

**AGREEMENT BETWEEN  
CITY OF KINGSPORT, TENNESSEE  
AND  
LYNN VIEW PEE WEE FOOTBALL LEAGUE**

THIS AGREEMENT (hereinafter "Agreement") is hereby made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between CITY OF KINGSPORT, TENNESSEE, a Tennessee municipal corporation (hereinafter "CITY"), and LYNN VIEW PEE WEE FOOTBALL LEAGUE (hereinafter "LVPWFL"), a Tennessee nonprofit corporation.

WITNESSETH

**WHEREAS**, CITY does not provide a recreational youth SPORTS program at the Lynn View Athletic Fields for the citizens of KINGSPORT; and

**WHEREAS**, LVPWFL is a non-profit organization organized to promote youth sports activities in the Lynn Garden community; and

**WHEREAS**, LVPWFL has provided for several years a youth football program; and

**WHEREAS**, CITY and LVPWFL wish to formalize an agreement for the utilization of CITY facilities for the purpose of providing a recreational youth sports program; and

**WHEREAS**, CITY is the owner of the public park amenities located at 257 Walker Street, Kingsport, Tennessee and hereafter referred to as the "Facilities"; and

**WHEREAS**, LVPWFL and CITY desire to enter this Agreement for the purpose of evidencing the Agreement of the parties with regard to the use of the Facilities by LVPWFL and respective obligations contained herein;

NOW, THEREFORE, the premises considered, the parties agree as follows:

**I. Term**

This Agreement shall be for a term of twelve (12) months beginning on the date of the execution hereof. However, either party may terminate the agreement with, or without, cause giving sixty (60) days written notice to the other party.

**II. Use of Facilities**

1. LVPWFL will be the primary youth football provider in the Lynn Garden community for CITY during the period of June.1, 2025 to Dec.1, 2025. LVPWFL shall have the primary right to use CITY's Sports Facilities in the Lynn Garden community, as assigned by CITY, during LVPWFL regular summer and fall recreational seasons, league playoffs and make-up games, and one tournament, without assignment of any associated facility rental fees. At any time CITY may use the facilities for its Parks and Recreation program or assign to other programs.

Special Note: The LVPWFL agrees to work cooperatively with CITY on scheduling Special Events such as the Funfest Block Party, Alumni Reunions, and others deemed appropriate for the benefit of the community.

2. LVPWFL may use a meeting room located at CITY's Lynn View Community Center for official LVPWFL monthly board meetings during the term of this Agreement. Scheduling these meetings are to be done through CITY's Parks and Recreation Superintendent for Recreation Services or designee. CITY will provide space at Lynn View Community Center for one end of the year banquet. The reservation of these dates must be made two months in advance and are subject to availability.
3. LVPWFL shall be provided space for the storage of equipment and supplies the selection of which shall be at the sole discretion of CITY.
4. LVPWFL may not make any additions and/or alterations to the facility buildings, equipment, grounds, and/or furnishing without written consent from CITY of Kingsport.
5. LVPWFL understands and agrees that at times weather, electrical storms, scheduled maintenance and/or field conditions may result in City denying the use of certain fields on dates for which approval has been granted. LVPWFL shall use appropriate judgment in ensuring the safety of the participants.
6. CITY shall at all times have the right to inspect its Facilities being used by LVPWFL and all LVPWFL sponsored activities related to the use of such Facilities.
7. If LVPWFL should desire to use CITY facilities for additional tournaments or special events or programs, LVPWFL shall make a request to CITY in accordance with the guidelines established for assigning and scheduling of activities at CITY sports facilities. Any and all additions, tournaments or special programs shall not be included in this Agreement but shall require a separate written agreement between the parties.

### **III. Obligations of City**

CITY agrees to:

1. Provide the following maintenance and oversight for the Sports Fields at Lynn View.
  - a. Perform general maintenance and repairs to the facilities.
  - b. Work with LVPWFL on maintenance items that could improve operations. At the end of every fall football season the Parks and Recreation Superintendent for Recreation Services and a representative from the Parks Services Division will sit down with a representative of LVPWFL to discuss future possibilities and maintenance issues for the next year.
  - c. Provide LVPWFL with contact information for after-hour and everyday needs.
  - d. Determine all rental fees and rules for usage of facility.
  - e. Establish all rules to include facility safety, signage as appropriate, emergency notification process, traffic control, and environmental regulations.
  - f. Provide 1 username/password for the Musco lights at the football stadium for use during extended hours of need.
  - g. Establish policy for field lighting usage.
  - h. Provide a plan for and approve all capital improvements with input from LVPWFL.

