

RESOLUTION NO. 32748

A RESOLUTION AUTHORIZING THE ADMINISTRATOR FOR THE DEPARTMENT OF ECONOMIC DEVELOPMENT TO ENTER INTO A PREMISES USE AGREEMENT WITH TENNESSEE RIVER SOCCER D/B/A NORTH RIVER SOCCER, IN SUBSTANTIALLY THE FORM ATTACHED, FOR USE OF THE SOCCER FACILITY ON A PORTION OF TAX MAP NO. 119H-A-003.01, FOR A TERM OF ONE (1) YEAR WITH ANNUAL RENT OF ONE DOLLAR (\$1.00), WITH DOCUMENT EXECUTION AND USE OF THE PREMISES SUBJECT TO THE TENANT'S COMPLIANCE WITH ALL INSURANCE REQUIREMENTS IN THE PREMISES USE AGREEMENT.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, it is hereby authorizing the Administrator for the Department of Economic Development to enter into a Premises Use Agreement with Tennessee River Soccer d/b/a North River Soccer, in substantially the form attached, for use of the soccer facility on a portion of Tax Map No. 119H-A-003.01, for a term of one (1) year with annual rent of \$1.00, with document execution and use of the premises subject to the tenant's compliance with all insurance requirements in the Premises Use Agreement.

ADOPTED: December 16, 2025

/mem



## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

1. **General Terms.** This Standard Premises Use Agreement (“Agreement”) is entered into on the stated Effective Date between the Tenant and Landlord (each a “Party” and collectively “Parties”) for use of the athletic fields and buildings (hereafter “Premises”) located at the below stated Premises Address and as more specifically described in the Legal description set forth in paragraph 1 and outlined in red on the Premises Diagram attached hereto as **Exhibit A** and incorporated herein by reference.

|   |   |
|---|---|
| <b>Effective Date</b>                   | January 1, 2026   |
| <b>Premises Use Term</b>                | One (1) year from the Effective Date with no renewal options.   |
| <b>Landlord</b>                         | City of Chattanooga, a Tennessee municipal corporation  |
| <b>Tenant</b>                           | Tennessee River Soccer Company d/b/a The North River Soccer Association   |
| <b>Premises Address and Description</b> | A portion of property located at 4500 Access Road south of the Norfolk Southern Railroad right-of-way and includes four lighted soccer fields, a concession stand and all infrastructure  |
| <b>Tax Map No.</b>                      | A portion of Tax Map No. 119H-A-003.01  |
| <b>Premises Description</b>             | As set forth above and as outlined in red on <b>Exhibit A</b> .   |
| <b>Notice to Landlord</b>               | Questions/communication regarding property management shall be directed to:<br>Greta Hayes<br>City of Chattanooga<br>Department of Parks and Outdoors<br>1102 S. Watkins Street<br>Chattanooga TN 37404<br>E: <a href="mailto:ghayes@chattanooga.gov">ghayes@chattanooga.gov</a><br>P: (423) 643-6081<br><br>Gail Hart<br>City of Chattanooga<br>Real Property Manager<br>101 East 11th Street, Suite G-18<br>Chattanooga, TN 37402<br>E: <a href="mailto:ghart@chattanooga.gov">ghart@chattanooga.gov</a><br>P: (423) 643-7502 |

### STANDARD PREMISES USE AGREEMENT

Prepared by: City of Chattanooga Office of the City Attorney  
100 East 11th Street, Suite 200 | Chattanooga, Tennessee 37402

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

|                         |   |
|-------------------------|---|
|                         | <p>Copy to:<br/>Phil Noblett, Esq.<br/>City Attorney, City of Chattanooga<br/>100 East 11<sup>th</sup> Street, Suite 200<br/>Chattanooga, TN 37402<br/>E: <a href="mailto:pnoblett@chattanooga.gov">pnoblett@chattanooga.gov</a><br/>P: (423) 643-8250</p>  |
| <b>Notice to Tenant</b> | <p>Tennessee River Soccer Company<br/>ATTN: Mark C. Harrison<br/>5895 Union Springs Road<br/>Chattanooga, TN 37415<br/>E: <a href="mailto:president@northriversoccer.com">president@northriversoccer.com</a><br/>P: (423) 544-5318</p> <p>Copy to:<br/>Ed Duke<br/>E: ed@northriversoccer.com</p> |

