A team not present within fifteen (10) minutes of the scheduled starting time forfeits game one (1).
- d. A team not present within twenty-five (20) minutes of the scheduled starting time forfeits game two (2).
- e. A team not present within thirty (25) minutes of the scheduled starting time forfeits game three (3).
- f. The opposing team may not waive starting time forfeits.

C) LEAGUE SEASON AND PLAYOFFS:

- a. League season will last 6 weeks and 1-2 weeks for playoffs.
- b. Playoff schedule will be determined after final week of regulation play and posted accordingly.
- c. All teams in the league at the end of the season will make the playoffs.
- d. If there is a tie in the standings the first tiebreaker will be the team with the highest overall point differential, then the team with the highest overall game points, then the team pulled from the hat.

D) REGISTRATION FEES:

- a. There will be a registration fee of \$XX.00 per team.

ST AUGUSTINE BOCCE LEAGUE RULES

E) START OF MATCH:

- a. **The match shall begin with the flip of a coin between the capos (captains) from each team.**
- b. **The winner of the coin flip may have the first toss of the pallino, or choose the color of the balls.**
- c. **If playing the same team in the next game, players must switch ends between games and the winning team throws the pallino to start next game (players may be replaced by substitutes, however, a player never plays 2 consecutive games from the same end of the court). If playing a different team, play starts over with the coin toss and players may be reassigned as desired by the captain.**
- d. **Each team will have one ball to throw (ball may be thrown by any player that the team designates as their representative).**
- e. **A player may toss the pallino any distance so long as the pallino passes the center line of the court and does not hit the back wall.**
- f. **If a player fails to validly toss the pallino after one attempt, the opposing team will have a chance to toss the pallino and put it in play.**
- g. **If the opposing team fails to toss the pallino past the center line the pallino reverts to the original team.**
- h. **Once pallino is in play, the pallino can be knocked anywhere on the court except back over the center line or out of the court (frame ends, play resumes at opposite end, and same team throws the pallino).**
- i. **In any case, when the pallino has been properly put in play, the first bocce ball will be thrown by the team who originally tossed the pallino.**

F) PLAY THE GAME:

- a. **The team, who originally tosses the pallino, whether successfully or not, throws the first bocce ball.**
- b. **If the bocce ball hits the back board, that team must roll in its original position. The thrown ball is removed from play.**
- c. **If a player rolls the wrong colored ball, simply replace it with the correct color when the ball comes to rest.**
- d. **If a player rolls out of turn the opposing team may leave everything, including the thrown ball, exactly where it is or may return any moved balls to their approximate original positions and remove the thrown ball from play.**
- e. **If a bocce hitting the backboard is not removed quickly enough and, as a result, strikes a moving ball that likely would have hit the backboard, allowing the moving ball to remain in play, that moving ball remains in play where it comes to rest.**
- f. **Balls may be bounced off or played against sideboards.**

ST AUGUSTINE BOCCE LEAGUE RULES

G) PALLINO:

- a. Once the pallino has been validly put into play, it remains in play even if it hits the backboard.
- b. However, if the pallino is knocked out of the court or it is knocked in the front of the center line, the frame will end, no points are awarded, and the game will resume from the opposite end of the court with the same team tossing the pallino.

H) FOUL LINE:

- a. Player's movements are limited to the foul line.
- b. The player may step on, but should not step over the foul line before releasing the pallino or bocce ball.
- c. If the intent of the foot foul rule is abused, the offending player may be removed from the game by a director of the St Augustine Bocce League.
- d. When a player releases the pallino or bocce, both feet must be on the court unless the player has a significant physical impairment.

I) SHOOTING:

- a. Shooting is lofting the ball in the air beyond the center of the court. Shooting is allowed if the thrown ball hits the ground before hitting the ball.
- b. If the thrown ball does not hit the ground first, everything goes back to its approximate original position. The thrown ball is out of play.

J) DISPUTES:

- a. The teams playing will referee their own game unless the League has supplied a referee.
- b. Any dispute which cannot be resolved by the team capos shall be decided by one member of the St Augustine Bocce league.
- c. Upon his/her decision the game shall continue.
- d. Reviews of any disputes will be handled in a fair and speedy manner.

K) SCORING:

- a. Only the "inside" team scores.

