

AGREEMENT FOR USE OF KLEINER PARK FOR SPECIAL EVENT

This Agreement for Use of Kleiner Park For Special Event (hereinafter “Agreement”) is made this ____ day of _____, 2025 (the “Effective Date”), by and between the City of Meridian, a municipal corporation organized under the laws of the State of Idaho (hereinafter “City”), and Meridian Fine Art Festival, LLC, a limited liability company organized under the laws of the State of Idaho (hereinafter “Organizer”).

WHEREAS, City and Organizer are mutually interested in enhancing the Meridian community’s quality of life by providing and supporting special event opportunities for members of the Meridian and greater communities;

WHEREAS, City and Organizer recognize that publicly-held facilities are resources requiring heightened stewardship and protection;

WHEREAS, Organizer has agreed to be responsible for any costs incurred by City in the course of the special event hosted by Organizer at Julius M. Kleiner Memorial Park (“Park”), located at 1900 N. Records Avenue, in Meridian, Idaho, between June 27 and June 29, 2025; and

WHEREAS, the Meridian City Council finds that it is fiscally responsible and in the best interest of the community to enter into a contractual agreement establishing the terms and conditions of Organizer’s use of Park;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, and in consideration of the mutual promises and covenants herein contained, and in consideration of the recitals above, which are incorporated herein, City and Organizer agree as follows:

I. PERMISSION GRANTED.

Subject to the terms and conditions set forth herein, City hereby grants to Organizer permission to utilize Park at the time, place, and manner set forth in this Agreement and in City of Meridian Temporary Use Permit no. TUP-25-0059 for a large-scale special event known as Agreement for Use of Kleiner Park For Special Event - Treasure Valley Fine Art Festival (“Event”).

II. OBLIGATIONS OF ORGANIZER.

A. Reasonable use. Organizer shall employ best efforts to ensure that its use of Park and Park facilities, amenities, infrastructure, and/or vegetation is appropriate and reasonable. Where Organizer’s use of Park and Park facilities, infrastructure, and/or vegetation causes disproportionately excessive damage to same, Organizer shall reimburse City for the cost or proportionate cost of necessary repairs and/or replacement. Organizer shall exercise best efforts to see that any and all use of Park, to the extent reserved by Organizer, is in compliance with all laws and with City’s policies regarding use of City parks and/or facilities, including, but not limited to, policies be adopted or enacted by the Director of the Meridian Parks and Recreation Department.

- B. Permitting.** In addition to compliance with all terms and provisions of this Agreement, Organizer shall separately obtain and comply with each and all of the following permits, as required by law:
1. City of Meridian Temporary Use Permit for Large Scale Special Event;
 2. Any and all applicable licenses, permits, inspections, and/or certifications from the Ada County Highway District;
 3. Any and all applicable licenses, permits, inspections, and/or certifications from the Central District Health Department;
 4. Any and all reservations, permits, and inspections required by the Meridian Parks and Recreation Department.
- C. Fees, costs.** If staffing or extended hours are required for the protection of public safety or maintenance of Park due to Event, Organizer shall reimburse City for all staffing costs within fourteen (14) days of City's invoice for such costs. If Organizer fails to timely reimburse City pursuant to such invoice, the City may decline to provide extra-duty personnel staffing, decline to reserve City facilities, release Organizer's reservations of City facilities for the Event, or decline to allow the subsequent use of City facilities for Event or any iteration thereof.
- D. Time and place.** The permission extended under this Agreement shall apply to the areas of Park detailed on the event site plan approved by City under City of Meridian Temporary Use Permit no. TUP-25-0059:
1. Setup on June 27, 2025, from 8:00 a.m. to 9:00 p.m.
 2. On-site security personnel from completion of set-up on June 27, 2025, overnight and until event opening on June 28, 2025.
 3. Event open to the public on June 28, 2025, from 9:00 a.m. to 5:00 p.m.
 4. On-site security personnel from event close on June 28, 2025, overnight and until event opening on June 29, 2025.
 5. Event open to the public on June 29, 2025, from 10:00 a.m. to 4:00 p.m.
 6. Tear-down on June 29, 2025, from 4:00 p.m. to 9:00 p.m.
- Pursuant to City Code, Park shall be closed between dusk and dawn, except for overnight security personnel in the vendor area of the Event as permitted by Order of the Meridian Parks and Recreation Department Director, set forth in this Agreement.
- E. Manner.** The permission extended under this Agreement shall be subject to all terms and conditions as set forth in this Agreement, in City of Meridian Temporary Use Permit no. TUP-25-0059, and in any applicable laws and policies, including, without limitation, the Meridian Parks and Recreation Event Planners' Handbook. Such terms and conditions shall include, but shall not be limited to, the following:
1. The public must have general access to all areas of Park at all times during the event, so long as such access does not unduly interfere with Organizer's use of Park for Event.
 2. Driving or parking vehicles on non-designated driving or parking surfaces shall be prohibited.
 3. Where activities or equipment related to Event damage or destroy turf, landscaping, sprinklers, or other Park infrastructure or facilities, or otherwise require City to incur

