

AN ORDINANCE 2017-08-17-0574

AUTHORIZING THE EXECUTION OF A SPORTS LICENSE AGREEMENT WITH NORTHSIDE SUBURBAN LITTLE LEAGUE, INC. FOR OPERATION, MAINTENANCE AND IMPROVEMENTS AT DESIGNATED BASEBALL FIELDS AT O. P. SCHNABEL PARK LOCATED IN COUNCIL DISTRICT 7 FOR AN INITIAL FIVE (5) YEAR TERM BEGINNING SEPTEMBER 1, 2017, AND ENDING AUGUST 31, 2022, WITH THE OPTION TO EXERCISE TWO (2) ADDITIONAL FIVE (5) YEAR RENEWALS.

* * * * *

WHEREAS, since 1984 Northside Suburban Little League, Inc. (the "League") has utilized the four (4) baseball fields at O. P. Schnabel Park to provide organized youth sports activities year round; and

WHEREAS, in the 2016 season the League served over 600 area youth; and

WHEREAS, the current agreement expires on August 31, 2017, and a new Sports License Agreement, consistent with previous agreements, is proposed to commence on September 1, 2017, and expire on August 31, 2022, with the option to exercise two (2) additional five (5) year renewals; and

WHEREAS, in lieu of rent, this agreement will allow for the continued maintenance and operations of the designated baseball fields, including electric utilities, at O. P. Schnabel Park as well as the construction of improvements at the league's sole expense; and

WHEREAS, in addition, the League will be permitted to operate concessions with proceeds benefitting their program and to offset the cost of maintenance, operations and improvements;
NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

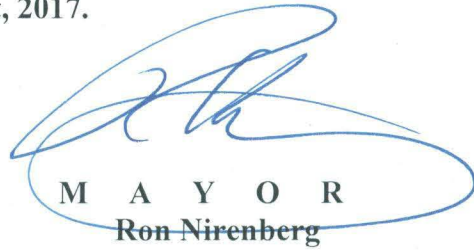
SECTION 1. The City Manager or her designee or the Director of the Parks and Recreation Department or his designee is authorized to execute a Sports License Agreement with Northside Suburban Little League, Inc. for operation, maintenance and improvements at designated baseball fields at O. P. Schnabel Park located in Council District 7 for an initial five (5) year term beginning September 1, 2017, and ending August 31, 2022, with the option to exercise two (2) additional five (5) year renewals. A copy of the agreement in substantially final form is attached hereto and incorporated herein for all purposes as **Attachment I**.

SW
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SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 17th day of August, 2017.



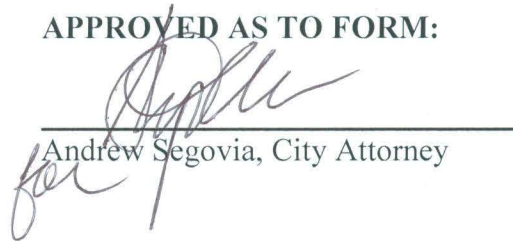
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



Andrew Segovia, City Attorney

Agenda Item:	19 (in consent vote: 4, 5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 18, 19, 20, 22)						
Date:	08/17/2017						
Time:	09:50:39 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the execution of a Sports License Agreement with Northside Suburban Little League, Inc. for operation, maintenance and improvements at designated baseball fields at O. P. Schnabel Park located in Council District 7 for an initial five (5) year term beginning September 1, 2017, and ending August 31, 2022, with the option to exercise two (2) additional five (5) year renewals. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x			x	
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				x
Clayton H. Perry	District 10		x				

SW
08/17/2017
Item No. 19

Attachment I

SPORTS LICENSE AGREEMENT
NORTHSIDE SUBURBAN LITTLE LEAGUE, INC.

This Sports License Agreement (the "Agreement") is made and entered into as of the _____ day of _____, 20____, by and between the CITY OF SAN ANTONIO, a Texas municipal corporation, acting by and through its City Manager or her designee, pursuant to Ordinance No. _____, dated _____, 2017 ("City"), and NORTHSIDE SUBURBAN LITTLE LEAGUE, INC., a Texas Non-Profit Corporation, ("League");

1. PREAMBLE

The City licenses park property to Sports Leagues that operate as a Texas non-profit organization. Leagues are granted priority use of the park property and City waives fees that are normally charged to reserve sports fields. In exchange, Leagues agree to maintain the Premises in a condition that meets or exceeds the requirements of this License Agreement at all times. Leagues are permitted to sell concessions and establish fees to help offset the cost of maintaining their licensed areas.

