

## **FACILITY USE AGREEMENT**

This Facility Use Agreement (Agreement) is made by and between The Junior College District of Metropolitan Kansas City, Missouri a/k/a Metropolitan Community College (MCC), a public community college district and political subdivision of the State of Missouri, whose principal office is located at 3200 Broadway, Kansas City, Missouri 64111, and the City of Lee's Summit, Missouri (Lessee), whose principal office is located at 220 S.E. Green Street, Lee's Summit, Missouri 64063.

For good and valuable consideration as described herein, the parties hereto agree as follows:

### **1. Use and Condition of Premises and Equipment**

**1.1. Use and Condition of Premises.** MCC agrees to grant to Lessee the use of Precision Driving Course at MCC-Blue River, located at 20301 East 78 Highway, Independence, Missouri 64057-2052 (Premises), for the express purpose of annual training (Event) by the City of Lee's Summit, Missouri Police Department. Lessee shall not use the Premises for any other purpose nor shall it use any other part of the Premises other than as stated hereunder. Lessee accepts the Premises in present condition and agrees to keep and maintain the same in as good condition as at present, free from debris, danger of fire or any nuisance, to commit no acts of destruction or other acts tending to injure or deface the property, or which may invalidate the insurance or increase the rates thereon, and at the expiration of this Agreement will deliver the same without notice to MCC in as good condition as when it received the same, ordinary wear and tear excepted. MCC shall not permit alcoholic drinks to be sold or provided on the Premises under any circumstance.

**1.2. Use and Condition of Equipment.** MCC agrees to grant to Lessee the use of the equipment as standard to the Premises, and additional equipment that may be mutually agreed upon by the parties as described herein. Lessee understands and agrees that during the term of this Agreement, it shall be solely responsible for all equipment used or present in the Premises. Any equipment or services requested upon arrival may be invoiced after the conclusion of the Event.

**2. Non-Standard Equipment.** MCC agrees to provide to Lessee: None.

### **3. Term and Termination.**

**3.1. Term.** The term of this Agreement shall be from the date of signature through June 19, 2019, unless terminated earlier in accordance with the terms and conditions set forth herein. The term may be extended upon the mutual written agreement of the parties.

**3.2. Termination.** Each party reserves the right to terminate this Agreement with or without cause upon five (5) days' written notice to the other party. Each party reserves the right to terminate this Agreement immediately if the other party fails to comply with any of the terms and conditions herein.

**4. Schedule.** MCC shall grant Lessee use of the Premises on the dates and times as detailed on Exhibit A – Facility Use Schedule (Exhibit A) attached hereto and incorporated

herein. Such use of Premises excludes holidays, inclement weather closings, closures due to emergencies, or for any reason that use of the Premises is impracticable.

**5. Minors.** Each party acknowledges that if the Event activities involve minors, each party agrees to inform the other party if they have any knowledge of any injuries, or suspected abuse, or neglect of any minor Participant. Lessee will bear responsibility for reporting the same to the appropriate authorities, advise MCC that such a report was made, and provide verification of the same.

**6. Fees.** For and in consideration of the Use of the Premises and Equipment, Lessee shall pay MCC a total sum of one thousand five hundred dollars (\$1,500.00), payable no later than June 1, 2019. Payments shall be sent to MCC in the care of Blue River Business Office at MCC's address in section 1.1 herein.

**7. Liability Requirements.**

**7.1. Insurance.** Lessee agrees to maintain the following insurance throughout the term of this Agreement: a) workers' compensation and employer's liability for its employees in amounts as required by Missouri law; b) automobile insurance, to include uninsured and underinsured motorists, in the minimum amounts of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; and c) general liability in the amounts of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, which shall include students, participants, volunteers, property damage, and contractually assumed liability and name MCC as an additional insured. Upon the execution of this Agreement, Lessee agrees to provide MCC proof of insurance which shall include the stipulations hereunder and state that such coverage will not be cancelled without thirty (30) days written notice. Failure to so provide or maintain any insurance as requested hereunder will not relieve it of any contractual obligation or responsibility herein. MCC agrees to maintain and provide proof to Lessee upon request, general liability insurance in the amounts of \$1,000,000 per occurrence and \$2,000,000 in the aggregate.

**7.2. INDEMNIFICATION. TO THE EXTENT PERMITTED BY MISSOURI LAW, LESSEE SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS MCC, ITS TRUSTEES, OFFICERS, EMPLOYEES, AGENTS, AND REPRESENTATIVES AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, COSTS, JUDGMENTS, OR OTHER FORMS OF LIABILITY, ACTUAL OR CLAIMED, INCLUDING REASONABLE ATTORNEYS' FEES, FOR INJURY OR DAMAGE TO PERSONS OR LOSS OR DAMAGE TO PROPERTY OCCURRING OR ALLEGEDLY OCCURRING IN CONNECTION WITH ANY ACTION, INACTION, OR CONDUCT COMMITTED BY LESSEE OR BY ITS OFFICERS, DIRECTORS, EMPLOYEES, STUDENTS, VOLUNTEERS, AGENTS, OR REPRESENTATIVES DURING THE TERM OF THIS AGREEMENT.**

**7.3. No Waiver.** The foregoing provisions shall not be deemed a relinquishment or waiver of any kind of applicable limitations of liability provided or available to MCC and the Lessee under applicable Missouri governmental immunities law.

**8. Order of Precedence.** In the event of a conflict or inconsistency between the terms and conditions of this Agreement and the terms and conditions of any exhibit, invoice, purchase order, website or other document attached hereto or incorporated herein by reference, the terms and conditions of this Agreement shall govern.

