

## **CITY OF BROKEN ARROW USE AGREEMENT**

This Agreement is entered by and between the **City** of Broken Arrow, Oklahoma, a municipal corporation (**City**) and the Broken Arrow Seniors, Inc., a 501c3 organization, (**Licensee**).

### **I. LICENSE**

**City** grants a non-exclusive license and agrees to allow **Licensee** to use facilities in the **City** of Broken Arrow popularly known as the Senior Center located at 1800 S. Main St. and the Senior Annex located at 1811 S. Main St. (Together referred herein as Premises).

**City** agrees to pay for the electrical and natural gas usage of the Premises during the full term of this Agreement which is not to exceed \$50,000.00 per fiscal year for 1800 S. Main and \$18,000.00 per fiscal year for 1811 S. Main, a total not to exceed \$68,000.00. If electrical and natural gas usage exceeds the allotted amount the **Licensee** will be responsible for the overage amount which will be paid to the **City** within 30 days after invoice date. Any other expense not herein listed shall be the responsibility of the Licensee.

**Licensee** shall provide at least one individual to monitor the Premises during all **Licensee** activities.

Within its limitations as a non-profit 501c3 organization, **Licensee** may charge an annual membership fee, activities/user fees, and hold periodic fundraiser events in order to cover its operating expenses. In order to assure compliance with **Licensee's** status, the **City** reserves the right to examine **Licensee's** financial statements upon request.

**Licensee** shall perform all scheduling and reservations of the Premises. **Licensee** shall allow the **City** to use, at no charge, the meeting space when schedule permits. **City** will reimburse **Licensee** for any staff's overtime expense.

The **City** shall appoint one person who may attend meetings as needed of the **Licensee** Board of Directors. **Licensee** shall send said appointee timely notice of all meetings. Said appointee shall serve as liaison between the **City** and the **Licensee**.

**Licensee** shall appoint two sitting members of **City's** City Council to **Licensee's** Board of Directors (or **Licensee's** equivalent governing board), to serve terms concurrent with the term of this Agreement. The members of **City's** City Council to be appointed shall be determined by **City**. In the event an appointed City Council member is removed from office, or otherwise no longer serves as a City Council member for **City** during the term of this Agreement, **Licensee** shall remove such individual from **Licensee's** Board of Directors and replace same with another sitting member of **City's** City Council of **City's** choosing, to serve the remainder of the Board term. **Licensee** has the sole obligation to ensure **Licensee's** bylaws, and/or other governing documents, are amended to comply with all governing law to accommodate and enforce this provision.

Licensee shall present an organizational update at least one time per year at a regularly scheduled City Council meeting. The schedule of appearance shall be coordinated by the Community Relations Liaison of the City of Broken Arrow, or its representative. Licensee shall send a representative of the organization having knowledge of operations (for example board president, board member, or executive director of the organization) to speak on behalf of the organization and update the City Council. Licensee shall furnish the City with a copy of an approved financial review conducted by an independent accounting firm no later than 270 days of the end of the Licensee's current fiscal year. Additionally, if requested by the City, a full financial audit shall be provided by the Licensee.

Licensee shall comply with all laws governing the possession and/or use of firearms applicable to the Premises and shall require compliance of same from Licensee's invitees, guests, membership, and users. This includes 21 § 1277 (A)(1) that makes it unlawful for any person, including a person in possession of a valid handgun license issued pursuant to the provisions of the Oklahoma Self-Defense Act, to carry any concealed or unconcealed firearm into any structure, building, or office space which is owned or leased by a city, town, county, state or federal governmental authority for the purpose of conducting business with the public. Pursuant to Title 21 § 1277, no person shall carry a firearm either concealed or unconcealed whether loaded or unloaded into the Premises. Nothing contained herein shall prevent an individual from transporting or storing a firearm in a locked motor vehicle while parked in the user group's parking lot or on any property set aside for any motor vehicle.

**Licensee** shall comply with all laws governing the possession and/or use of firearms applicable to the **Premises** and shall require compliance of same from **Licensee's** invitees, guests, membership, and users.

As consideration herein, any fee or cost regarding any extracurricular event put on by the **Licensee** shall be waived by the **Licensee** with respect to all city council and personnel either sitting on the Board or acting as a liaison to the **Licensee**.

## **II. TERM**

The term of this license shall commence on June 30, 2024, and shall expire June 30, 2025, unless sooner terminated in accordance with the terms and conditions of the Agreement. This agreement does not renew automatically.

## **III. IMPROVEMENTS**

The Premises shall remain the property of the **City**, and may not be modified, altered, or destroyed without the prior written permission of the Director of Parks and Recreation (Director). Further, no improvements, structures or fixtures of any kind may be built or brought upon said property without the prior written permission of the Director.

**Licensee** shall follow all Oklahoma State laws and **City** of Broken Arrow ordinances regarding improvements made to the premises. **Licensee** agrees to comply with the **City** of Broken Arrow's purchasing manual and all Oklahoma State and **City** of Broken Arrow competitive bidding and construction laws.