- 1.2 WHEREAS, League has been a licensee of sports fields at O. P. Schnabel Park since 1984 and provides organized youth sports activities year round; and
- 1.3 WHEREAS, the current License Agreement with League will expire August 31, 2017 and the new License Agreement will commence on September 1, 2017 and expire on August 31, 2022, for an initial five (5) year term with the option to exercise two (2) additional five (5) year renewals for a total of fifteen (15) years; and
- 1.3 WHEREAS, under the terms of the new License Agreement, League will have priority use of the fields located on approximately 15.611 acres and League will be permitted to operate concessions with proceeds benefitting the program; and
- 1.5 WHEREAS, in lieu of rental fees to the City, League will continue to maintain the licensed Premises and construct and maintain any improvements at their sole expense during the term of the License Agreement;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, for and in consideration of the mutual benefits to City and League and the observance of the terms and conditions set forth hereinafter, the parties hereto agree to the following:

2. TERM OF AGREEMENT

- 2.1 The term of this Agreement is five (5) years, beginning on September 1, 2017, ("Commencement Date"), and expiring on August 30, 2022, if not terminated sooner according to the terms of this Agreement.
- 2.2 So long as League is not then in default of any of the provisions of this Agreement, this agreement may be extended for up to two (2) additional five (5) year renewal options, subject to the approval of City Council as evidenced by an Ordinance, for a total maximum term of this agreement of fifteen (15) years.

3. ASSIGNMENT

- 3.1 This Agreement is personal to League. It is non-assignable, and any attempt to assign this Agreement will terminate all privileges granted to Licensee hereunder.
- 3.2 Nothing contained herein shall be deemed or construed by the parties hereto, or by any third party, as creating the relationship of principal and agent, partners, joint ventures, or any other similar such relationship between parties hereto. It is understood and agreed that no provision

contained in this Agreement nor any acts of the parties create a relationship other than the relationship of Licensor and Licensee.

4. ACCEPTANCE AND CONDITIONS OF PREMISES

- 4.1 League has had sufficient time and opportunity to examine the Premises and acknowledges that there is in and about them nothing dangerous to life, limb, or health and hereby waives any claim for damages that may arise from defects of that character after occupancy. League's taking possession of the Premises shall be conclusive evidence of League's acceptance of the Premises in good satisfactory order in its present condition AS IS, WHERE IS AND WITH ALL FAULTS as suitable for the purpose for which licensed. City specifically disclaims any warranty of suitability for intended purposes of League.
- 4.2 League agrees that no representations respecting the condition of the Premises and no promises to decorate, alter, repair, or improve the Premises, either before or after the execution, have been made by City or its agents to League unless the same are contained herein.

5. USE OF PREMISES BY LEAGUE

- 5.1 For so long as League maintains its non-profit status with the State of Texas and operates an organized sports league, City, for and in consideration of the mutual benefits to City and League and the observance of the terms and conditions set forth in this Agreement, grants to League permission to enter and use, without payment of City's established field use fee, the Premises described in EXHIBIT A in O. P. Schnabel Park located at 9606 Bandera Road, each year during the term of this Agreement for the period of January through December ("Program Period").
- 5.2 League is responsible for all activities associated with facilitating and operating a rugby program.
- 5.3 League shall have priority use of the Premises which shall be occupied by League for recreational purposes including but not necessarily limited to organized athletic team activities and food and beverage concessions. At reasonable times during which League is not utilizing the Premises, with the exception of any building(s) containing League equipment and League-operated concession stand(s) or for maintenance activities, the Premises shall be open to the general public. City has the right to use the Premises for City activities and events for up to five (5) days per calendar year without rental or deposit fees but is responsible for all direct costs. Such use is subject to the availability based on League's use and previously scheduled use by other amateur sports groups. City will be responsible for any damage to Premises during its use and is not limited to any concessions agreement.
- 5.4 League agrees that its members and any other individuals under its control shall abide by, conform to and comply with all applicable municipal, state and federal laws, ordinances, rules and regulations and that it will not do or permit to be done anything in violation hereof. If the attention of League is called to any such violation, League or those under its control will immediately desist from and correct such violation.
- 5.5 League acknowledges and agrees that it has been informed that it has obligations to the general public under the terms of the Americans with Disability Act of 1990 as codified in 42 U.S.C. § 12101(a)(1) and (2) and as amended from time to time. League covenants and agrees that it will comply with all the terms and obligations, and, as part of its indemnification of the City, indemnify, hold harmless and defend City from all claims which might arise from League's activities under this Agreement.
- 5.6 League is authorized to establish fees and charges for its membership and admission fees to games, and to collect and retain such fees and charges to defray its operating expenses and the costs of its assigned obligations and duties.