additional expenses, Organizer shall reimburse City for all costs of repair, replacement, or expense within fourteen (14) days of City's invoice for such costs.

4. The Director of the Parks and Recreation Department, under the authority granted to him by Meridian City Code section 5-1-4(W)(1), shall, and hereby does, order that the Park closing time shall be waived as to overnight security personnel for the Event. Security personnel for the Event may remain in the Park after park closure on June 27, 2025 until park opening on June 28, 2025, and after park closure on June 28, 2025 until park opening on June 29, 2025 for the purpose of securing goods left overnight in the Park by vendors.
5. Organizer shall make every effort to provide and maintain access to Event for persons with disabilities.
6. No smoking shall be allowed in Park, except in designated parking areas.
7. Used water, grease, charcoal, and other materials and supplies must be carried out of Park at the conclusion of Event and properly disposed of pursuant to the requirements of the Idaho Food Code. Used water, grease, charcoal, and other materials and supplies may not be disposed of at Park.
8. Organizer is authorized to post signs for the purpose of identifying, promoting, advertising, or directing patrons to Event as represented and approved in City of Meridian Temporary Use Permit no. TUP-25-0059. Organizer acknowledges that the permission extended by City under this Agreement to post signs shall extend only to the locations approved in City of Meridian Temporary Use Permit no. TUP-25-0059, and that it is unlawful to post a sign identifying, promoting, advertising, or directing patrons to Event without the permission of the owner of such property. Organizer shall remove all signs identifying, promoting, advertising, or directing patrons to Event by 9:00 p.m. on June 29, 2025.
9. Organizer shall provide a medical services station at Event. Such station shall be clearly marked and accessible to all Event participants. At least two (2) personnel trained and certified to provide first aid shall be at the Event and available if needed at all times.

F. Insurance. Organizer shall submit to City proof of an insurance policy issued by an insurance company licensed to do business in Idaho protecting Organizer, Organizer's employees, and Organizer's agents from all claims for damages to property and bodily injury, including death, which may arise during or in connection with Event, including Event set-up and tear-down. Such insurance shall name City as an additionally insured party, and shall afford at least one million dollars (\$1,000,000.00) per person bodily injury, one million dollars (\$1,000,000.00) per occurrence bodily injury, and one million dollars (\$1,000,000.00) per occurrence property damage. The limits of insurance shall not be deemed a limitation of the covenants to indemnify and save and hold harmless City as set forth in this Agreement or any permit. If City becomes liable for an amount in excess of the insurance limits herein provided due to the actions or omissions of Organizer or any Organizer employee, agent, contractor, official, officer, servant, guest, and/or invitee, or any participant in or observer of Event or related activities, Organizer covenants and agrees to indemnify and save and hold

harmless City from and for all such losses, claims, actions, or judgments for damages or liability to persons or property.

III. OBLIGATIONS OF CITY.

A. Facility operation. Except as otherwise set forth herein, City shall provide general maintenance, mowing, irrigation, and custodial services with regard to Park facilities, infrastructure, and vegetation. City shall provide all necessary utilities and services to Park facilities, including, but not limited to, electricity, potable water, sewage service, and/or typical waste and refuse removal. City shall cause the repair and/or replacement of any and all Park facilities, infrastructure, and/or vegetation that are physically damaged by acts of nature. To the extent that the cause of damage is attributable to Event activities, Organizer shall be responsible for the cost of repair or replacement.