**Licensee** shall contract directly with the telephone company for monthly service and telephone installation on the Premises.

Any improvements, structures or fixtures of any kind, which are built or brought upon said property, shall become the property of the **City** upon the termination of this Agreement unless the **City** gives prior written permission for their removal. Any additions or modifications authorized to be removed shall be removed in a manner approved by the Director immediately upon termination of the Agreement and **Licensee** shall restore the Premises to the condition that existed prior to the additions or modifications.

**Licensee** may not have, remove or change any locks on the Premises without the prior approval of the Director and without first supplying the Director with combination or key to all locks. **Licensee** shall be provided two keys. Any replacement or duplication of keys shall be at the expense of the **Licensee**.

#### **IV. MAINTENANCE**

**Licensee** acknowledges that it has inspected the Premises thoroughly and has full knowledge of the conditions of the Premises. The **City** makes no representations or warranties, express or implied, as to the condition of the Premises.

**Licensee** shall inspect the Premises immediately before and immediately after each use, and shall immediately notify the Director, or his designee, of any damages or of any repairs, which may be required.

In the event that any defect may threaten the safety and welfare of participants or the general public, **Licensee** shall not allow individuals to utilize the Premises until the defective portion of the Premises has been repaired or replaced.

**Licensee** agrees to take all reasonable precautions to prevent waste, damage or injury to the Premises by **Licensee** or by any competitors, volunteers, guests, invitees or others who may be on the Premises that the **Licensee** has allowed use of the Premises.

**Licensee** acknowledges that access to mechanical rooms and the equipment therein is restricted to qualified **City** personnel and approved contractors. These areas are to remain locked and free from obstruction.

The **City** shall maintain, replace or repair any major maintenance item that is not considered routine in nature of the Premises in need of such service due to normal and routine wear and tear, which may include the plumbing, electrical, HVAC systems (including filter changes and battery

changes to thermostats, termite prevention, and structural components of the Premises, and the parking areas and outdoor lighting fixtures. The **Licensee** shall maintain, replace, or repair any minor maintenance item that is considered routine in nature of the Premises, which may include the plumbing (unstopping sinks and lavatories), electrical (replacing light bulbs; operation of security system), and structural components (pest control) of the Premises.

**City** shall maintain all fire suppression systems and extinguishers and shall conduct all necessary inspections.

The **City** shall mow and fertilize outdoor areas surrounding the Premises.

The **City** shall perform all clearing of snow and ice from parking lots and sidewalks of the premises.

**Licensee** shall perform all custodial duties of the Premises as needed, and on a regular basis to ensure cleanliness of facility. **Licensee** shall pick up all trash and deposit in a commercial dumpster provided by the **Licensee**.

**Licensee** shall maintain climate control devices at reasonable levels. **Licensee** shall keep the lights turned off in areas not being used and turn off all lights when leaving the Premises.

**Licensee** shall lock and secure the Premises after each use.

**Licensee** shall promptly reimburse the **City** for the cost of parts and labor for any replacement or repair on the Premises as a result of the negligent acts of **Licensee** or by its competitors, volunteers, guests, or invitees, and for the **City's** cost in performing any of **Licensee's** contractual duties.

The **City** retains the right to enter any portion of the Premises at any and all times, by giving reasonable notice, to inspect the Premises or to conduct maintenance or repairs, or for the purpose of determining whether **Licensee** is complying with the terms and conditions hereof, or for any other purpose incidental to the rights of the **City** under this Agreement. In the event of an emergency, no notice shall be needed to enter or repair the premises.

In the event any landscaping is installed by the Licensee, the Licensee shall be responsible for maintenance and upkeep. Any landscaping installed by the City, shall be the City's responsibility for maintenance and upkeep.

All outside maintenance including painting, cleaning of windows, flashing and façade shall be the responsibility of the City and shall be maintained at the City's sole discretion.

Any maintenance, repair, cleaning or service as required hereunder by the **City** shall be at the **City's** sole discretion and timing.

**Licensee** shall be responsible for ensuring adherence to all Fire Life Safety codes and ensuring a safe environment. Licensee agrees to allow the Broken Arrow Fire Department access to the building for the purposes of inspection and/or safety review and Licensee agrees to be solely

responsible for any remediation required. The opinion of the Fire Chief or his or her designee shall be conclusive evidence of the need for remediation and all remediation shall be considered a condition for the continued use of the premises.

## V. INDEMNIFICATION

**Licensee** is an independent contractor under this Agreement. This Agreement shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between the **City** and **Licensee** or its officers, employees, contractors or representatives for any purpose. **Licensee** understands that all persons furnishing services in implementing this Agreement are employees, independent contractors and volunteers, solely of **Licensee**, and **Licensee** shall bear the sole responsibility and liability for furnishing and shall furnish Workers' Compensation benefits for injuries from or connected with services performed pursuant to this Agreement.