Use or Rental Fees: League shall not charge or attempt to charge any informal, unorganized general public user of the Premises. The above notwithstanding, League may allow short term use of the Premises by other amateur youth sports groups and policies and fees associated with the use of the Premises by other organized groups will be consistently and fairly applied to all other users. These use fees ("Use Fees") shall be reasonable and customary and the Use Fees will be used by League to offset the cost of operation and maintenance of the Premises. Use Fees shall be subject to the approval of City through the Director of the Parks and Recreation and may not exceed the rate of comparable facilities. League shall be fully responsible for all maintenance obligations outlined in this Agreement and shall not transfer or assign any maintenance obligations to short term users of the Premises. League will remain at all times during the term of this Agreement the primary user of the Premises and no short term use by one or more other users may result in League not being the user the majority of the time.

6. CONCESSIONS

- 6.1 League shall have the right to operate concessions for the sale of food, non-alcoholic beverages, and similar consumable items within the Premises. League shall have the exclusive use of any concession stand(s) within the Premises as well as stocks of items supplied by League. No fee for the right to operate concessions shall be payable to City; provided however, that all profits generated from the concession program ("Concession Revenue") shall be applied to the operation and maintenance of League. League shall obtain and maintain at its sole expense, all permits or licenses required for its concession operations.
- 6.2 League's concessions rights shall not apply during general public use of the Premises as may occur pursuant to paragraph 2.3.
- 6.3 The above notwithstanding, League acknowledges that licensed mobile vendors have the right to offer for sale prepared and packaged food items and soft drinks in public parks, parking areas and streets.

7. LEAGUE'S MAINTENANCE OBLIGATIONS AND DUTIES

- 7.1 **General Maintenance:** Each year during the term of this Agreement, League shall, at its sole expense provide all manpower, supplies and materials for the purpose of providing year round maintenance to the Premises in no event less than the quality of maintenance service demonstrated in other City-owned fields and related amenities. In addition to the other obligations of League, League shall render the following services and perform the following duties with regard to its maintenance of all portions of the Premises, in a faithful, diligent, and efficient manner:
 - 7.1.1 Maintain all sports fields at or better than an acceptable standard for play, including watering, mowing, trimming, seeding, leveling, and fertilizing;
 - 7.1.2 Trash pickup and removal service in a frequency sufficient to keep the Premises free from litter and debris;
 - 7.1.3 Provide pest control services as frequently as needed;
 - 7.1.4 Keep all areas within the Premises free of graffiti.
 - 7.1.5 Maintain all improvements and structures in good condition, and repair as needed (if applicable);
 - 7.1.6 Maintain and replace, as needed, the irrigation piping and sprinkler heads within the Premises (if applicable);
 - 7.1.7 Provide such other maintenance tasks and chores as may be required to sustain the Premises in good, clean, well maintained and attractive condition.

- 7.2 League shall promptly repair any damage to the Premises. League shall have no duty to repair any damage caused by others whom City has authorized to use the Premises. Notwithstanding any contrary provisions, should the Premises be damaged by fire, tornado or other casualty, City shall be under no obligation to rebuild or repair the Premises.
- 7.3 As the maintenance of the Premises in good condition is the primary consideration of this Agreement, City may elect to make frequent inspections of the Premises to evaluate the effectiveness and consistency of League's maintenance program. Failure to provide the required maintenance, as outlined in this Section, may result in the termination of this Agreement.
- 7.4 No parking is allowed in any area other than the designated parking areas. Parking on the fields is strictly prohibited and will be seen as a violation of this License Agreement and subject to default.
- 7.5 League shall use reasonable efforts to recycle materials such as plastic bottles and aluminum cans used during its use of the Premises and concession operation. League agrees to comply with any recycling programs established and implemented during the term of this Agreement by City for the Park where the Premises are located.
- 7.6 League shall not plant or remove any trees without the prior written approval of City and any approved removals must be in compliance with all applicable laws and ordinances.

