



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

## Risk Management

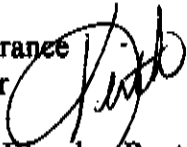
300 Sixth Street

605-394-6620

### MEMORANDUM

DATE: July 1, 2011

TO: Legal and Finance Committee

FROM: Keith L'Esperance  
Risk Manager 

SUBJECT: Out of Town Bleacher Rentals

The Rapid City Christian School has requested four sets of city bleachers for four events at the Hart Ranch site for 08/26/11, 09/02/11, 09/09/11 and 09/16/11. According to the attached rental agreement, the agreement reads *"In the event that special permission is granted by the Rapid City Common Council for use of the bleachers outside the city limits, an additional fee (non-refundable) based per mile will apply."* The additional fee would include a per employee hour rate plus a per mile rate for vehicle expense. With that contractual language, the City Council must approve moving the bleacher units outside the city limits. Because of the time of year of very limited use and, rather than city staff pulling four sets of bleachers down and back four times, it is my recommendation that, if the City Council approves this use, the bleachers would be pulled to the site and left there until completion of the events. This will save wear and tear on equipment and a very high moving expense for the School.

I (or someone from Community Resources if I'm unavailable) will be at the July 13 Legal and Finance Committee meeting to answer any questions.

Attachment – City bleacher rental agreement



EQUAL OPPORTUNITY EMPLOYER

**TRAILER MOUNTED HYDRAULIC MOBILE BLEACHER  
SYSTEM APPLICATION AND AGREEMENT**

**APPLICATION FEES ARE NON-REFUNDABLE**

The City of Rapid City has available eight 234 seat capacity mobile bleacher units for lease within city limits to governmental entities and non-profit organizations. The City will transport, setup, and takedown the leased units. Priority will be given first to the City of Rapid City, next to the Rapid City School District, and then will be on a first come first serve basis based on the date the application is received by the City. The City must receive the application, agreement, certificate of insurance, deposit and payment at least 30 days prior to the event, but not more than 365 days prior to the event.

The area in which the bleacher units will be setup must be smooth and level and the ground must be dense enough to support the 9400 pound units. An open area approximately 22 feet deep and longer than the 39 foot bleacher units must be available to allow for pedestrian traffic. Additionally, approximately 15 feet of open area is needed to the side of the trailer, and at least 16 feet of overhead clearance is needed. Also, the area above the bleachers must be free from electric power lines or other obstructions that might cause a problem or be hazardous. The City reserves the right to decline an application due to the site not meeting the above-described conditions or due to any other reason that makes the transport, setup, use, or takedown unsafe including but not limited to weather conditions.

A \$150.00 setup/takedown fee (non-refundable) per unit will apply. A \$50.00 extended use fee (non-refundable) will apply per unit per day for use over five days. In the event that special permission is granted by the Rapid City Common Council for use of the bleachers outside the city limits, an additional fee (non-refundable) based per mile will apply. Additionally, a \$500.00 cash or money order damage deposit per unit must be received by the City before delivery of the bleachers. The above-described fees and deposit are not applicable to the City of Rapid City or the Rapid City School District.

**APPLICATION**

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

Name of governmental entity or non-profit organization:

\_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Contact person: \_\_\_\_\_

Please describe the event:

\_\_\_\_\_

\_\_\_\_\_

Please describe the area the unit(s) will be setup: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date and time of event: \_\_\_\_\_

Number of unit(s) being requested: \_\_\_\_\_

Certification of Insurance provided: \$2,000,000 Combined Single Limit Per Occurrence  
and \$2,000,000 General Aggregate

Units will be provided by the -Parks Department; -Civic Center

Release of Deposit was authorized by -Parks Department; -Civic Center on the \_\_\_\_ day  
of \_\_\_\_\_, \_\_\_\_\_. Initial \_\_\_\_\_

#### AGREEMENT

This lease of \_\_\_\_ bleacher unit(s), made this \_\_\_\_ day of \_\_\_\_\_, by and between the  
City of Rapid City, hereinafter referred to as "Lessor," and \_\_\_\_\_, hereinafter  
referred to as "Lessee,"

Witnesseth:

1. That Lessor hereby leases to Lessee, and Lessee leases from Lessor, subject to the terms  
and conditions herein set forth, the following, hereinafter referred to as the "Property": \_\_\_\_  
bleacher units.

2. Lessee hereby acknowledges delivery and acceptance of the aforesaid Property upon the  
terms and conditions of this lease.