ST AUGUSTINE BOCCE LEAGUE RULES

- b. One point is given for each ball of the inside team that is closer to the pallino than any ball of the opposing team. Any Bocce leaning/kissing on the Pallino (a Baci) is scored as 2 points. Two Bocci of opposing teams equidistant from the Pallino cancel each other out, and no additional points are scored for those Bocci and any Bocci beyond them.
- c. If at the end of any frame the closest ball of each team is equidistant from the pallino, the frame ends in a tie and no points are awarded to either team.
- d. The game will resume from the opposite end of the court with the same team tossing the pallino.
- e. Capos of each team are responsible for keeping the score sheet and for reporting the results of the match.
- f. The team who scores 10 points wins the game (must win by 2 pts).

L) MEASUREMENTS:

- a. All measurements (by league supplied measuring tape) should be made from the inside dimensions of the bocce ball to the inside dimension of the pallino.
- b. Only an **official** and **one representative** from each team may be present for the measurement.
- c. If both teams agree on which team has the point(s) and it is later determined that a mistake has been made, all balls played are valid.
- d. If both teams have balls remaining, the team that does not have the closest ball to the pallino rolls again.
- e. If all balls have been played, points are awarded based on the balls that are actually closest to the pallino in accordance with the "Scoring" rule.

M) PROTESTS:

- a. A protest will be considered valid only if the opposing capo is notified at the time of the dispute (before the next frame begins) and the game is officially recognized as being played under protest.
- b. All protests must be submitted in writing to the St Augustine Bocce league within 72 hours of the disputed game.
- c. Their decision will be final.
- d. A \$5.00 fee must accompany all written protests. The fee will be returned if the protest is valid.

ST AUGUSTINE BOCCE LEAGUE RULES

N) FORFEITS:

- a. If a team forfeits any three matches, they will be dropped from league play and the team capo will be notified by mail.
- b. **All games previously played will be null and void.**

O) TIME LIMITS:

- a. One (1) hour (45) forty-five minutes is the maximum time limit for any match.
- b. After one (1) hour (45) forty-five the match ends (including the current game being played) at the conclusion of its current frame, and whichever team is ahead at that time wins the last game.
- c. No game shall end in a tie. In the event that a game is tied, there will be a "roll off" between the two teams.
- d. In the event that time runs out before the third game has begun play, there will be a "roll off" between the two teams.
- e. The teams will have a coin flip to determine who will roll the pallino.
- f. The team that wins the coin flip will then decide if they want to roll the pallino and go first or if they would like the other team to do so.
- g. Each team will have one ball to throw (ball may be thrown by any player that the team designates as their representative).
- h. The ball that is closest to the pallino wins a point and the game. Score will be recorded as 3-0 in favor of the team that won the "roll off".

P) SCHEDULE CHANGES AND RESCHEDULED GAMES:

- a. **Schedule cancellations will be made by 4 PM by league officials.**
- b. **The league officials reserve the right to make cancellations after 4 PM.**
- c. **Games may not be rescheduled unless both capos agree.**
- d. All rescheduled games must be played no later than one week after the originally scheduled date.

Q) PLAYERS:

- a. All completed rosters must be turned into the Federation before the deadline. The deadline is the scheduled third game for the team.
- b. No more than 8 people maybe on the roster and no less than 5.
- c. A person can only play on one team in the open league.
- d. A team forfeits any game in which they play a non-roster player.
- e. The opposing team may not waive non-roster player forfeits.
- f. If a team fields less then 2 players, the game is a forfeit.
- g. A 2 or 3 member team may play throwing only 2 balls per player.