8. UTILITIES

- 8.1 League is solely responsible for payment of its electrical usage to City Public Service.
- 8.2 League may utilize existing irrigation equipment within the Premises for purposes of irrigation and use of this equipment will obligate League to maintain the lines and sprinkler heads, as outlined in 5.1.6, above. It is the intent of City that irrigation, whether by an irrigation system or other means, occurs in a manner, amount and frequency that is consistent with efforts to conserve water resources. City has the right to establish, implement and modify irrigation policies and practices within the Premises during the term of this Agreement.
 - 8.2.1 League must comply at all times with the City's Conservation Ordinance, including year round restrictions, drought restrictions, and charity car wash restrictions. In the event fines or penalties are imposed for non-compliance with the City's Conservation Ordinance or any watering restrictions due to the actions of League, League shall be responsible for the payment of those fines or penalties. League shall coordinate and request through City any irrigation variances of the Conservation Ordinance.

9. SIGNS AND IMPROVEMENTS

- 9.1. League may, subject to having first obtained the written approval of the Director, install and/or construct facilities and improvements within the Premises suitable for team activities; said facilities and improvements to include, but not necessarily be limited to fields, concession stands, utilities and fencing. During any period of construction or installation, League, its members, employees, agents, and Leagues shall ensure that the performance of the construction or installation does not cause or result in damage to City property or adjoining property.
- 9.2. League shall present, for review and written approval, all designs, plans, and specifications to the Director of Parks and Recreation ("Director") and applicable City boards prior to commencing any construction or installation upon the Premises. All costs for design and construction and related activities shall be borne solely by League. City reserves the right to enter the Premises at any time to inspect construction in progress and/or to determine the condition of field and facilities so as to insure League's compliance with this Agreement.

- 9.3. League agrees that it shall obtain at their cost any and all plans approvals, necessary permits, and clearances relative to its improvements from appropriate local, state, and federal regulatory agencies, including FAA, if applicable. A copy of all permits or clearances shall be provided to the Director prior to the start of any construction, upon request by City. League covenants that it shall not bind, or attempt to bind, City for payment of any money in connection with any construction authorized hereunder and that it will fully indemnify and hold harmless the City against any and all claims, liens, suits, or actions asserted on account of labor, materials, or services furnished to League during the performance of any said construction and against any claim for injury to person or property.
- 9.4. Any improvements installed by League which can be removed without damage to the Premises may be removed at the sole expense of League at the termination of this Agreement without payment being made by City. If the improvements are not removable without damage to the Premises, then the improvements will become the property of the City. Temporary structures, if present, shall be removed from the Premises at the sole expense of League at the termination of this Agreement without payment being made by City. In the event that League removes temporary structure(s) prior to the termination of this Agreement, the underlying property may, at the election of the City, become excluded from the licensed Premises.
- 9.5. **Signs:** League hereby agrees not to install or display any permanent sign(s) upon the Premises without the prior written approval to install or display said sign(s) by the City through the Director. Temporary signs used for sponsorship recognition may be installed from time to time within the Premises without sign approval by the City as long as standard design of the sign has been approved in advance. For purposes of this agreement, temporary signs shall be defined as any sign or banner that is placed on the Premises before the game begins, and removed at the conclusion of the game. Signs which advertise businesses, sponsors, products, services, logos, or non-League events must be installed facing inward toward the field(s). League agrees it will not install any signs that advertise or promote any political campaigns or religious affiliations, alcohol use, tobacco use or sexually oriented businesses or any other matter inappropriate for a youth sports League. League further agrees to comply with such design criteria as may be established and amended from time to time by duly authorized City authority and to comply with established sign review procedures for proposed new signs. In order to ensure public safety, certain sign installations, especially signs that require a pole with concrete, may require the use of a licensed and bonded sign contractor.
- 9.6. **Sponsorships:** League shall have the right to enter into sponsorship agreements that provide benefits to its programs, activities or obligations under the terms of this Agreement, subject to the prior written approval of City through its Director of the Parks and Recreation Department. All promotional materials and signage acknowledging the sponsorship relationship are subject to the prior written approval of City through its Director of the Parks and Recreation Department. In the event an approved sponsorship relationship is with an entity that sells or distributes alcoholic beverages, related signage must be fully covered during use of the Premises for youth activities.