As part of the consideration for this Agreement, **Licensee** agrees to indemnify, defend (at the **City's** option), and hold harmless the **City**, its employees, officials, agents, representatives and volunteers from and against any and all liabilities, damages, injuries (including death), property damage (including loss of use), claims, liens, judgments, costs, expenses, suits, actions, or proceedings, reasonable attorney's fees, and actual damages of any kind or nature, arising out of or in connection with any aspect of the acts, omissions, negligence or misconduct of **Licensee**, its competitors, guests, invitees, **Licensees**, members, volunteers, representatives, employees, agents, officers, contractors or subcontractors, including but not limited to any injury or damage that occurs relating to **Licensee** activities, or **Licensee's** performance or failure to perform the terms and conditions of this Agreement. Such obligation to defend, indemnify, and/or hold harmless specifically encompasses, but is not limited to, any claims, demands, suits, or actions asserted against **City** arising from a complaining party's attendance at any **Licensee** activity. Such obligation to defend, indemnify, and/or hold harmless shall exclude only such liability actions as arise directly out of the sole negligence or willful misconduct of the **City** and in accordance with the terms, conditions and exceptions in the Governmental Tort Claims Act. The indemnification and defense obligations set forth herein shall survive the termination of this Agreement.

**Licensee** shall provide the **City** with prompt written notice of any serious injuries (serious injuries include all injuries which require medical treatment), written or oral complaints received, and actual or anticipated disputes with or claims by any individual.

**Licensee** currently has use of a **City** owned golf cart. All needed maintenance shall be performed by the **City** after notification of maintenance needs from **Licensee**. **Licensee** shall indemnify and hold the **City** harmless from any loss, claim, demand, suit or actions asserted against the **City** arising from use of the golf cart by the **Licensee**.

## VI. INSURANCE AND WAIVER OF SUBROGATION

Without limiting the **City's** right to indemnification, **Licensee** and each of its contractors, shall obtain insurance in no less than or in terms more restrictive than the following: General Liability Insurance covering all premises and activities, with an applicable limit of liability not less than One Million Dollars (\$1,000,000.00) per claimant, One Million Dollars (\$1,000,000.00) annual aggregate; and Comprehensive Automobile Liability Insurance applicable to all owned, hired and non-owned vehicles in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence; and Worker's Compensation Insurance Coverage in compliance with the Worker's Compensation Laws of the State of Oklahoma. **Licensee** shall include the **City** as an Additional Insured on all required insurance policies. **Licensee** shall also require its contractors to list the **City** as an Additional Insured. **Licensee** shall submit certificates of insurance to the **City's** Risk Manager for approval before allowing any individuals, including but not limited to any contractors, to commence work or engage in any activities under this Agreement. **Licensee** and its contractors shall maintain the required insurance with insurers that carry a Best's "A" rating, and which are licensed and admitted to write insurance business in Oklahoma. Failure of **Licensee** or its contractors to obtain and maintain any required insurance does not relieve **Licensee** from any liability hereunder.

## VII. DEFAULT/TERMINATION

This Agreement shall be subject to termination upon the failure of **Licensee** to keep, perform and observe all promises, covenants, conditions, and agreements set forth in this Agreement. The right to terminate this Agreement upon default of **Licensee** is not exclusive and is in addition to any other rights and remedies provided by law or under this Agreement. Any waiver of any breach of any one or more of the covenants, conditions, terms and agreements herein contained shall not be construed to be a waiver of any subsequent or other breach of the same or of any other covenant, condition, term or agreement herein contained, nor shall failure to require exact, full, and complete compliance with any of the covenants, conditions, terms or agreements herein contained be construed as in any manner changing the terms of this Agreement or estopping the **City** from enforcing the full provisions thereof.

Neither this Agreement, nor any of the rights hereunder, shall be sold, assigned or encumbered by **Licensee**. That the Licensee shall be allowed to temporarily rent or allow meetings at the premises with other groups with the agreement of the City's Community Relations Liaison or City Manager's designee.

This Agreement is not a waiver of any permit or other legal requirements and does not assure approval based upon any circumstances other than compliance with the law.

This Agreement shall be construed under the laws of the State of Oklahoma. Exclusive Original Jurisdiction and venue for any action relating to this Agreement shall be solely in the Tulsa County District Court of Oklahoma. **Licensee** shall conform to and abide by all Federal, State and local laws and regulations, including, but not limited to all laws regarding employment of aliens, and

that no person shall be subjected to discrimination under a project, program or activity supported by this Agreement.

This Agreement constitutes the entire agreement and understanding between the parties, and supersedes all proposals, oral or written, and all other communications between the parties with respect to the subject matter of this Agreement.

This document may be modified only by further written agreement between the parties, any such modification shall not be effective unless and until executed by the parties.

City of Broken Arrow

By: Michael Spurgeon 6/12/2024  
Michael Spurgeon, City Manager

ATTEST:

Curtis Green 6/12/2024  
City Clerk / Seal



APPROVED AS TO FORM:

Danny Littlefield, Jr. 6/3/2024  
Deputy City Attorney

Broken Arrow Seniors, Inc.

*Jody Manning*

Chairman of the Board

Printed Name: Jody Manning

*Kim Crenshaw*

President/CEO

Printed Name: Kim Crenshaw

**BASI Mailing Address:**

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