2. **Term.** Tenant and the Landlord agree that the Tenant may enter and use the Premises for the Term set forth in paragraph 1.
3. **Rent and Payment Terms.** Tenant agrees to pay annual rent in the amount of one dollar (\$1.00) and fulfill certain other responsibilities as more fully described in the Management and Operations Obligations in **Exhibit B** attached hereto and incorporated herein by reference.
4. **Control.** In rendering the Premises to Tenant, Landlord does not relinquish the right to control the management thereof, or to enforce all the necessary and proper rules for the management in the operation of the Premises outlined in this Agreement and set forth in **Exhibit C**. Tenant also agrees to complete the safety checklist set forth in **Exhibit D** attached hereto and incorporated herein by reference. Reporting dates for completion of **Exhibit D** are February 15 and August 15 each year. Landlord, its designated agents, employees and managers on duty, may enter the Premises at any time and on any occasion. Landlord reserves the right to have ejected any objectionable person or persons from the Premises, and upon the exercise of its authority, the Tenant hereby waives any right and all claims for damages against the Landlord. Tenant is prohibited from adding or removing locks without prior written approval of the Landlord.
5. **Waste.** Tenant shall commit no waste, nor suffer the same to be committed thereon, nor injure nor misuse the Premises.
6. **Indemnification.** Tenant shall indemnify, hold harmless, protect and defend Landlord, and its officials, employees, administrators, successors or assigns (the "Indemnified Parties") for and against any and all demands, claims, suits, damages, losses, liabilities, costs and expenses, including, but not limited to, court costs and attorney's fees (the "Indemnified Matters"), directly

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

or indirectly, arising out of any property damage or loss, bodily injuries, sickness, disease or death, in connection with the Tenant's use of the Premises or from any violations of all laws, including, without limitation, copyright laws, by every person using or occupying the Premises covered by this Agreement.. Tenant's indemnification obligations under this Indemnification paragraph shall apply whether the Indemnified Matters are due in part to the contributory fault or negligence of the Indemnified Parties or others; provided, however, that Tenant shall not be obligated to indemnify the Indemnified Parties for the Indemnified Parties' respective primary negligence. Tenant's defense obligations under this Indemnification paragraph shall be with attorneys approved by Landlord. Notwithstanding anything in this Agreement to the contrary, the provisions of this Indemnification paragraph shall survive any expiration or termination of this Agreement and each Party shall remain obligated to the other Party under all provisions of this Agreement that expressly or by their nature extend beyond and survive the expiration or termination of this Agreement.

7. Insurance. Tenant agrees to obtain and keep in full force and effect the following insurance policies:
  - a. **General Liability**. General liability insurance with a company licensed to do business in Tennessee with a minimum limit of not less than \$1,000,000.00 for bodily injury, personal injury and property damage. In the event said general liability insurance contains general aggregate limit, it shall be no less than two times the per occurrence limit. The foregoing general liability insurance policy shall not contain exclusions from coverage relating to participants in any event held by Tenant on the Premises, legal liability activities or issues related to occupancy by Tenant of the Premises.
  - b. **Abuse and Molestation**. Tenant shall maintain a policy of insurance covering physical abuse and sexual molestation with coverage of no less than \$1,000,000.00 combined single limits, per occurrence and aggregate. Said coverage shall be maintained for the term of the Agreement, any optional renewals and for a period of one year following the termination or expiration of the Agreement. Said coverage must contain no sub-limits and apply to all Tenant employees, agents, contractors, and volunteers.
  - c. **Additional Insured**. Tenant shall furnish the Landlord with a Certificate of Insurance naming the Landlord as an Additional Insured for general liability and abuse and molestation coverage and certifying that insurance heretofore required is in force and will remain in full force and effect during the term of this Agreement. The Certificate Holder shall be listed as the City of Chattanooga, Real Property of ECD, 101 East 11th Street, Suite G-18, Chattanooga, Tennessee 37402. Such insurance must be on file with the Real Property of ECD and approved by Landlord prior to occupancy of the Premises by Tenant.
8. Law Observance. Tenant agrees that Tenant shall abide by, conform to and comply with all the laws of the United States of America, State of Tennessee, ordinances of the City of Chattanooga and Hamilton County, Tennessee, and the rules and regulations of the Landlord for management of the Premises. Additionally, Tenant agrees to abide by all Executive Orders issued by both the Governor of the State of Tennessee, the Mayor of the City of Chattanooga and the Mayor of Hamilton County related to COVID-19. Tenant will not do anything on the Premises during the Term of this Agreement in violation of any such laws, ordinances, rules or regulations, or Executive Orders, and if the attention of the Tenant is called to any such violation on the part of the Tenant or any person employed by or admitted to the Premises by Tenant, Tenant agrees to correct the violation.