10. REPORTS

- 10.1 Due each year on or before the date of execution of this Agreement, League must provide to City Programming and other information deemed necessary by the City's Parks and Recreation Department. Programming reports shall include the number of participants and their ages, number of clinics and other related programming activities for the League's previous Program Period.
- 10.2 League is obligated to inform City within fifteen (15) days of a change in the following:
- 10.2.1 Changes in officers of the League: the name, position, and contact information must be provided.

- 10.2.2 League shall provide to City upon request the organizational governing documents such as the League's constitution, by-laws, and/or articles of incorporation and copies of the any amended documents must be provided to City along with the notification.
- 10.3 If requested by City, League will provide all or a portion of the following information within fifteen (15) days after receipt of written request from City:
- 10.3.1 Starting and ending date of League activity;
 - 10.3.2 Description of tournaments and special events;
 - 10.3.3 Description and value of the physical improvements placed on the Premises and/or any planned physical improvements;
 - 10.3.4 Gross receipts from each of the following: a) Concession Revenue, as defined in 7.1; b) Use Fees, as defined in 2.6; c) advertising, d) cash donations, and all other sources of League revenue. League shall track Concession Revenue and Use Fees separately from other revenue sources.
 - 10.3.5 An accounting of the expenditure of all Concession Revenue and Use Fees for operational and maintenance costs of League. League shall track the expenditure of Concession Revenue and Use Fees separately in order to ensure that they are expended only for operational and maintenance expenses of League.

11. DEFAULTS AND TERMINATION RIGHTS

- 11.1 Default by League: Any of the following events shall constitute default by League under this Agreement:
- 10.1.1 League shall fail to maintain its non-profit status and operate a state or nationally organized sports League; or
 - 10.1.2 League shall fail to keep, observe, or perform any material covenant, agreement, term, or provision of this Agreement to be kept, observed, or performed by League, and such default shall continue for a period of ten (10) days after notice by City to League, or if such default cannot be cured within ten (10) days, then such additional period as shall be reasonable provided that League has commenced to cure such default.
- 11.2 Remedies of City: Upon the occurrence of an event of default by League as specified in this Agreement, City shall be entitled to terminate this Agreement. After such termination, League shall have no further rights to access the Premises, shall immediately cease all activities thereon and City shall have no further obligation under the terms of this Agreement.
- 11.3 Default by City: City shall be in default under this Agreement if City fails to keep, observe, or perform any material covenant, agreement, term, or provision of this Agreement to be kept, observed, or performed by City, and such default shall continue for a period of thirty (30) days after notice thereof by League to City, or if such default cannot be cured within thirty (30) days, then such additional period as shall be reasonably provided that City has commenced to cure such default.
- 11.4 Remedies of League: Upon the occurrence of an event of default as specified in this Agreement hereof, League shall be entitled to terminate this Agreement and shall have such other rights at law or equity to which it may be entitled.
- 11.5 Either City or League, with or without cause, may cancel this Agreement by giving six (6) months written notice thereof to the other party.

12. INDEMNIFICATION

- 12.1 **LESSEE covenants and agrees to FULLY INDEMNIFY, DEFEND and HOLD**

HARMLESS, the CITY and the elected officials, employees, officers, directors, volunteers and representatives of the CITY, individually and collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CITY directly or indirectly arising out of, resulting from or related to LESSEE' activities under this Agreement, including any acts or omissions of LESSEE, any agent, officer, director, representative, employee, lessee or subcontractor of LESSEE, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence of CITY, its officers or employees, in instances where such negligence causes personal injury, death, or property damage. IN THE EVENT LESSEE AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.

The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. LESSEE shall advise the CITY in writing within 24 hours of any claim or demand against the CITY or LESSEE known to LESSEE related to or arising out of LESSEE' activities under this AGREEMENT and shall see to the investigation and defense of such claim or demand at LESSEE's cost. The CITY shall have the right, at its option and at its own expense, to participate in such defense without relieving LESSEE of any of its obligations under this paragraph.

