City of Joplin City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: FEBRUARY 20, 2018

ITEM: Council Bill No. 2018-601 approving the Lease Agreement between the City of Joplin and Joplin Little League

ORIGINATING DEPARTMENT: PARKS AND RECREATION DEPARTMENT
ATTACHMENT: Council Bill No. 2018-601; copy of Lease Agreement

Parks Director:	Paul Bloomberg
Finance Director:	Leslie Haase
City Attorney:	Peter Edwards
City Manager:	Sam Anselm

INTRODUCTION:
This Council Bill approves a lease agreement with Joplin Little League for the Landreth Park Fields, including: Little League North Field, Little League North Complex, and Little League T-ball Park, including concession areas, if any, parking lots, and the immediate surrounding grounds.

DISCUSSION:

- The term of the lease shall be for a period of one (1) year at an annual rental of five hundred dollars ($500.00) per year due and payable to the Director of Finance.
- Premises to be used exclusively as a recreation facility for baseball.
- Any improvements to be made with City approval and in accordance with applicable Joplin codes and become the property of the City of Joplin unless otherwise agreed in writing.
- Upon surrender property is to be left in such condition as required by the City for future proposed usage.
- The lease shall automatically renew for up to five (5) successive one (1) year terms, covenants and conditions as specified.
- The City may terminate the lease for any breach of the agreement, or at any time without cause by giving sixty (60) days' written notice.
- Joplin Little League shall provide liability insurance during the term of agreement for One Million Dollars ($1,000,000.00).
- Lessee shall be solely responsible for obtaining any necessary licenses or permits and for complying with all applicable laws, codes and regulations.

(Continuation of Cover (GREEN) Sheet for Council Bill No. approving the Lease Agreement between the City of Joplin and Joplin Little League)

- Lessee is responsible for proper maintenance and repair of any damage.
- Agreement shall not be assignable without written consent of the City.
- City may terminate the agreement for any breach of the agreement by the tenants.
- Agreement may only be modified by written agreement signed by both parties to the agreement.
- Lessee shall have exclusive rights to the playing fields and any concession revenue year-round.
- City will allow Lessee to use Wendell Redden and Gene Bassman practice fields for league practices at no cost. Designated days and reservations will be presented to the Director of Parks and Recreation for approval at least thirty (30) days before use.
- All provisions shall operate as a covenant running with the land and shall bind both parties hereunto and their respective successors and assigns.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on first reading.