B. Primary Source of Contact for City. City shall provide Organizer the name, e-mail address, and telephone number of specific City personnel (hereinafter “City Contact”) who shall serve as City’s primary contact between City and Organizer for all day-to-day matters regarding set-up, operation, and tear-down of in Park. City Contact for Event shall be:

City Contact: Skyler Cook, Recreation Coordinator
Meridian Parks and Recreation Department
E-mail: scook@meridiancity.org
Office Phone: 208-888-3579

IV. GENERAL PROVISIONS.

A. Notice. Communication between Organizer and the City Contact regarding day-to-day matters shall occur via e-mail or telephone. All other notices required to be given by either of the parties hereto shall be in writing and be deemed communicated when personally served, or mailed in the United States mail, or via e-mail, addressed as follows:

City:
City of Meridian
Attn: City Clerk
33 E. Broadway Avenue
Meridian, Idaho 83642
cityclerk@meridiancity.org

Organizer:
Lauren Kistner
Meridian Fine Art Festival, LLC
10382 Lake Shore Drive
Nampa, Idaho 83686
meridianfineartfest@gmail.com

B. Public park. The parties hereto expressly acknowledge that Park is a public space, the management and scheduling of which shall at all times be within the sole purview of City. City shall have the right to allow the use of Park, and close all or any portion of Park, for any and all purposes and under any and all conditions.

C. No right to exclude conveyed. Any exclusive use granted to Organizer by this Agreement shall include neither the right to exclude any law-abiding person from Park where such person is not interfering with Organizer’s use thereof, nor the right to interfere with any person’s concurrent, lawful use of Park where such concurrent use does not conflict or interfere with Organizer’s use. At all times Organizer shall be on an equal footing with the general public regarding its use of Park. Organizer shall exercise any exclusive use granted

by this Agreement only in accordance with the terms of this Agreement and in accordance with any and all applicable laws and City policies.

- D. Assignment.** Organizer shall not assign or sublet all or any portion of Organizer's interest in this Agreement or any privilege or right hereunder, either voluntarily or involuntarily, without the prior written consent of City. This Agreement and each and all of the terms and conditions hereof shall apply to and are binding upon the respective organizations, legal representative, successors, and assigns of the parties.
- E. No agency.** Neither Organizer nor Organizer's employees, agents, contractors, officials, officers, servants, guests, and/or invitees shall be considered agents of City in any manner or for any purpose whatsoever in their use and occupancy of Park.
- F. Indemnification.** Organizer and each and all of Organizer's employees, agents, contractors, officials, officers, servants, guests, and/or invitees, including any and all participants in Event or related activities, shall indemnify and save and hold harmless City from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by Organizer or any Organizer employee, agent, contractor, official, officer, servant, guest, and/or invitee, or any participant in or observer of Organizer programming, at or in its use of Park or any lack of maintenance or repair thereon and not caused by or arising out of the tortious conduct of City.
- G. No warranty.** City makes no warranty or promise as to the condition, safety, usefulness, or habitability of the premises; Organizer accepts Park for use as is, both at the Effective Date of this Agreement and throughout the course of Event and all related activities.
- H. Compliance with laws.** In performing the scope of services required hereunder, City and Organizer shall comply with all applicable laws, ordinances, and codes of Federal, State, and local governments.
- I. Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.
- J. Time of the essence.** The parties shall fulfill obligations described in this Agreement in a timely manner, as set forth herein. The parties acknowledge and agree that time is strictly of the essence with respect to this Agreement, and that the failure to timely perform any of the obligations hereunder shall constitute a default of this Agreement.
- K. Termination.**
 - 1. **Grounds.** Grounds for termination of this Agreement shall include, but shall not be limited to: an act or omission which breaches any term of this Agreement; an act of nature or other unforeseeable event which precludes or makes impossible the performance of the terms of this Agreement; or a change in or occurrence of

circumstances that renders the performance by either party a detriment to the public health, safety, or welfare.

2. **Process.** City may terminate this Agreement by providing twenty-four (24) hours notice of intention to terminate. Such notice shall include a description of the breach or circumstances providing grounds for termination. A twenty-four (24) hour cure period shall commence upon provision of the notice of intention to terminate. If, upon the expiration of such cure period, cure of the breach or circumstances providing grounds for termination has not occurred, this Agreement shall be terminated upon mailing or e-mailing of notice of termination.

L. Breach. Any act or omission by either party which breaches any term of this Agreement may provide grounds for termination. In the event of breach, the City may also decline to provide extra-duty personnel staffing, decline to reserve City facilities, release existing reservations of City facilities, or decline to allow the subsequent use of City facilities for Event or any iteration thereof.

M. Construction and severability. If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.

N. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

O. Applicable law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Idaho.

P. Approval required. This Agreement shall not become effective or binding until approved by both Organizer and by Meridian City Council.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers to be effective as of the day and year first above written.

ORGANIZER:

BY: 

Lauren Kistner
Organizer, Meridian Fine Art Festival, LLC

CITY OF MERIDIAN:

Attest:

BY: _____
Robert E. Simison, Mayor

Chris Johnson, City Clerk