

**FACILITY USE AGREEMENT
CITY OF MITCHELL
MITCHELL FIGURE SKATING CLUB**

This agreement (“Agreement”) entered into this ____ day of _____, 2022, by and between the City of Mitchell a municipal corporation, by and through its Park and Recreation Board, (the “City”) and the Mitchell Figure Skating Club, a non-profit corporation (“MFSC”), as follows:

WITNESSETH

1. Subject to the terms, provisions and mutual obligations of the parties as provided in this agreement, the City shall allow the MFSC the use of the Toshiba Rink (North Rink) and/or the Innovative Rink (South Rink), including access to the ice arena lobby, locker rooms, restrooms and all pertinent property for parking purposes for the skating and youth hockey program purposes of the MFSC for the duration of the 2022-2023 MFSC Seasonal Use Period (“MFSC Seasonal Use Period” being defined as the season term commencing on the third (3rd) Wednesday of September, 2022 through April 30, 2023; times outside of the said MFSC Seasonal Use Period are defined as the “Off Season”).
2. MFSC agrees to pay to the City:
 - a. An Athlete Fee of Twenty One Dollars (\$21.00) per athlete ages 13 and up, and Eleven Dollars (\$11.00) per athlete ages 12 and under.
 - b. An Ice Time Fee of Seventy Seven Dollars (\$77) per rink, per hour. The Ice Time Fee includes all hours that a rink is scheduled for use, regardless of whether it is actually used or if resurfacing is required or requested during that time period.
 - c. No refunds will be given for cancellations within fourteen (14) days of the scheduled time. The City may allow refunds if the reason for cancellation is beyond the reasonable control of MFSC.
 - d. Billing and payment shall be made in two lump sum payments on: December 1st for the period from the start of the Seasonal Use Period through December 31st; and April 30th for the period starting January 1st through the end of the Seasonal Use Period. In the event that hours vary after the schedule is completed by December 1, or other changes to the invoice are necessary, City will provide an updated invoice at the end of the Seasonal Use Period which will be paid by MFSC within 14 days after issuance.
3. MFSC agrees to abide by all rules and guidelines in the Sports Complex policy manual.
4. The City shall retain the final management and control authority in respect to the Facility. MFSC shall have no management or control authority in respect to the Facility except as permitted by the City.

5. The City shall provide and/or perform the following functions within the Facility:
 - a. Oversee and coordinate the scheduling of the Facility and maintain a master schedule regarding the use of the Facility.
 - b. Provide supplemental manpower as required for the daily maintenance and upkeep for the ice surface and other necessary maintenance duties in the building during the MFSC Seasonal Use Period.
 - c. Provide on an annual basis, preventative maintenance on compressors, electrical, natural gas, water, heating units and other equipment, by trained & licensed HVAC and Electrical Service Professionals to ensure the compressors and utilities are in working order.
 - d. Skate sharpening services conducted by MFSC staff, on equipment provided by MFSC, shall be the sole responsibility of the MFSC. Any sharpening fees generated by MFSC staff will be retained by the MFSC. All sharpening fees generated by city employees will be retained by the City of Mitchell.
6. The MFSC shall, on an annual basis, prior to or on December 31 of each year, reimburse the City for, or pay as the case may be, the following:
 - a. All non-insured expense incurred in respect to the repair of any property damage to the Facility which may occur during an MFSC Seasonal Use Period and which is attributable to MFSC use of the Facility; including such repair expenses of the hockey rink, bleachers, scoreboards and any other items or equipment associated with operation of the MFSC Programs.
 - b. The City shall be responsible for structural or equipment repair and maintenance for the Facility. If there are repairs and or maintenance required that are not due to normal wear due to Facility use and are agreed upon by the City and MFSC, the City and MFSC will negotiate a shared cost for such agreed upon repairs.
7. Ice time shall be scheduled at the discretion of the Parks and Recreation Department staff. Times to be scheduled shall be determined and finalized no later September 15th for the fall schedule and no later than December 1st of each year for the winter and spring schedule.
8. Notwithstanding the expected Seasonal Use Period dates or the expected total allowance of ice time, the City reserves the right to close down and remove the ice sheet/s if internal or external climate conditions would make such an action advisable for maintaining the condition of the Facility. Such a closure shall not be a material breach of this Agreement.
9. The City shall procure and keep in force the following insurances:

- a. Comprehensive general liability insurance, including products, bodily injury and property damage with combined single limits of \$1,000,000 for each occurrence.
 - b. Fire, Vandalism, Malicious Mischief and extended coverage insurance covering the building.
10. During the term of each MFSC Seasonal Use Period, or any time the MFSC shall be operating within the Facility, MFSC shall have in force the following insurances:
- a. Comprehensive general liability insurance, including products, bodily injury and property damage with combined single limits of \$1,000,000 for each occurrence. Insurance policies required by this paragraph shall name MFSC as insured and the City of Mitchell as an additional insured.
 - b. A copy of additional insured endorsements required hereunder shall be delivered to the City prior to commencement of an MFSC Seasonal Use Period or other MFSC occupation of the Facility. Such policies or certifications shall provide that the insurance coverage may not be cancelled or materially changed unless thirty (30) days advance notice is given to the City.
 - c. The MFSC shall be responsible for insuring any equipment that is used by the MFSC that is stored in the building that is not permanently affixed or is not a part of the building. MFSC agrees to indemnify and hold harmless the City from any and all liability arising from the use of the Facility for programs carried on by the MFSC. The MFSC agreement to indemnify and hold harmless does not include any recreational skating program that the City would sponsor and supervise, or which may be operated within the Facility by any person or entity other than the MFSC.
 - d. The parties shall reassess insurance needs at least once per contract year to determine whether or not the coverage required by this agreement is adequate.
11. For activities within the Facility sponsored solely by the MFSC, all revenue generated in connection with the activity shall be retained by the MFSC.
12. Revenue generated by the City for the letting of the Facility to persons or parties other than MFSC at any time while this agreement is in effect shall be retained by the City. MFSC shall have no authority to rent the Facility to other parties.
13. Revenues generated by MFSC as a result of selling advertising panels which are affixed to the Facility building shall be retained by the MFSC. The placement and size of advertising panels within the Facility building must be approved by the City prior to sale and placement. Cost of panel sales will be addressed in an advertisement plan approved by the City.

- a. Per previous agreement with the Park and Recreation Board, MFSA shall have no advertisement regarding specific alcoholic beverages or tobacco products, via signage sponsorship or in ice advertising.
14. The MFSC agrees to use the Facility in a responsible manner for the purpose of conducting youth and recreational skating programs in cooperation with the City, and shall not allow the Facility to be misused.
 - a. Food serving or preparation areas must be approved by the city prior to the MFSC event.
15. Nothing in this Agreement shall limit MFSC from cooperating with the City in caring for, maintaining, supervising, and/or constructing improvements, in the furtherance of this Agreement. MFSC shall make no alteration, addition, or improvement to the Facility without the advance consent and approval of the City.
 - a. All improvements to the premises, upon completion of construction, shall be deemed to be property of the City.
16. The MFSC shall not allow any lien to be placed against said building for any unpaid labor or materials and agrees to indemnify the City for any amounts of said liens and to hold the City harmless from any improvements that are made pursuant to this Agreement by MFSC.
17. The City and MFSC shall make good faith efforts to accommodate the needs of each respective entity in order to maximize the overall use of the Facility. The Mitchell Parks and Recreation Director and President of the MFSC shall each designate a person to coordinate use of the facility.
18. This Agreement may be amended or supplemented from time to time by action of both the City Park and Recreation Board and the MFSC.
19. The MFSC shall have no right to assign any of the rights or benefits under this Agreement without prior written consent of the City.
20. The Sports Complex Supervisor shall establish and maintain a master schedule for the facilities and MFSC agrees to engage in useful communication with the City and other User Groups to coordinate schedules through the Sports Complex Supervisor.
 - a. Hockey tournaments on weekends shall have first priority to the use of the Facility to the extent required to accommodate such event. However, the City shall use reasonable efforts to schedule tournament activities in a manner which will minimize disruption to other groups who traditionally use the Facility during the proposed tournament times. The Sports Complex Supervisor shall have sole discretion over whether such an accommodation can reasonably be made.

21. MFSC shall indemnify and hold the City, its officials, employees, and agents, harmless from and against any and all liabilities, claims, demands, damages, actions, lawsuits, judgments, penalties, losses, costs, or expenses, of any kind or nature, including but not limited to costs of investigation, attorneys' fees, experts' fees, and costs through trial and appeal, arising out of, incidental to, or in any way connected with Tenant's possession, use, occupancy, operation, or maintenance of the Premises, and any act or omission of Tenant or Tenant's members, officers, directors, employees, volunteers, agents, representatives, participants, guests, contractors, subcontractors, and other invitees.
22. City and MFSC further agree that MFSC may conduct its own "Free Skate" sessions at the facility under the following terms and conditions:
- a. Instead of the fee structure outlined in Section 2 of this Agreement, MFSC shall solicit participant fees and pay to the City all gross proceeds generated as a result of MFSC Free Skate sessions.
 - b. MFSC Free Skate sessions will be scheduled pursuant to Section 7 of this Agreement.
 - c. MFSC shall be solely responsible for the monitoring and supervision of all attendees and participants for MFSC Free Skate sessions. All insurance and indemnification duties of MFSC under this Agreement shall also apply to MFSC Free Skate sessions.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

Approved and adopted by the Park & Recreation Board of the City of Mitchell, South Dakota, this ____ day of _____, 2022.

CITY OF MITCHELL, SOUTH DAKOTA
PARK AND RECREATION BOARD

By: _____
_____: President

Approved and adopted by the Mitchell Figure Skating Club, this ____ day of _____, 2022.

MITCHELL FIGURE SKATING CLUB

By: _____
Title: President