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

9. Fire and Casualty. In the event that the Premises or any part thereof shall be destroyed or damaged by fire or any other cause, or if any other casualty or unforeseen occurrence shall render the fulfillment of this Agreement by the Landlord impossible, including without limitation thereto, the requisitioning of the Premises by the United States government or any arm or instrumentality thereof, or by reason of labor disputes, this Agreement shall terminate ten (10) days following written notice from Landlord to Tenant.
10. Responsibility for Tenant's Property. Landlord assumes no responsibility for any property placed on the Premises by Tenant, and the Landlord is hereby expressly relieved and discharged from any and all liability for any loss, injury, or damage to persons or property that may be sustained related to such property placed on the Premises by Tenant by reason of the occupancy of the Premises. In the event that Tenant erects any temporary or permanent structure on the Premises, including but not limited to, fencing, Landlord reserves the right to remove said structures in the event any safety issue arises, following written notice to Tenant to remove or otherwise cure any such safety issues.

### 11. Alterations and Defacement.

11.1 Alterations. The Tenant is permitted to make certain improvements, additions, and fixtures to the Premises subject to the following conditions:

- (a) All permanent improvements, additions, appliances, fixtures, and all other property whatsoever kind or nature that is permanently affixed to the property or becomes attached to and a part of the land, and which cannot be removed without causing damage to the Premises shall belong to the Landlord.
- (b) The Landlord may, at its discretion, request the Tenant remove any Tenant-installed alterations at the expiration of this Agreement.
- (c) If Tenant desires to make improvements to the Premises, it shall be required to submit a detailed description of the improvements to be made to Landlord including a timeline of when the work to perform said improvements shall occur (the "Tenant's Plan"). The Tenant's Plan shall be subject to Landlord's written approval. Landlord's approval of Tenant's Plan shall in no event, unless expressly set forth in such approval, be deemed to create any obligations on the part of the Landlord to do any work or make the improvements or to authorize Tenant to make any further additions, improvements, or alterations to the Premises.
- (d) In the event Landlord approves Tenant's Plan, and the cost of executing said plan is estimated to cost ten thousand dollars (\$10,000.00) or greater, the Parties shall execute an amendment to this Agreement setting forth the obligations of the Tenant with respect to the construction of improvements in accordance with Tenant's Plan, which shall be attached as an exhibit to the Amendment.
- (e) All work to perform certain alterations should occur during the off season as designated by the Landlord to minimize disruptions to use of the Premises.

11.2 Defacement. Absent written approval by Landlord of Tenant's plan to undertake certain alterations, Tenant shall not injure, mar, or deface the Premises and shall not cause or permit

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

anything to be done whereby the Premises shall be in any manner injured, marred or defaced. Nor shall the Tenant drive or permit to be driven, any nails, hooks, tacks, screws or bolts, in any part of the Premises. Nor shall Tenant make or allow to be made any alteration of any kind therein or thereon, nor tape any adhesive tape or stickers at any location therein. If the Premises, during the Term of this Agreement, shall be damaged by the act, default or negligence of the Tenant, or by the Tenant's agents, employees or any persons admitted to the Premises by Tenant, Tenant shall pay to Landlord, upon demand, such sum as has been documented and shall be necessary to restore the Premises to its original condition, ordinary use and wear accepted.

12. Care of Premises. Tenant agrees to cause the Premises to be kept clean, orderly and generally cared for during the term of this Agreement. Tenant further agrees to immediately notify Landlord of damage and/or heavy wear to the premises, including all structures, lighting, storm water drain components, parking areas and general site work.
13. Tenant Default. Tenant shall be in default under this Agreement if any of the following occur:
  - a. Tenant fails to carry out the obligations described in **Exhibit B** when the same are required to be performed.
  - b. Tenant or any of its officers, directors, employees or agents fails to perform or fulfill any other term, covenant or condition contained in this Agreement and Tenant fails to commence a cure thereof within five (5) business days after Tenant has been served with written notice of such default; or Tenant makes a general assignment for the benefit of creditors.
  - c. Notwithstanding the clauses above, if the breach by Tenant or any of its officers, directors, employees or agents of such other term, covenant or condition, is such that it threatens the health, welfare or safety of any person or property, then Landlord may, in its discretion, require that such breach be cured in less than five (5) business days or immediately.
14. Landlord Default. Landlord shall be in default under this Agreement if Landlord fails to perform or fulfill any term, covenant, or condition contained in this Agreement; and Landlord fails to commence a cure thereof within five (5) business days after Landlord has been served with written notice of such default. Nothing contained herein shall be construed as excusing either party from diligently commencing or pursuing a cure within a lesser time if reasonably possible. Notwithstanding the clauses above, if the breach by Landlord or any of its officers, directors, employees or agents of such other term, covenant or condition, is such that it threatens the health, welfare or safety of any person or property, then Tenant may, in its discretion, require that such breach be cured in less than five (5) business days or immediately.
15. Termination by Reason of Default. Upon default pursuant to paragraph 13 or 14, the non-breaching Party may, at its option, upon written notice or demand upon the other party, cancel and terminate this Agreement and obligations of the Parties with respect thereto.
16. Injunctive Relief. In addition to any other remedy available at law, equity, or otherwise, Landlord shall have the right to seek to enjoin any breach and to obtain specific performance of this Agreement by Tenant upon meeting its burden of proof of such breach or threatened breach, as required by applicable statute or rule of law.