3. The term of this lease is \_\_\_\_ days, beginning \_\_\_\_\_ and ending \_\_\_\_\_.

4. In consideration of said lease, Lessee covenants and agrees as follows:

(a) To pay to Lessor for the setup/takedown of said Property, \_\_\_\_\_ dollars  
(\$\_\_\_\_\_). {\$150 per unit – Non-Refundable}

(b) To pay to Lessor for the damage deposit of said Property, \_\_\_\_\_  
dollars (\$\_\_\_\_\_). {\$500 per unit - cash or money order only}

(c) To pay to Lessor for the extended use of said Property, \_\_\_\_\_ dollars  
(\$\_\_\_\_\_). {\$50 per day per unit – Non-Refundable}

(d) To safely keep and carefully use the Property and not sell or attempt to sell, remove  
or attempt to remove, the same or any part thereof.

(e) Lessee shall, during the term of this lease and until return of the Property to Lessor,  
abide by and conform to, and cause others to abide by and conform to, all laws and

governmental rules and regulations, including any future amendments thereto, controlling or in any manner affecting operation, use or occupancy of said Property.

(f) Lessee accepts the Property in its present condition, and during the term of this lease and until return of the Property to Lessor the Lessee shall maintain it in its present condition, excluding reasonable wear and tear, and shall be responsible to pay for any needed repair to said Property caused by operation or use by Lessee or by others during the term of this lease and until return of the Property to Lessor.

(g) Lessee shall be responsible and liable for, and indemnify, defend, and hold Lessor free and harmless from any claim or claims of any kind whatsoever for or from, and promptly pay any judgment for, any and all liability for, bodily injury, death or property damage, or any of them, which arise or in any manner are occasioned by the acts or negligence of Lessee or others in the custody, operation or use of, or with respect to, said Property, during the term of this lease or until return of the Property to Lessor.

(h) Lessee will provide a certificate of insurance for Commercial General Liability insurance for the entire term of the Lease. The limit of liability must be in the amount of Lessee's Commercial General Liability coverage carried, but in no event, will be less than \$2,000,000 Combined Single Limit Per Occurrence and \$2,000,000 General Aggregate. Lessee shall name the City of Rapid City as an additional insured and provide an acceptable certificate of insurance to the City of Rapid City prior to taking possession of the Property. The certificate must show the following wording in the "Description of Operations" section of the Certificate of Insurance: "For Lease of Trailer Mounted Hydraulic Mobile Bleachers". The City's failure to obtain from Lessee a Certificate of Insurance conforming to the foregoing requirements shall not be deemed a waiver of any of the foregoing requirements.

(i) Lessee shall return, at the expiration of the term herein granted, the whole of said Property to the Lessor in as good condition as the same is, reasonable wear and tear excepted.

(j) It is mutually agreed that in case Lessee shall violate any of the aforesaid covenants, terms and conditions Lessor may at its option without notice terminate this lease and take possession of said Property wherever found.

5. The parties hereby agree that the terms of this Agreement shall be governed by the laws of the State of South Dakota. In the event of any conflict of laws, the law of the State of South Dakota shall be controlling. Any legal action arising out of or relating to this agreement shall be brought only in the Circuit Court of the State of South Dakota, Seventh Judicial Circuit, located in Rapid City, Pennington County, South Dakota.

6. The provisions of this Agreement shall be deemed severable, and the invalidity or unenforceability of any provision shall not affect the validity and enforceability of the other provisions hereof. If any portion of this Agreement is unenforceable for any reason whatsoever, such provision shall be appropriately limited and given effect to the extent that it may be enforceable.

CITY OF RAPID CITY

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer

(SEAL)

\_\_\_\_\_  
Lessee

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

State of South Dakota    )  
                                  ss.  
County of Pennington    )

On this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned officer, personally appeared Alan Hanks and Pauline Sumption, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Rapid City, a municipal corporation, and that they as such Mayor and Finance Officer, being authorized to do so, executed the foregoing Agreement for the purposes therein contained by signing the name of the City of Rapid City by themselves as Mayor and Finance Officer.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public, South Dakota  
My Commission Expires:

STATE OF SOUTH DAKOTA    )  
                                  )ss.  
COUNTY OF PENNINGTON    )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged themselves to be the \_\_\_\_\_, and that as such, being duly authorized to do so, executed the foregoing instrument by signing the name of \_\_\_\_\_.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public, South Dakota  
My Commission Expires: