

Youth Sports Association Facility Agreement
Tyrone Lazars Soccer Club
and
The Town of Tyrone

GENERAL

1. The Tyrone Lazars Soccer Club agrees to provide a RECREATIONAL youth sports program as a service for the Town of Tyrone. In return for providing the youth sports program and for fulfilling the other requirements of this Agreement, the Town hereby waives other, usual fees for field usage routinely charged to other non-affiliated organizations.

2. The term of this Agreement will begin March 20, 2025, and continue through December 31, 2025. Should both parties agree, a new agreement, with substantially the same terms and conditions, as this Agreement may be entered into at the conclusion of the term of this agreement. If either party desires to enter into a new agreement, said party shall provide notice to the other party at least thirty (30) days prior to the termination of this Agreement.

3. The Town agrees to authorize the Tyrone Lazars Soccer Club to use the field (s) and facilities on a non-exclusive basis to conduct a soccer pt opt am at the following locations: Handley Park Soccer Field hereinafter referred to as the "Facility".

For purposes of this agreement, Tyrone Lazars Soccer Club soccer program is designed as a program where all children who register under existing Tyrone Lazars Soccer Club guidelines will be able to play on a team that matches their age and ability. This agreement also covers other State of Georgia-sponsored youth sports, such as traveling teams, and All-Star teams. As such, these programs fall under the same policies of this agreement.

4. The Tyrone Lazars Soccer Club must provide, before the beginning of its playing season, to the town of Tyrone's Recreation Department the current versions of:

- (a) A current list of Board of Directors and Association Officers, a set of by-laws, with amendments, if applicable
- (b) A current roster of participants, to show how many youths registered, their ages, and where they reside i.e. city and county.
- (c) Proof of liability insurance/certificate of insurance coverage ensuring Tyrone Lazars Soccer Club with the town of Tyrone named as an additional insured. Coverage should include, at a minimum:
 - I. one million dollars (\$1,000,000) of Commercial General Liability on an occurrence basis with not less than \$1,000 deductible per incident or claim; and
 - II. one hundred thousand dollars (\$100,000) of coverage per participant accident.

5. The Tyrone Lazars Soccer Club shall require all coaches, assistant coaches, and managers to be certified through the National Youth Sports Coaches Associations (NYSCA), and require all coaches, assistant coaches, and managers to have proof of such certification when utilizing the Town of Tyrone facilities in their official capacity. The Tyrone Lazars Soccer Club shall also require all coaches, assistant coaches, and managers to comply with the rules and requirements of their governing organizations. The Town of Tyrone Recreation Department may request Proof of NYSCA Certification at any time.

6. The Tyrone Lazars Soccer Club will provide the Town of Tyrone Recreation Department with notice and location of all board meetings including called or specially called meetings and copies of minutes of all regular meetings, and all annual or special called meetings of the officers, Board of Directors, or general membership within 30 days of each meeting. In addition, the Association shall provide to the Town copies of any newsletters or special correspondence to membership.

7. The Tyrone Lazars Soccer Club shall provide to the Town of Tyrone within three (3) calendar days a preliminary written record of any incidents during their activities involving any parent, coach, or official. This shall be followed by a written record within three (3) calendar days of the resolution of, or action taken by, the Tyrone Lazars Soccer Club concerning such incidents.

8. The Tyrone Lazars Soccer Club shall put forth reasonable efforts to control the behavior of participants and spectators during each Tyrone Lazars Soccer Club event. The Tyrone Lazars Soccer Club agrees to exercise reasonable efforts to instill that the behavior of the coaches, parents, officials, and youth is appropriate, and, to that end, the Tyrone Lazars Soccer Club agrees to distribute for each coach and each parent whose child participates in the soccer program a code of ethics for coaches and parents to follow. Additional copies may be posted online or at the recreational fields and facilities for reference.

9. The Tyrone Lazars Soccer Club agrees to indemnify and hold harmless the Town of Tyrone from any injuries of any kind to any person or damages to any property that occurs while attending or participating in Tyrone Lazars Soccer Club activities on the town's property absent of a clear showing of negligence on the part of the Town.

10. To the extent permitted by law, The Town of Tyrone agrees to indemnify and hold harmless the Tyrone Lazars Soccer Club from and against any claim alleging damages that are based upon or attributable to a breach by the Town of any of its obligations set for in this agreement.

