



Item: American Little League Use of City Park Land Agreement
From: American Little League Association
Initiated By: Joseph Petrella, Park & Recreation Director
Presented By: Joseph Petrella, Park & Recreation Director
Action Requested: Conduct Public Hearing and Approve Use Agreement

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move the City Commission (approve/deny) the Use Agreement with American Little League for use of City owned property known as Veteran’s Memorial Park.”

2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.
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Staff Recommendation: Staff recommends the City Commission approve the Use Agreement with the American Little League Association within Veterans Memorial Park.

Background: The City of Great Falls Park and Recreation Department has held an agreement with Americans Little League to conduct a youth baseball program in Veterans Memorial Park since the early 1980’s. After further review of the department’s use agreements, it was determined that the most recent agreement with the American Little League Association did not obtain City Commission approval and was only approved at the department level.

The proposed Use Agreement with the American Little League Association would be for four (4) years and also get approval from City Commission as required by the Official City Code of Great Falls. The agreement will also align with the timeframe of current use agreements held with Riverside Little League and Westside Little League.

The fee for use of the park would be two hundred dollars (\$200) per year and will be due May 1st on each year of the agreement. The American Little League Association would be responsible for improvements, repairs, and maintenance. The City would be responsible for water costs for irrigation, up to a maximum of three thousand dollars (\$3,000) per year.

The Park and Recreation Department recommends that the City continue to provide land for youth sports organizations since the department does not have the resources to operate and maintain those facilities. The American Little League Association has also provided significant improvements to Veterans Memorial Park including fencing, backstops, irrigation systems, turf, parking lots, buildings and restrooms. Loss of playing fields would be detrimental to the American Little League Association programs.

As required by Title 3, Chapter 4, OCCGF, before final consideration of a use agreement for City property, the City Commission shall hold a public hearing. Bids were not solicited for this use agreement since City ordinance provides an exception "Where the use is to continue for a public purpose and the same is subject to a revision to the City, until said use ever be changed to any other purpose."

Concurrences:

At their March 14, 2016 monthly meeting the Park and Recreation Advisory Board recommended that the City Commission approve the use agreement with American Little League Association.

Fiscal Impact:

The \$200 per year annual fee and the \$3,000 water costs is budgeted annually in the Park Maintenance Fund resulting in a fiscal impact of \$12,000 from the General Fund over the life-span of the agreement.

Alternatives:

The alternative would be to deny the Use Agreement to the American Little League Association and displace their youth program.

Attachments/Exhibits:

American Little League Use Agreement

USE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2016, by and between American Little League Association, whose business address is P.O. Box 7252, Great Falls, Montana (hereinafter referred to as "User"), and the City of Great Falls, a municipal entity in the State of Montana, whose address is P.O. Box 5021, Great Falls, MT 59403 (hereinafter referred to as "City"), and collectively referred to as "The Parties."

RECITALS

WHEREAS, User desires to enter into a Use Agreement (hereinafter, the "Agreement") for use of a portion of the City-owned property described as a portion of Veterans Memorial park, located in the City of Great Falls at 38th Street North, Great Falls Montana (hereinafter referred to as the "Property"), for the purpose of conducting a youth baseball/softball program (hereinafter referred to as the "Use"), the Conditions and Provisions regarding such Use are set forth in the Attached Exhibit A; and

WHEREAS, the City deems it to be in the public interest to provide its citizens and the general public with services contemplated by User's Use of City Property as stated herein.

NOW THEREFORE, The Parties do hereby covenant and agree as follows:

GRANT AND CONDITIONS OF USE

The City, for and in consideration of the mutual agreements and covenants herein, does hereby grant unto User the Use of a portion of the City Property and adjoining Property abutments for the purpose stated above. User agrees to Use the Property during the term of this Agreement only for such Use. User further agrees that it will not make or suffer any unlawful, improper or offensive use of the Property, or in any way use or occupy the same contrary to any law of the United States, State of Montana or any ordinance of the City, now or hereafter made. User agrees that it will not conduct activities in which flames, flammable or hazardous materials are involved without the prior approval of the Great Falls Fire Department. User shall not commit, or suffer to be committed, any nuisance or any waste on the Property. User agrees that no use shall be made or permitted to be made of the Property, or acts done, which will cause a cancellation of any insurance policy covering the Property or any part thereof.

User shall not injure, mar or in any way deface or alter the Property and shall not cause or permit anything to be done whereby said Property shall be in any manner injured, marred, defaced or altered without prior written permission from the City. User agrees that no fixture, building, structure, or other permanent installation will be constructed or placed upon the property except as herein provided or otherwise authorized by the City, as set forth in Exhibit A attached hereto. User is responsible for the development, construction, repair, maintenance and operation of the Use, at its sole cost, during the term of this Agreement. The City reserves the right to enter upon the property and remove, after notification, any obstacles or structures that

may be hazardous to the public. User shall refrain from depositing or discharging any hazardous materials upon the Property or in the Use Area, either intentionally or negligently. User agrees to pay the City, separate from the Use Fee, for any special maintenance, damage and repairs caused by User's Use.