- i. Provide for insurance on buildings.
  - j. Provide maintenance building for general items during the season. Building will be checked periodically for cleanliness. This building will be shared with City of Kingsport Parks & Recreation department.
  - k. Continue to pay the utilities for the 2025 season. This will be reviewed again at the end of the year and a determination from year to year will be made on what best suits CITY and LVPWFL.
- 2. Reserve the right to utilize the Facilities if Facilities are abandoned, the Agreement is terminated. "Abandonment" shall be defined as no competitive play taking place on allocated field(s) during the entire term of the Agreement.
- 3. Assist LVPWFL with distribution of information and refer interested parties to LVPWFL when necessary.
- 4. It is understood and agreed CITY's obligations under this Agreement will be performed as soon as, and to the extent that, budgeted funds are available for performance of its obligations. If CITY is unable to fulfill its obligations due to budget restraints, it will not be obligated to LVPWFL for any monetary damages.
- 5. CITY and LVPWFL agree to work together to identify possible revenue sources that will help pay for utilities and maintenance costs.
- 6. Provide reasonable staff assistance in the promotion, marketing, expansion, technical expertise, maintenance of LVPWFL.
- 7. Work in good faith with LVPWFL to schedule at minimum one game per LVPWFL team to be played at J. Fred Johnson Stadium. Nothing in this agreement shall supersede any Kingsport City Schools field priorities, rules, or regulations.

#### **IV. Obligations of LVPWFL**

LVPWFL shall:

- 1. Provide the following information within thirty (30) days of the effective date of this Agreement.
  - a. List of current officers and board members with addresses, phone numbers, and email (if applicable). CITY is to be notified of changes within two weeks of appointment.
  - b. List of designated personnel who have facility keys and access.
- 2. Comply with Tenn. Code Ann. § 65-55-501 *et seq.* regarding concussions which shall include but not necessarily be limited to:
  - a. Inform and educate coaches, youth athletes, and their parents and require them to sign a concussion information form before competing.
  - b. Require removal of a youth athlete who appears to have suffered a concussion from play or practice at the time of the suspected concussion.

- c. Require a youth athlete to be cleared by a licensed health care professional before returning to play or practice.
- 3. Comply with state law on cardiac arrest training. Adopt guidelines and other pertinent information and forms as approved by the Department of Health to inform and educate coaches, school administrators, young athletes, and their parents or guardians of the nature, risk, and symptoms of sudden cardiac arrest including the risks associated with continuing to play or practice when experiencing any of the following symptoms. Tenn. Code Ann. § 65-55-501 *et seq.* has six symptoms to watch for:
  - a. fainting or seizures;
  - b. unexplained shortness of breath;
  - c. chest pains;
  - d. dizziness;
  - e. racing heart; and
  - f. extreme fatigue.
- 4. Provide to the citizens of Greater Kingsport a quality recreational youth sports program that operates with reasonable participant fees and associated services.
- 5. Conduct background checks on all coaches who are in a leadership role and have direct contact with children. LVPWFL agrees that no coach shall come in direct contact with children if the background check indicates that he or she has ever been convicted of any of the offenses listed in Tenn. Code Ann. § 49-5-413 including the following offenses, or the same or similar offense in any jurisdiction, including convictions for the solicitation of, attempt to commit, conspiracy, or acting as an accessory to:
  - a. a sexual offense or a violent sexual offense as defined in Tenn. Code Ann. § 40-39-202;
  - b. any offense in Title 39, Chapter 13 (offenses against persons);
  - c. Tenn. Code Ann. § 39-14-301 AND § 39-14-203 (arson, aggravated arson);
  - d. Tenn. Code Ann. § 39-14-401 through § 39-14-404 (definitions for burglary and related offenses; burglary; aggravated burglary; especially aggravated burglary);
  - e. Tenn. Code Ann. § 39-15-401 through § 39-15-402 (child abuse and child neglect or endangerment; Haley's Law – aggravated child abuse and aggravated child neglect or endangerment);
  - f. Tenn. Code Ann. § 39-17-417 (controlled substances offenses);
  - g. Tenn. Code Ann. § 39-17-1320 (providing handgun to juveniles); or
  - h. any other offenses in Title 39, Chapter 17, Part 13 (weapons).

LVPWFL shall certify to CITY in writing that all coaches coming into direct contact with children have successfully completed the required background and that such individual has none of the convictions listed above, are not registered sex offenders and have no other disqualifications.