11. The Tyrone Lazars Soccer Club IS REQUIRED TO CONDUCT BACKGROUND CHECKS FOR ALL COACHES, ASSISTANT COACHES, and MANAGERS INVOLVED WITH THE

Tyrone Lazars Soccer Club. These background checks must be in accordance with the adopted Background Check Policy set by the Town of Tyrone and facilitated by the Town of Tyrone Recreational Department. The appropriate background check form will be provided to the Tyrone Lazars Soccer Club by the Town of Tyrone Recreational Department. Coaches, Assistant Coaches, and Managers may return the completed background check *form* directly to the Town of Tyrone Recreational Department. These background checks must include background information from other states and /or countries, as applicable. Results of these background checks shall be forwarded to the Tyrone Recreation Department after acceptance from the Tyrone Police Department. *to* background check for any coach, *assistant* coach or manager shall have aged more than two years. The Town of Tyrone's staff reserves the right to monitor the background checks conducted by the Association. Audits shall be conducted with no advance notice and the Association shall be prepared to produce the requested information or documentation.

SCHEDULES

12. The Tyrone Lazars Soccer Club agrees to provide the Tyrone Recreation Department with a written general schedule of games and practice times prior to the first scheduled game or practice. Dual seasons (fall/spring) will require dual schedules. Schedules should list, at a minimum, fields/facilities, dates, and times. The Tyrone Lazars Soccer Club will also provide updates or changes to the original schedule. The Tyrone Lazars Soccer Club shall not schedule regular practices or games on any Wednesdays unless prior arrangements have been made between the Association and the Town. The Recreation Department must

review the schedule (which must include all times needed for games, practices, and field maintenance) before the Tyrone Lazars Soccer Club can use the fields. If the Tyrone Lazars Soccer Club opts to schedule and be responsible for travel teams, the schedules of these teams shall also be submitted to the Recreation Department. Once the Recreation *key* at *Trident* has approved the schedule, the Tyrone Lazars Soccer Club shall have exclusive use of the fields for all times listed on the approved schedule. The Tyrone Recreation Department shall have a minimum of five workdays to review the proposed schedule but shall not unreasonably withhold approval of the schedule.

FACILITIES/SECURITY

13. The Tyrone Lazars Soccer Club agrees to regularly monitor all areas of the Facility being used to ensure that trash and litter are cleaned up after use. A cleanup/damage/security deposit of \$500 will be escrowed prior to the beginning of each season. If cleanup for each event is not completed within twenty-four (24) hours, the Town of Tyrone shall complete the cleanup of the facility and shall invoice the Tyrone Lazars Soccer Club for the cost of the cleanup. The cost of the cleanup shall be forty dollars (\$40.00) per hour required by the Town to complete the cleanup. Any unused portion of the security deposit will be credited toward the required deposit for the next season.

14. The Tyrone Lazars Soccer Club shall notify the Director of the Tyrone Recreation Department of any damage, vandalism, needed repairs, and/or safety issues at the Facility as soon as possible, but not later than the next working day. The Tyrone Recreational Department will determine the cause and cost to repair the damages and thereby notify the Tyrone Lazars Soccer Club of its findings. If any damage is determined to be caused as a result of Tyrone Lazars Soccer Club members' negligence or failure to comply with the Town's operational or security measures, the Tyrone Lazars Soccer Club shall reimburse the Town of Tyrone for all costs of repair due to this negligence or failure to comply with the Town's operational or security measures. A copy of the operational or security measures policy shall be provided by the Town.

15. The Tyrone Lazars Soccer Club is responsible for monitoring the *restrooms* during its *use* of the Facility. The Tyrone Lazars Soccer **Club** shall ensure that all restrooms are locked at the conclusion of each usage of the facility.

16. The Tyrone Lazars Soccer Club must contact proper enforcement authorities when violations have been noted concerning the use of any tobacco products, alcoholic beverages, and/or illegal drugs to be consumed on the grounds of the facility.

1.7. All vehicles *shall* be parked in designated parking spaces unless specifically authorized by the Recreation Department.

18. The Tyrone Lazars Soccer **Club** shall be responsible for lining their fields for play.

19. The Tyrone Lazars Soccer Club shall turn off all lights and lock the designated gates or doors at the conclusion of each night's activities. Any costs incurred because of this provision not being followed shall be assessed against the Tyrone Lazars Soccer Club.

20. The Tyrone Lazars Soccer Club shall not alter, add, delete, or improve the Fields/Facility without prior written consent of the Town of Tyrone and the Town shall not unreasonably withhold approval of such Facility improvements to be performed and paid for by the Tyrone Lazars Soccer Club.