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

17. **Condition of Premises.** Landlord makes no representation or warranty of any kind (express or implied) regarding the suitability of, or compliance with applicable laws by, the Premises, as maintained, for any aspect of the Tenant's intended use. Accordingly, Tenant acknowledges and agrees that it has made an adequate investigation and inspection of the Premises and its own determination regarding the suitability thereof for Tenant's intended use. **TENANT FURTHER ACKNOWLEDGES AND AGREES THAT THE PREMISES SHALL BE DELIVERED BY LANDLORD TO TENANT "AS IS," "WHERE IS," AND "WITH ANY AND ALL FAULTS," AND WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY KIND (EXPRESS OR IMPLIED), INCLUDING, BUT NOT LIMITED TO, REPRESENTATIONS AND WARRANTIES AS TO THE MARKETABILITY AND FITNESS FOR USE OF ANY PARTICULAR PURPOSE, AND SHALL BE USED BY TENANT AT TENANT'S OWN RISK.**
18. **Safety and Security.** Notwithstanding anything contained in this Agreement to the contrary, Landlord undertakes no obligation whatsoever for the safety or security of any property or person, including, but not limited to, Tenant, or any of the employees, agents, representatives, participants, invitees, or attendees of Tenant for use of the Premises.
19. **Return of Facility.** Tenant shall return the Premises to Landlord upon the expiration or earlier termination of this Agreement in the same condition as when received and shall reimburse Landlord for any and all documented costs, expenses, charges, or fees incurred in the repair or replacement of damage to the Premises as a result of the acts or omissions of the Tenant, or the employees, agents, representatives, participants, invitees or attendees of Tenant.
20. **Assignments.** Neither this Agreement nor any other rights or obligations hereunder may be assigned or transferred in any manner whatsoever by Tenant without the prior written consent of Landlord..
21. **Notices.** Any notice, consent or other communication given pursuant to this Agreement shall be in writing, shall be given using the contact information listed for the receiving Party in paragraph 1 above, and shall be effective (i) when delivered personally to the Party for whom intended; (ii) upon delivery by an overnight courier service that is generally recognized as reliable, and the written records maintained by the courier shall be *prima facie* evidence of delivery; (iii) on delivery (or attempted delivery) by certified or registered mail, return receipt requested, postage prepaid as of the date shown by the return receipt; or (iv) when sent via email to email address(es) listed for the receiving Party in paragraph 1, above.
22. **Discretionary Matters.** Any decision affecting any matter not expressly provided for in this Agreement shall rest solely within the discretion of the Landlord.
23. **Surrender of Facility.** Tenant agrees to quit and surrender up Premises to the Landlord at the end of the Term in the same condition as at the Effective Date of this Agreement.
24. **Smoking.** The Parties understand and agree that smoking is not allowed inside any building on the Premises. Any outside area designated by Tenant for smoking must be at least fifty (50) feet from the entrance of any building.