13. INSURANCE REQUIREMENTS

- 13.1 Prior to the commencement of any work under this Agreement, Lessee shall furnish copies of all required endorsements and completed Certificate(s) of Insurance to the City's Parks and Recreation Department, which shall be clearly labeled "**Northside Suburban Little League at O. P. Schnabel Park**" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. The City will not accept a Memorandum of Insurance or Binder as proof of insurance. The certificate(s) must be signed by the Authorized Representative of the carrier, and list the agent's signature and phone number. The certificate shall be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to the City. The City shall have no duty to pay or perform under this Agreement until such certificate and endorsements have been received and approved by the City's Parks and Recreation Department. No officer or employee, other than the City's Risk Manager, shall have authority to waive this requirement.13.2 The City reserves the right to review the insurance requirements of this Article during the effective period of this Agreement and any extension or renewal hereof and to modify insurance coverages and their limits when deemed necessary and prudent by City's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will City allow modification whereby City may incur increased risk.13.3 A Lessee's financial integrity is of interest to the City; therefore, subject to Lessee's right to maintain reasonable deductibles in such amounts as are approved by the City, Lessee shall obtain and maintain in full force and effect for the duration of this Agreement, and any extension hereof, at Lessee's sole expense, insurance coverage written on an occurrence

basis, unless otherwise indicated, by companies authorized to do business in the State of Texas and with an A.M. Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

<u>TYPE</u>	<u>AMOUNTS</u>
1. Workers' Compensation	Statutory
2. Employers' Liability	\$1,000,000/\$1,000,000/\$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Products/Completed Operations c. Personal/Advertising Injury d. Sexual Abuse/Molestation	For <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	<u>Combined Single Limit</u> for <u>Bodily Injury</u> and <u>Property Damage</u> of \$1,000,000 per occurrence
5. Property Insurance: For physical damage to the property of LESSEE, including improvements and betterment to the Leased Premises	Coverage for replacement value with a minimum co-insurance factor of eighty percent (80%) of the cost of Lessee's property

13.4 Lessee agrees to require, by written contract, that all subcontractors providing goods or services hereunder obtain the same categories of insurance coverage required of Lessee herein, and provide a certificate of insurance and endorsement that names the Lessee and the CITY as additional insureds. Policy limits of the coverages carried by subcontractors will be determined as a business decision of Lessee. Lessee shall provide the CITY with said certificate and endorsement prior to the commencement of any work by the subcontractor. This provision may be modified by City's Risk Manager, without subsequent City Council approval, when deemed necessary and prudent, based upon changes in statutory law, court decisions, or circumstances surrounding this agreement. Such modification may be enacted by letter signed by City's Risk Manager, which shall become a part of the contract for all purposes.

13.5 As they apply to the limits required by the City, the City shall be entitled, upon request and without expense, to receive copies of the policies, declaration page, and all required endorsements. Lessee shall be required to comply with any such requests and shall submit requested documents to City at the address provided below within 10 days. Lessee shall pay any costs incurred resulting from provision of said documents.

City of San Antonio
Attn: Parks and Recreation Department
P.O. Box 839966
San Antonio, Texas 78283-3966

13.6 Lessee agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:

- Name the City, its officers, officials, employees, volunteers, and elected representatives as additional insureds by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with the City, with the exception of the workers' compensation and professional liability policies;
- Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where the City is an additional insured shown on the policy;

- Workers' compensation, employers' liability, general liability and automobile liability policies will provide a waiver of subrogation in favor of the City.
 - Provide advance written notice directly to City of any suspension or non-renewal in coverage, and not less than ten (10) calendar days advance notice for nonpayment of premium.
- 13.7 Within five (5) calendar days of a suspension, cancellation or non-renewal of coverage, Lessee shall provide a replacement Certificate of Insurance and applicable endorsements to City. City shall have the option to suspend Lessee's performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.
- 13.8 In addition to any other remedies the City may have upon Lessee's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the City shall have the right to order Lessee to stop work hereunder, and/or withhold any payment(s) which become due to Lessee hereunder until Lessee demonstrates compliance with the requirements hereof.
- 13.9 Nothing herein contained shall be construed as limiting in any way the extent to which Lessee may be held responsible for payments of damages to persons or property resulting from Lessee's or its subcontractors' performance of the work covered under this Agreement.
- 13.10 It is agreed that Lessee's insurance shall be deemed primary and non-contributory with respect to any insurance or self insurance carried by the City of San Antonio for liability arising out of operations under this Agreement.
- 13.11 It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of the City shall be limited to insurance coverage provided..
- 13.12 Lessee and any Subcontractors are responsible for all damage to their own equipment and/or property.