CONDITION OF PROPERTY

User acknowledges familiarity with the Property's condition and acknowledges no representation, statement or warranty, expressed or implied, has been made by or on behalf of City as to such condition. In no event shall City be liable for any defect in such property or for any limitation on its use. The taking of possession of the Property shall be conclusive evidence that User accepts the same "as is" and that the Property was in good condition at the time possession took place. User agrees to accept the Property in the condition in which it exists at the date of taking possession, without representation or warranty, express or implied, in fact or by law, by City, and without recourse to the City as to the nature, condition or unsuitability thereof, or as to the Use to which the Property may be put.

At the expiration of this Agreement, User shall quit and surrender the Property in as good condition as when received, reasonable wear and tear and damage excepted.

TERM

The Term of this Agreement is for four years effective March 1, 2016 and expiring December 31, 2019. Upon expiration of this Agreement, User, or its successors or assigns, may request an extension of this Agreement; if extension is granted, the City reserves the right to negotiate any conditions and covenants of the extension of this Agreement, including but not limited to the Use Fee.

USE FEE

The Fee for Use of the City-owned Property is \$200 annually to be paid on or before May 1st, for each year of the agreement.

LIASON

For this Agreement, the contact for User is Garn Wanner, Great Falls, Montana; and the contact for the City is the Park & Recreation Director, P.O. Box 5021, Great Falls, Montana.

LIENS, INDEMNITY & INSURANCE

City's Property shall not be subject to or permitted to become subject to any lien or claims from or arising out of the use and occupation of the leased premises by User. If and in the event such liens or claims arise or occur, User shall promptly and forthwith cause the same to be released or discharged to the extent that the interest of City is encumbered thereby.

User agrees to protect, indemnify, defend, and save harmless the City against and from any and all claims, liabilities, demands, causes of action, judgments (with any costs and fees that might be awarded), attorney's fees, and losses to the City arising in favor of or asserted by any person or entity on account of personal injury, death or damage to property arising out of, in connection with, or incidental to the negligence or willful misconduct of User, or its agents or employees.

For this purpose, User shall provide City with proof of User's liability insurance issued for personal injury and property damage in amounts not less than as follows:

- Commercial General Liability - \$1,000,000 per occurrence; \$2,000,000 annual aggregate

Each coverage shall be obtained from an insurance company that is duly licensed and authorized to transact insurance business and write insurance within the state of Montana, with a minimum of "A.M. Best Rating" of A-, VI, as will protect the User, the City and its officers, employees, agents, and representatives from claims for bodily injury and/or property damage which may arise from the Use under this Agreement. An Additional Insured Endorsement shall also be provided as evidence that the City is included or named as an additional or named insured on the Commercial General policy.

MISCELLANEOUS PROVISIONS

The Use of the Property herein is subordinate to the right of any private or public use now lawfully occupying the Property, and the City retains all rights to grant additional use of the Property to others in its sole discretion.

User understands and agrees that during the term of this Agreement other events may be held on the Property, and User shall so conduct its activities so as not to interfere with other such activities.

User may not assign, rent, permit the Use of or otherwise transfer User's rights in this Use Agreement without the prior written consent of City.

This Agreement does not vest User with any compensable interest in the Property or property underlying or adjoining the Use Area. This Agreement is a personal license for User to utilize the Property for the Use stated herein and within the Use Area and does not create any real property right to the benefit of User.

User, either as an individual or on behalf of a group or organization, hereby agrees that this permit shall not be used in any manner that would discriminate against any person or persons on the basis of sex, marital status, age, physical or mental handicap, race, creed, religion, color, or national origin.

User shall not assign or transfer this Use Permit or sublet any portion thereof without the written consent of the City.

User agrees that the City and/or its designated representatives may enter upon the used facilities as herein before described at all reasonable times to make inspection in conformity with this Use Permit.

Park restrooms open approximately May 15th and close approximately October 1st each season. Users which start before restrooms open or continue after they close for the year must provide portable toilet facilities at their expense for use by their participants. No portable toilet shall be placed within a park without prior approval from the City.

APPLICABLE LAW

This Agreement and any extensions hereof shall be governed and construed in accordance with the laws of the State of Montana.

IN WITNESS WHEREOF, the parties hereto have caused their hands and seals to be fixed the day and year first hereinabove written.

By: _____
Signature

Its: _____

CITY OF GREAT FALLS

Lisa Kunz, City Clerk

Gregory T. Doyon, Manager

APPROVED FOR LEGAL CONTENT

ATTEST

Sara R. Sexe, City Attorney

Exhibit A

Conditions and Provisions

In year one of the Permit, the City will provide water costs for irrigation of the park up to a maximum of three thousand dollars (\$3,000). Any additional water costs over this amount will be billed to the Parties; and will be due and payable upon receipt of billing. This maximum amount will be negotiable in subsequent years based on usage; any change will be made as an addendum to and made a part of this Use Agreement.

The City will provide for winterization of concession building and any irrigation attached to water supplied to the concessions building.