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

25. Attorneys' Fees and Litigation Expenses. If Tenant defaults in the provision of services or any charge for which Tenant is liable hereunder or in the performance of any obligation on the part of Tenant to be performed under this Agreement, then in such event, Tenant covenants and agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by Landlord in the enforcement of Landlord's rights hereunder.
26. Force Majeure. If any portion of the Premises is damaged by any cause whatsoever or if any other casualty or unforeseeable cause beyond the control of Landlord or Tenant, including, without limitation, acts of God, fires, floods, epidemics, pandemics, quarantine restrictions, terrorist acts, strikes, labor disputes, failure to pay utilities or unusually severe weather, prevents occupancy and use, or either, as granted in this Agreement ("Force Majeure Event"), the affected Party is hereby released by the other Party from the performance of the portion of the Agreement affected thereby until such damage is cured.
27. Nonprofit Status. Tenant shall provide evidence of its status as a nonprofit charitable organization under Section 501(c)(3) of the Internal Revenue Code prior to the Effective Date and maintain its status as a nonprofit charitable organization at all times during the term of this Agreement.
28. Governing Laws. This Agreement shall be governed by the laws of the State of Tennessee.
29. Entire Agreement. The Parties agree that all of the Agreement is fully set forth herein and that no oral statements or representations of any kind have been made upon which either Party shall have the right to rely. This shall not limit the Landlord from imposing any reasonable additional rules or regulations which may be necessary in the best operations of the Premises with reasonable notice to Tenant.
30. Non-Discrimination. Tenant shall not discriminate against any patron, employee or invitee because of race, color, age, religion, sex, national origin, disability, or pregnancy. Further, Tenant shall take affirmative action to ensure that patrons and employees are treated without regard to their race, color, age, religion, national origin, sex, disability, or pregnancy.
31. Independent Contractor, No Partnership. For purposes of this Agreement, the Landlord and Tenant shall each be and remain an independent contractor with respect to all rights and obligations arising under this Agreement. Nothing herein contained shall make, or be construed to make, Landlord or Tenant a partner of one another, nor shall this Agreement be construed to create a partnership or joint venture between any of the Parties hereto or referred to herein. Notwithstanding, nothing in this Agreement precludes the Parties from partnering in the future and entering into a partnership agreement independent of this Agreement.
32. Waiver. The failure of either Party to enforce any of the provisions of this Agreement, or any rights with respect hereto, or the failure to exercise any election provided for herein, will in no way be considered a waiver of such provisions, rights or elections, or in any way affect the validity of this Agreement. The failure of either Party to enforce any of such provisions, rights or elections, will not prejudice such Party from later enforcing or exercising the same or any other provisions, rights, or elections which it may have under this Agreement.
33. Binding Agreement. This Agreement shall inure and bind to the benefit of and be binding upon all Parties hereto, their heirs, successors, and assigns.

**CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT**

***[SIGNATURES ON FOLLOWING PAGE]***

## CITY OF CHATTANOOGA STANDARD PREMISES USE AGREEMENT

IN WITNESS WHEREOF, Landlord and Tenant have executed this Agreement as of the Effective Date.

|  |
|--|
| <b>CITY OF CHATTANOOGA, TENNESSEE</b>                                    |
| By:  |
| <hr/> RICHARD J. BEELAND<br><i>Administrator of Economic Development</i> |

|  |
|--|
| <b>TENNESSEE RIVER SOCCER COMPANY<br/>D/B/A NORTH RIVER SOCCER<br/>ASSOCIATION</b> |
| By:  |
| <hr/> MARK C. HARRISON, <i>President</i>   |

# Chattanooga



Legend  
□ Parcels

## EXHIBIT "A"



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCCIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

NAD\_1983\_StatePlane\_Tennessee\_FIPS\_4100\_Feet  
© Latitude Geographics Group Ltd.

## Exhibit B

### Description of Management and Operations Obligations

# Landlord Management and Operations responsibilities

(Page 1 of Exhibit B)

Landlord agrees to perform the management and operations responsibilities outlined below.

| Activity  | Term          | Frequency                                       |
|---|---------------|---|
| Provide dumpster service  | Year Round    | Weekly service or as needed                     |
| Repair fencing deemed by Landlord to be significantly damaged or worn. All repairs subject to availability of funds.                    | Year round    | As needed but subject to availability of funds. |
| Coordinate maintenance and repairs to facilities, structures, lighting, major irrigation, storm water components and general site work. | Year round    | As needed                                       |
| Pay water and electric utility expenses   | Year round    | As billed                                       |
| Pay water quality fees  | Year round    | As billed                                       |
| Aerify Playing surfaces   | 1 -2 times    | Annually  |
| Topdress Playing surfaces   | 1 time        | Annually  |
| Provide turfgrass treatments service of fertilizer and weed control   | 5 times       | Annually  |
| Start up, audit & Winterize irrigation system   | Spring & Fall | Annually  |

# Tenant Obligations

Page 2 of Exhibit B

In exchange for leased space Tenant agrees to fulfill the obligations described below.

| Activity   | Term                | Frequency  |
|--|---------------------|--|
| Operate a recreational youth soccer program (spring and fall seasons). Sublease, when reasonable, use of fields to local school soccer programs as well as select and recreational soccer associations for practices, games, tournaments and/or camps, as solely determined by Tenant. Tenant to provide preseason, regular, postseason and tournament schedules to Landlord by February 15 and August 15. | Year round          | As needed  |
| Purchase supplies for, clean and operate concession stands.  | Year round          | As needed  |
| Remove litter from facility grounds.   | Year round          | Weekly (minimum) but as needed.  |
| Mow playing fields.  | Year round          | As determined by Tenant in accordance of Best Practices for playability and safety |
| Service refuse receptacles.  | Year round          | As determined by Tenant  |
| Overseed playing surfaces  | October through May | Once Yearly  |
| Fertilize playing surfaces to supplement City services and maximize turfgrass health & growth  | 2-3 times           | Monthly, June - August   |
| Provide & Maintain goals, nets, other field equipment  | Year round          | As needed  |

|  |              |  |
|--|--------------|--|
| <u>Page 3 of Exhibit B</u><br>Manage irrigation schedule and perform monthly checks; Report needed repairs to City   | Year round   | As needed  |
| Line playing fields as needed  | In season    | As needed  |
| Monitor fields, grounds, facilities, structures, lighting, and stormwater components for maintenance and safety. See Exhibit D for checklist. Tenant to provide to Landlord notification in writing of any issues that need to be addressed. | Year round   | As needed; post-season itemized list due December 1. |
| Provide capital requests list to Landlord.   | By January 1 | Annually   |
| Make adjustments to any fence gates that fail to swing freely.   | Year round   | As needed  |
| Purchase supplies and stock all restrooms  | Year round   | As needed  |
| Clean restrooms.   | Year round   | Weekly (minimum) but as needed.                      |
| Manage Concessions.  | Year round   | As needed  |
| Provide & maintain monitored alarm system  | Year round   | As needed  |

## EXHIBIT "C"

### General Turf Maintenance Calendar with Recommendations

#### Bermudagrass Maintenance Calendar

This calendar of suggested management practices is designed to be a general guide in the care of your bermudagrass fields. Many factors such as location, soil type, and microenvironment will affect the performance of your lawn. For these reasons, the following management practices and dates may need to be adjusted to suit your particular home lawn conditions.

#### March Through May

**Mowing:** Bermudagrass performs best when mowed between  $\frac{3}{4}$  and  $1\frac{1}{2}$  inches. Begin mowing as soon as the lawn turns green in spring. Always leave the clippings on the lawn in a practice called 'grass-cycling'. Grass clippings decompose quickly and do not contribute to thatch. If prolonged rain or other factors prevent frequent mowing and clippings begin to clump, they can be collected and used as mulch.

**Fertilizing:** The first application of fertilizer to bermudagrass should be made in spring when the grass is 50% green OR when soil temperatures are above 65 degrees. Apply 1 pound of nitrogen (N) per 1,000 square feet several weeks after complete green-up. Submit a soil sample to determine nutrient and lime requirements. In the absence of a soil test, use a slow-release, complete nitrogen-phosphorus-potassium (N-P-K) turf fertilizer with a 4-1-2 ratio such as 16-4-8. Apply other nutrients if suggested.

**Irrigation:** As a general rule, irrigate when 30 to 50 percent of the lawn shows sign of wilt. Probe with a screwdriver to ensure the top 4 to 6 inches of soil are moist following irrigation. Do not irrigate again until the lawn shows sign of wilt. In general, bermudagrass needs a total weekly application of about 1 to  $1\frac{1}{4}$  inches of water. Sandy soils often require more frequent watering, for example,  $\frac{3}{4}$ -inch of water every third or fourth day.

**Weed Control:** Apply preemergence herbicides to control summer annual weeds when forsythia or redbuds are in full bloom. Apply postemergence herbicides in May as needed to control summer annual and perennial broadleaf weeds. Be sure that the product is labeled for use on bermudagrass. Postemergence herbicides are applied when weeds are present, and at least three weeks after the lawn has greened up.

**Thatch Removal:** Vertically mow in May to remove the thatch after the lawn becomes green, but only if the thatch is more than  $\frac{1}{2}$ -inch thick. After dethatching, irrigate with  $\frac{3}{4}$  to 1 inch of water. Fertilize with 1 pound of N per 1,000 square feet if the lawn has not already been fertilized.

**Renovation:** Replant large bare areas using sod or sprigs (3 to 5 bushels per 1,000 square feet). Common bermudagrass can be seeded using hulled bermudagrass at 1 to 2 pounds per 1,000 square feet. Do not seed hybrid bermudagrass lawns with common bermudagrass. Use sod or sprigs of the existing hybrid instead.