6. At no expense to CITY, provide the following maintenance and repair:
  - a. Maintain all football equipment.
  - b. Line all fields for LVPWFL league and tournament play. LVPWFL is also responsible for provision of the necessary materials to maintain the field and field markings on a daily basis.
  - c. Mow and trim field space within the perimeter fence of the football field between May.1 and Dec.1 of current contract year. Monitor and clean restroom facility, stock supplies.
  - d. Adhere to City rules that pertain to field usage and provide input on overuse.
7. Furnish to the Kingsport Parks and Recreation Department a calendar of events within thirty (30) days of the effective date of this Agreement. The schedule may be updated and adjusted as the season progresses and will serve as a guide for maintenance of the Facilities. Notice of any changes to the calendar of events shall be provided to the Kingsport Parks and Recreation Department within thirty (30) days of the change.
8. Notify CITY's Risk Management Department, (423-229-9464) within twenty-four (24) hours of any accident or injury which occurs at Facilities.
9. Sign a usage agreement annually with CITY.
10. Report any facility maintenance problems to the Leisure Services Maintenance Division within ten (10) days of LVPWFL's discovery of same
11. Sign a lease agreement for concession rights and request approval by CITY for any and all additional concession trailers and follow City, County, and State Health Codes.
12. Maintain a minimum of fifty-one percent (51%) city residents as registered participants and certify to the CITY .
13. Provide a responsible adult to be on-site at each and every activity scheduled on Facilities.
14. Agree not to make any permanent changes to Facilities or fields without the express prior written permission of the Kingsport Parks and Recreation Department.
15. Adhere to facility rules and regulations which includes proper use and care of lights, grounds, keys, facilities, and amenities.
16. Follow all Park rules that have been established by CITY, per code and ordinance, as related to the facilities, general operating guidelines, etc.
17. Assist CITY in moving and relocating equipment within the park as necessary.

18. Conduct only LVPWFL sanctioned and organized events and activities under the terms of this usage agreement. Personal use of the facility by LVPWFL members is outside the scope of this Agreement.
19. Indemnify and hold CITY harmless from any damage or loss to LVPWFL equipment located at Facilities.
20. Work in good faith with CITY and Kingsport City Schools:
  - a. to address concerns of CITY and/or its Kingsport City Schools as to the oversight, operation, and performance of the league; and

## **V. Assignment and Exclusivity**

This Agreement is a privilege for the benefit of LVPWFL only and may not be assigned in whole or part by LVPWFL to any other person or entity. Both parties understand that LVPWFL use of the facility is nonexclusive.

## **VI. Insurance and Indemnification**

LVPWFL shall at all times, during the term of this Agreement, maintain in effect general public liability insurance covering LVPWFL program at the Facilities against claims for personal injury, death or damage to property to the limit of not less than one-million dollars (\$1,000,000.00). CITY shall be named as an additional insured on such policy and shall be entitled to thirty (30) days' notice of cancellation or changes of any kind regarding such insurance, and certificates of insurance shall be provided by LVPWFL to CITY.

LVPWFL shall indemnify, defend and hold harmless CITY, its officers, employees and agents from any and against any and all suits, actions, or claims of every kind or nature whatsoever, foreseen or unforeseen, known or unknown that arises out of, or is any way related to the acts or the failure to act of LVPWFL or its agents, volunteers, or employees in the use of the Facilities arising out of obligations of LVPWFL as set forth in this Agreement.

## **VII. Miscellaneous Provisions**

1. No modification of this Agreement shall be effective unless it is made in writing and is signed by the authorized representatives of the parties hereto.
2. This Agreement shall be construed under and in accordance with the laws of the State of Tennessee, and all obligations of LVPWFL and CITY created hereunder are performable in Sullivan County, Tennessee.
3. Nothing in this Agreement shall be construed to make CITY or its respective agents or representatives liable in situations it is otherwise immune from liability.
4. In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
5. Each party represents to the other that the individual signing this Agreement below has been duly authorized to do so by its respective governing body, and that this Agreement is binding and enforceable as to each party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth below:

[SIGNATURES ON THE NEXT PAGE]

**LYNN VIEW PEE WEE FOOTBALL LEAGUE**

**CITY OF KINGSPORT, TENNESSEE**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Paul W. Montgomery, Mayor**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name**

**Attest:**

\_\_\_\_\_  
**Title**

\_\_\_\_\_  
**Angela Marshall, Deputy City Recorder**

**Approved as to form:**

\_\_\_\_\_  
**Rodney B. Rowlett, III, City Attorney**