21. All tournaments and events other than regularly scheduled games shall be approved by the Recreation Department. To host such tournaments or events sponsored by organizations other than the

Tyrone Lazars Soccer Club, the Tyrone Lazars Soccer Club shall pay the Town of Tyrone a rental fee that shall be in accordance with a schedule of fees prepared in accordance with this contract by the Recreation Department.

22. All funds generated at tournaments will, to the extent possible, be earmarked for field maintenance, and/or capital improvements to the same. If any tournament does not involve teams from the Tyrone Lazars Soccer Club, net proceeds will be equally divided between the Town of Tyrone and the Tyrone Lazars Soccer Club. Tyrone residents shall not be charged a parking fee for tournament attendance.

23. If the Tyrone Lazars Soccer Club desires to serve food items, the **Tyrone** Lazars Soccer Club shall request the Fayette County Health Department to conduct an inspection of the concession stands at the Facility and shall explain the level of food service the Tyrone Lazars Soccer **Club** will be requesting. The Tyrone Lazars Soccer Club shall also provide the Town of Tyrone with documentation, from the Health Department, as to the permit issued.

24. The Town of Tyrone and the Tyrone Lazars Soccer Club acknowledge that a comprehensive field maintenance program is required to preserve the life of the fields, reduce long-term capital expenditures, and ensure safe playing conditions. The Town of Tyrone will provide certain services in accordance with the available budget and human resources. In turn, the Tyrone Lazars Soccer **Club** will supplement this maintenance effort either with materials, funding, or other available resources at their disposal.

25. Within sixty (60) days prior to the signing of the 2025 agreement, key representatives of the Tyrone Lazars Soccer Club and the Town of Tyrone will meet to develop a joint maintenance program outlining frequencies, services, and which party will perform these functions. The Town of Tyrone and the Tyrone Lazars Soccer Club will coordinate to ensure compliance with the program.

26. The Town of Tyrone's insurance covers only the Town's buildings and fields. It is the responsibility of Tyrone Lazars Soccer Club to ensure any contents are stored in its concession stands, office, and storage buildings.

FINANCIAL

27. The Tyrone Lazars Soccer Club agrees to an annual flat fee of \$3,000.00 without revenue collection from the travel teams, or \$4,000.00 with the revenue collection from the travel teams. 50% of the fee is to be paid prior to the commencement of each season and the remaining 50% is to be paid prior to the start of the second season.

28. The following special provisions shall apply to the use of the Facility by the Association:

- (a) The Association will not schedule activities of any kind on October 3, 2025, and October 4, 2025.
- (b) During these same dates, the Town of Tyrone assumes all responsibility for the use of the Facility including the use of all restroom facilities except as provided below.
- (c) The Town of Tyrone will not permit the use of, nor assume responsibility, for concession or meeting facilities located in concession buildings by others.

29. Receipts and Disbursements: Tyrone Lazars Soccer Club shall properly maintain records, receipts, and disbursements of all funds for each season completed. The appropriate invoice or documentation shall support all disbursements.

30. Following the conclusion of this season, the entire storage area shall be cleared for the next season.

Should any organization choose to sell remaining concession products, this transaction shall take place prior to the beginning of the next season and must be reported with that season's receipts.

31. The Tyrone Lazars Soccer **Club** shall submit back-up documentation based on participant registration numbers. The Tyrone Lazars Soccer **Club** shall have all required documentation such as the Association by-laws, player and coach registrations, field /player insurance, in and out-of-county player participation numbers and fees, background check forms, coach NYSCA certification, team rosters, game and practice schedules. Failure to have all documentation submitted to the Town one week prior to the opening day of the season will result in LOSS OF USE OF FACILITIES UNTIL IN COMPLIANCE WITH CONTRACT.

32. This agreement will be governed by and construed in accordance with the laws of the State of Georgia, USA, without giving effect to its conflicts of law principles.

33. This Agreement constitutes the entire understanding between the parties with respect to Tyrone Lazars Soccer Club's use of the Facility and supersedes all prior and contemporaneous negotiations, discussions, and understanding of the parties, whether written or oral, between the parties with respect to Tyrone Lazars Soccer Club use of the Facility. No amendment or modification of this Agreement will be valid or binding on the parties unless made in writing and executed on behalf of each party by its duly authorized representative.

Signed and agreed upon this 5th day of March 2025 by:



Tyrone Lazars Soccer Club, President

Eric Dial, Mayor