### **June Through August**

**Mowing:** Bermudagrass performs best when mowed between  $\frac{3}{4}$  and  $1\frac{1}{2}$  inches.

**Fertilizing:** Apply  $\frac{1}{2}$  to 1 pound of N per 1,000 square feet every 4 to 8 weeks.

**Irrigation:** As a general rule, irrigate when 30 to 50% of the lawn shows sign of wilt. In general, bermudagrass needs a total weekly application of about 1 to  $1\frac{1}{4}$  inches of water.

**Insect Control:** August is the best time to control white grubs because they are small and close to the soil surface. Mole crickets will begin to hatch in June. Use a soap flush technique to determine if mole crickets are present. Insect Control shall be on an as needed basis, curative applications only

**Weed Control:** Apply postemergence herbicides as needed to control summer annual and perennial weeds.

**Thatch Removal:** Vertically mow to remove the thatch if it is more than  $\frac{1}{2}$  inch thick. It normally is best to vertically mow in spring whenever possible.

**Aerification:** Loosens compacted soil and increases the availability of water and nutrients. Enhances oxygen levels in the soil, stimulating root growth and enhancing the activity of thatch-decomposing organisms. Regular decompaction also reduces water runoff, increases the lawn's drought tolerance, and improves its overall health. Bermudagrass should be actively growing and not under stress during aerification. 2-3 aerifications shall be performed in a growing season

**Topdressing:** Vertically mow to remove the thatch if it is more than  $\frac{1}{2}$  inch thick. It normally is best to vertically mow in spring when

### **September Through November**

**Mowing:** Mow the lawn between  $\frac{3}{4}$  and  $1\frac{1}{2}$  inches until several weeks before the first expected frost. Raise the mowing height by  $\frac{1}{2}$  inch as winter approaches if the lawn will not be overseeded. Mowing height is usually raised in mid to late September.

**Fertilization:** In September, if a soil test reports deficient potassium (K) levels, apply 1 pound of potash (K2O) per 1000 square feet, using muriate of potash (0-0-60), potassium sulfate (0-0-50), or Sul-Po-Mag (0-0-22).

**Irrigation:** Irrigate when 30 to 50% of the lawn shows sign of wilt. In general, bermudagrass needs a weekly application of about 1 to 1½ inches of water. Dormant bermudagrass may need to be watered periodically when dry, warm, windy weather prevails.

**Weed Control:** Apply preemergence or postemergence herbicides as needed to control winter annual and perennial broadleaf weeds. Preemergence herbicides are most effective when applied as nighttime temperatures drop into the upper 50s. Preemergence herbicides do not control existing perennial weeds. Apply postemergence herbicides only when weeds are present. Do not apply herbicides designed to control annual bluegrass if the lawn is to be overseeded with ryegrass.

**Insect Control:** Continue to monitor for white grubs and control if necessary.

**Overseeding:** Overseeding with ryegrass for winter color should be done in mid September, later if in playing season

### **December Through February**

**Mowing:** Mow overseeded bermudagrass at 1 inch before the grass gets taller than 1½ inches. Do not collect the clippings unless they accumulate heavily on the surface. Dormant bermudagrass that has not been overseeded need not be mowed.

**Overseed Fertilization:** Do not fertilize bermudagrass that has not been overseeded. Apply ½ pound of N per 1,000 square feet in December and February to overseeded bermudagrass.

**Irrigation:** Dormant bermudagrass may have to be watered periodically to prevent desiccation, especially when warm, windy weather prevails. Watering is particularly important for lawns that have been overseeded.

**Weed Control:** Apply broadleaf herbicides as needed to control winter weeds such as chickweed, henbit, and hop clover. Selective herbicides can be applied in November or December to lawns that have not been overseeded to control annual bluegrass (*Poa annua*) and several winter annual broadleaf weeds. Non-Selective herbicides can be used to clean out winter weeds on dormant bermudagrass, this should be done in late February.

General Schedule of Turf Treatment and Fertilization

| # | Period          | Treatment and Fertilization Types  |
|---|-----------------|--|
| 1 | Jan 15 - Feb 15 | winter fertilization, broadleaf and grassy weed control,                             |
| 2 | Mar 15 - Apr 15 | fertilization, broadleaf weed control, preemergent weed control                      |
| 3 | May 1 - Jun 1   | fertilization, zone treat broadleaf and grassy weeds, rye grass removal at this time |
| 4 | Jun 1 - July 1  | additional fertilization, high use bermudagrass, 4-8 weeks                           |
| 5 | July 1 - Aug 1  | additional fertilization, high use bermudagrass, 4-8 weeks                           |
| 6 | Aug 15 - Sep 15 | fertilization, zone treat for weeds  |
| 7 | Oct 15 - Nov 15 | grassy weed control, broadleaf weed control  |



## Football/Soccer Field Safety and Maintenance Checklist

Prior to practice or a game, assess the following field characteristics and make the necessary corrections to the statements marked, 'No/Needs Attention' before allowing players on the field. If your field is experiencing major problems, including excessive wear, drainage issues, design flaws, etc., contact the STMA at ph. 800-323-3875, or [STMAinfo@STMA.org](mailto:STMAinfo@STMA.org) for a referral to a local STMA chapter volunteer in your area for advice.