ST AUGUSTINE BOCCE LEAGUE RULES

- h. A 3rd or 4th player arriving late may enter the game after the completion of the frame.
- i. There is a minimum age limit of 55, however no more than 1/2 of the team may be under the age of 65 and at least one person in every game must be 65 or over.
- j. A team may make one substitution per game. Substitutions may only be made between frames. **A team with 4 players on the court may make up to four substitutions between games but only one substitution during a game. A player replaced during a game cannot reenter that game or the next game.**
- k. No player may play two consecutive games from the same end of the court.
- l. Players need not alternate throws. Consecutive or alternating throws by teammates shall be at the option of the players.
- m. **Players must remain behind the hitting foul line at all times except the thrower may go out to the center line just prior to throwing to observe the position of balls on the court.**
- n. **Players may request an "IN" count or a measurement at any time. An "IN" count is not official until all 8 balls have been played and necessary measurements made.**
- o. **Players may converse with one another but only with players on their end of the court. Only hand signals may be used with players at the opposite end of the court.**
- p. **Players shall not talk to or interfere with a thrower on the court prior to the release of the ball. When the thrower is on the court, all other players must be off the court and remain behind the backboard.**
- q. **No player may go up to the balls and instruct a team player how or where to throw the ball.**
- r. **Player practice after the game start time is limited to one complete frame in each direction.**
- s. **To preserve the condition of the clay court, players shall minimize walking on the court**

P) CONDUCT AND CURTESY:

- a. Team captains are responsible for the actions of their players.
- b. If a player is standing in the playing half of the court while the opposing team requests that the player step aside, that request should be honored.
- c. Only participating players should be on the court while the game is in progress. Spectators are not allowed on the courts at anytime during regulation play.
- d. Courtesy and respect should be displayed at all times. Profanity and unsportsmanlike conduct is not permitted. Violations may result in a warning by a ruling official to the player and team captain. Severe violations or a violation after a warning may result in the player's expulsion by the ruling official from the game or match.
- e. Our Bocce league is family friendly and has a diverse group of people. We believe teams and players should respect each other and conduct themselves

ST AUGUSTINE BOCCE LEAGUE RULES

in an appropriate fashion. We ask that NO team offends, talks offensively, or creates hate speech. Hollering will not be tolerated.

- f. We reserve the right to discuss this with individuals and eject or suspend a player/team that acts unprofessionally or without respect.
- g. No violence will be tolerated and those involved will be suspended for the match and for 3 additional matches
- h. All trash, pop tops, cigarette butts, etc. are to be discarded in appropriate containers.
- i. Bike riding is prohibited on or around the courts.
- j. Alcohol: No player shall appear upon the day of play at any time in an intoxicated condition. City Staff is required to immediately suspend player from further play and report player to the League Director.
- k. Dress Code is determined by League Officials. Teams may wear team shirts that have approved by the League.
- l. Any Music must be deemed acceptable (to be determined by referee or league official) and played at a reasonable level.

Q)OFFICIAL REFEREES:

- a. **Referees shall be qualified bocce experts and fully knowledgeable of the league/tournament rules.**
- b. **Referees shall have a copy and enforce all game rules.**
- c. **All "IN" determinations and measurements are made by the Referee. (Measurements may be made with any device that reliably and repeatably indicates the difference between the measurements.)[?]**
- d. **The referee determines the points for each frame and reports the point score to scorekeepers.**
- e. **The referee shall not give advice to either team or coach players as to where to direct their throw.**
- f. **The referee has the final word in disputes and must document any formal objections/protests for future action by the club/league/tournament committee.**
- g. **Formal objections/protests must be made by the team captain before the next ball is played.**
- h. **A referee for valid reasons may allow a time-out up to 10 minutes maximum.**
- i. **The official referee has the option, after one or more warnings to the player and team captain, to eject a player for continued rule violations, arguing, or disrupting play.**

R) TEAM PLAY WITHOUT OFFICIAL REFEREES:

- a. **Team Captain assigns team members to each end of court. Team Captain appoints one of the team members at the opposite end of the court to be the 'End Captain' for that end. The Team Captain is the 'End Captain' for their end of the court.**

ST AUGUSTINE BOCCE LEAGUE RULES

- b. The End Captain determines who throws and in what order for the team members on their end of the court.
- c. The End Captain of each team at the non-throwing end of the court stand at the side of the court near the pallino and serve as the referees (Official Referee rules apply). If they agree on the 'IN' color they notify the other end of which color should throw. If they disagree, they measure and then notify the other end of which color should throw. The same procedure applies to determining the point count. [?]
- d. The End Captains report the point score to scorekeepers.
- e. The End Captains are the only 2 people allowed on the court to make measurements, determine points, and return balls. All other players must remain behind the end backboards at these times.
- f. The End Captains refereeing can not verbally coach their team members on the throwing end, however, they can give hand signals but only from the side of the court. They can respond on the court to a thrower's question as to which balls are 'IN'.

St Auggie Bocce League

Commish Michael R
Castagno