14. CONFLICT OF INTEREST

- 14.1 The Charter of the City of San Antonio and its Ethics Code prohibit a City officer or employee, as defined in Section 2-52 of the Ethics Code, from having a financial interest in any contract with the City or any City agency such as city owned utilities. An officer or employee has a "prohibited financial interest" in a contract with the City or in the sale to the City of land, materials, supplies or service, if any of the following individual(s) or entities is a party to the contract or sale:
- (i) a City officer or employee;
 - (ii) his parent, child or spouse;
 - (iii) a business entity in which the officer or employee, or his parent, child or spouse owns (i) 10% or more of the voting stock or shares of the business entity, or (ii) 10% or more of the fair market value of the business entity;
 - (iv) a business entity in which any individual or entity above listed is a (i) subcontractor on a City contract, (ii) a partner, or (iii) a parent or subsidiary business entity.
- 14.2 Consultant warrants and certifies as follows:
- (i) Consultant and its officers, employees and agents are neither officers nor employees of the City.
 - (ii) Consultant has tendered to the City a Contracts Disclosure Statement in compliance with the City's Ethics Code.

- 14.3 Consultant acknowledges that City's reliance on the above warranties and certifications is reasonable.

15. SEPARABILITY

- 15.1 The parties agree that if any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable under any present or future federal, state, or local law, including, but not limited to, the City Charter, City Code, or City ordinances of the City of San Antonio, Texas, effective during the term of this Agreement, then and in that event it is the intention of the parties hereto that the remainder of this Agreement shall not be affected, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision of this Agreement that is illegal, invalid or unenforceable, there be added as a part of this Agreement a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

16. NOTICES

- 16.1 Notices to City required or appropriate under this Agreement shall be deemed sufficient if in writing and hand delivered or mailed, registered or certified mail, postage prepaid, addressed to:

CITY:

City of San Antonio
Parks and Recreation Department
Contract Services Division
P.O. Box 839966
San Antonio, Texas 78283-2966

LEAGUE:

President
Northside Suburban Little League, Inc.
P.O. Box 691826
San Antonio, Texas 78283-2966

or to such other address as may have been designated in writing from time to time.

17. TEXAS LAW TO APPLY

- 17.1 THIS AGREEMENT SHALL BE CONSTRUED UNDER AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES CREATED HEREUNDER ARE PERFORMABLE IN BEXAR COUNTY, TEXAS.

19. GENDER

- 19.1 Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, unless the context otherwise requires.

20. NON-DISCRIMINATION

- 20.1 As a party to this contract, Consultant understands and agrees to comply with the *Non-Discrimination Policy* of the City of San Antonio contained in Chapter 2, Article X of the City Code and further, shall not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, veteran status, age or disability, unless exempted by state or federal law, or as otherwise established herein.

21. CAPTIONS

- 21.1 The captions contained in this Agreement are for convenience of reference only and in no way limit or enlarge the terms and conditions of this Agreement.

22. HOLDING OVER

22.1 League shall have no right to hold over after the end of the term of this License Agreement.

23. ENTIRE AGREEMENT/AMENDMENT

- 23.1 This Agreement, together with its attached exhibits and the authorizing ordinance, in writing, constitutes the entire Agreement between the parties, any other written or parole agreement with City being expressly waived by League.
- 23.2 No amendment, modification or alteration of the terms of this Agreement shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by the parties.
- 23.3 It is understood that the Charter of the City requires that all contracts with the City be in writing and adopted by ordinance. All amendments also need approval evidenced by an ordinance.

24. AUTHORITY

24.1 The signer of this License Agreement for League hereby represents and warrants that he or she has full authority to execute this Agreement on behalf of League.

IN WITNESS WHEREOF, we have affirmed our signatures this _____ day of _____, 2017.