## Playing Surface – All Types

**Yes    No/Needs Attn**

- Maintenance equipment, such as rakes, hoes, etc. have been removed from the field.
- Litter and unsafe debris have been removed from the field and player/spectator areas.
- Irrigation heads are installed as per manufacturer's recommendations with no protrusions on the playing surface.
- If there is an automatic system, the runtimes for the stations should be scheduled as per game times
- The field was constructed according to recommended industry specifications.

### Comments

## Playing Surface – Natural Grass

**Yes    No/Needs Attn**

- There is at least 75 percent coverage of turfgrass on the field.
- There are no bare spots with a hard soil surface exposed.
- Soil is well drained with no standing water.
- Turfgrass is uniform in color, height and density.
- Turfgrass has strong root system, limiting “blow-outs.”
- There are no weeds with thorns, bristles or burrs.
- There are no holes or mounds made by moles, gophers, or other animals.
- There are no ruts or trenches caused by equipment use or field wear.
- There has been communication between the maintenance staff and coach/facility user.

### Comments

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## Football/Soccer Field Safety and Maintenance Checklist

## Playing Surface – Synthetic Turf

**Yes    No/Needs Attn**

- There are no worn areas on the synthetic material.
- There are no rips or tears on the synthetic material.
- Seams are secure.
- The synthetic material is not buckling or bulging.
- Synthetic fibers are standing upright.
- There is adequate infill material that is evenly spread.
- Water is readily available for washing away undesirable fluids.
- The footwear that is being worn by players is acceptable.

### *Comments*

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## Field Markings

Yes No/Needs Attn

- If multi-use field, lines are distinguishable between sports.
- Lines are bright.
- Lines are correctly marked per the appropriate governing body.

### *Comments:*

## Goals and Goal Post

**Yes    No/Needs Attn**

- Goal posts are straight and securely anchored.
- Goals posts are adequately padded.
- Concrete for goal posts is below the surface.
- There are not sharp edges, protrusions or fractures on the goal.
- Goals are anchored securely.
- All bolts, screws, and connections for the goal are intact and securely tightened.

### **Comments:**

## Out-of-Bounds/Transition Areas

**Yes    No/Needs Attn**

- There is a minimum of 25 ft. around the field for players to run safely out-of-bounds.
- There is a minimum of 50 ft. between fields (if multi-field complex).
- All catch basins are adequately covered.
- The transition area to the track is easily identifiable and level.

### *Comments:*

# Football/Soccer Field Safety and Maintenance Checklist

## Fencing

*(If your field does not have fencing, skip this section)*

Yes   No/Needs Attn

- Fences are securely set in the ground.
- Fence posts are outside of the playing area.
- There are no concrete footings exposed above ground.
- Fencing is securely attached to its posts.
- There are no large gaps in the fencing or between the ground and the fence.
- Top and bottom tension wires are in place to secure the fence.
- The wire ends of the fence are not exposed at the top or corners.
- There are no damaged areas that protrude, are sharp or loose.

### Comments:

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## Lighting

*(If your field does not have lighting, skip this section)*

Yes   No/Needs Attn

- Lighting has been installed/inspected by a trained engineer or technician.
- All lights are working.
- The light's beam adequately and uniformly covers the field.
- The lighting foot candles meet industry recommended specifications.

### Comments:

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## Bleachers/Facility

*(If your field does not have bleachers/facility, skip this section)*

Yes   No/Needs Attn

- Nuts and bolts are tight and in sufficient number.
- Guard rails are securely in place.
- The plank or railing end caps are securely in place.
- There are no splinters or worn areas (wooden bleachers).
- There are no hazardous protrusions or sharp edges.
- The supply and location of waste cans is adequate.
- There is appropriate signage notifying players and spectators of rules, appropriate behavior and deficient conditions.
- There are public telephones or a staffed office for emergency situations.
- Areas under repair are identified and posted appropriately.

### Comments:

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## General

Yes   No/Needs Attn

- There is a flag or other signaling system to alert players to leave the field if inclement weather or other danger is imminent.

### Comments:

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