**9. Notices.** All communications relating to this Agreement shall be in writing and may be (i) hand delivered, (ii) sent by overnight courier, (iii) shall be deemed received within five (5) business days after mailing if sent by registered or certified mail, return receipt requested, or (iv) upon confirmation of receipt when sent by electronic mail to the parties at the addresses written below.

Notices to MCC shall be sent to:

Attn: Doug Thompson  
Metropolitan Community College – Blue River  
20301 E. 78 Hwy, Independence, Missouri 64057  
Email address for notices: Doug.Thompson@mckkc.edu

Notices sent to Lessee shall be sent to:

Attn: Captain Cary Colyne  
10 NE Tudor, Lee's Summit, Missouri 64086  
Email address for notices: Cary.Colyne@cityofls.net

**10. Lessee's Representations and Warranties.**

**10.1. No Solicitation.** MCC does not permit on MCC's Premises the solicitation of products and/or services. Lessee acknowledges and agrees that solicitation is prohibited and warrants that Lessee shall not do any Solicitation.

**10.2. Compliance with Laws.** During the performance of its obligations under this Agreement, Lessee agrees to conduct its activities hereunder in strict compliance with all applicable federal, state, and local laws, as well as the policies and procedures of MCC.

**11. Non-Discrimination.** Lessee agrees not to discriminate against any employee or applicant for employment because of race, color, religion, age, sex, sexual orientation, gender identity, disability, national origin, veteran status or any other status protected by applicable law. **Lessee shall also abide by the requirements of 41 CFR § 60-300.5(a), and 41 CFR § 60-741.5(a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and require affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.**

**12. No Debarment.** Lessee represents that it is not debarred or suspended from doing business with the federal government and/or any state government, and shall notify MCC if it becomes debarred or suspended during the Term of this Agreement.

**13. Powers and Authority.** Neither party may sign any document, perform any act, or make any commitment nor undertaking on behalf of the other party without such other party's express written consent.

**14. No Agency.** Nothing in this Agreement shall create an agency, partnership, or joint venture between MCC and Lessee.

**15. Tobacco-Free Policy.** Lessee agrees to strictly abide by MCC's tobacco-free policy, meaning all types of smoking and smokeless tobacco products are prohibited. At all times, MCC shall have the right to enforce such policy pursuant to the terms of this Agreement and under law.

**16. Governing Law.** This Agreement is governed by and constructed in accordance with the laws of the State of Missouri.

**17. Severability.** If, for any reason, any provision hereof shall be determined to be invalid or unenforceable, the validity and effect of the other provisions hereof shall not be affected thereby.

**18. Waiver.** Failure of either party to insist upon strict performance of the terms of this Agreement shall not be construed as a waiver of such party's rights to later enforce any provision thereof.

**19. Remedies.** All rights and remedies of the parties, in law or equity, are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be an election of that remedy to the exclusion of other remedies.

**20. Successors and Assignments.** This Agreement shall not be assigned by either party without the prior written consent of the other party and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

**21. Force Majeure.** Neither party shall be liable for damages or have the right to terminate the Agreement for any delay or default in performance if the delay or default is due to conditions or circumstances beyond its control; such conditions include, but are not limited to, acts of God, acts of nature, acts of government, national emergencies, acts of terrorism, transportation delays, labor disturbances, work stoppages, or material shortages, or any other cause beyond the reasonable control of the party obligated to perform and which cannot be overcome by reasonable diligence and without unusual expense.

**22. Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereto and supersedes all offers, negotiations, discussions, and other agreements that occurred prior to the date of the execution of this written Agreement. Any amendments to this Agreement must be in writing and executed by both parties.

**23. Execution.** This Agreement may be executed in counterparts, which together constitute one and the same Agreement. If a party sends a signed copy of this Agreement via digital transmission, such party will, upon request by the other party, provide an originally signed copy of this Agreement. No member or officer of MCC incurs personal liability by the execution or default of this Agreement. All such liability is released by Lessee as a condition of and consideration of the execution of this Agreement.

The parties have caused this Agreement to be executed by their authorized representatives on the day and year written below.

**The Junior College District of Metropolitan  
Kansas City, Missouri**

**City of Lee's Summit, Missouri**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Warren Haynes, D.P.A.

Name: William A. Baird

Title: Vice-President of Instruction &  
Student Services, MCC-BR

Title: Mayor \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Office of the City Attorney

**EXHIBIT A**

<b>LEE'S SUMMIT PD EVENT INVOICE FOR JUNE 5 – JUNE 9, 2019</b>			
<b>Facility</b>	<b>Description</b>	<b>Fees</b>	<b>Total</b>
<b>Precision Driving Course (PDC) Track Rental</b>	Wednesday, June 5, 2019—8am - 5pm	2 days @ \$750.00 per day	\$1,500.00
	Wednesday, June 19, 2019—8am - 5pm		
	<b>Sub-total Track Rental :</b>		
<b>Security and Safety (required)</b>	1 Track Safety Officer	1 officer included in daily rate	\$0.00
	1 Campus Police/Security Officer <i>(Note: Campus Security will periodically check on your event and will be on call, through the Track Safety Officer, should Security be required.)</i>	1 officer included in daily rate	\$0.00
	<b>Sub-total Required Officers:</b>		
<b>Equipment</b>	No Additional Equipment Requested		
	<b>Sub-total Equipment:</b>		
<b>GRAND TOTAL:</b>			<b>\$1,500.00</b>

For Office Use Only:  
 Budget Code 417006-120-20306-00000-600