CITY:
CITY OF SAN ANTONIO,
a Texas Municipal Corporation

Xavier D. Urrutia, Director
Parks and Recreation Department

ATTEST:

City Clerk

LEAGUE:
**NORTHSIDE SUBURBAN LITTLE
LEAGUE, INC.**
a Texas Non-Profit Corporation

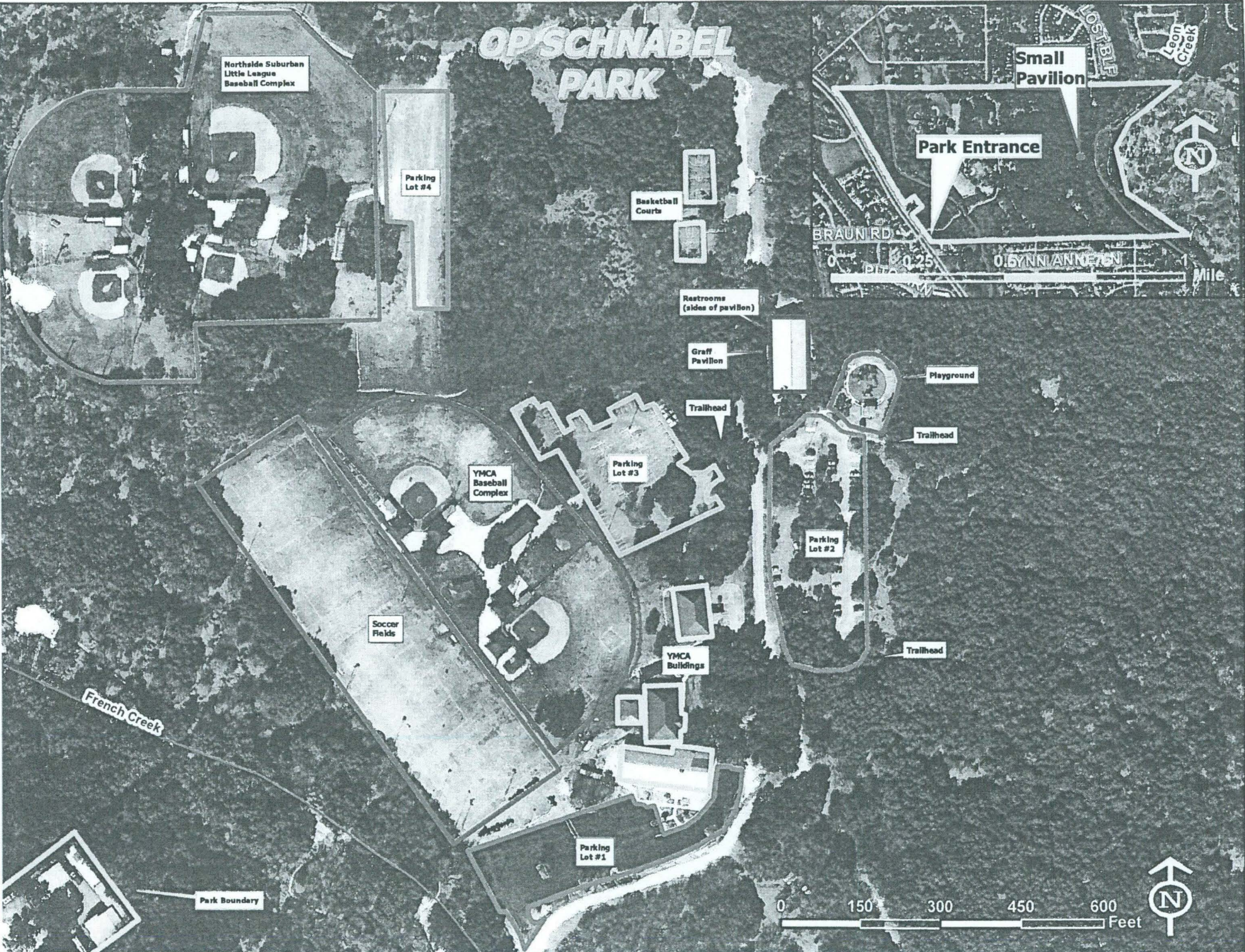
By: Joseph L. Losoya
Title: President

Joseph L. Losoya
Printed Name

APPROVED AS TO FORM: _____, City Attorney

Exhibit A: Premises

OP'SCHNABEL PARK



Northside Suburban
Little League
Baseball Complex

Parking
Lot #4

Basketball
Courts

Small
Pavilion

Park Entrance

BRAUN RD

0.25 0.5 1
0.625 1.25 2.5
Mile

Restrooms
(sides of pavilion)

Graff
Pavilion

Playground

Trailhead

Trailhead

YMCA
Baseball
Complex

Parking
Lot #3

Parking
Lot #2

Trailhead

Soccer
Fields

YMCA
Buildings

French Creek

Parking
Lot #1

Park Boundary

0 150 300 450 600
Feet

