

WATSONVILLE VETERANS HALL LEASE

LESSOR: COUNTY OF SANTA CRUZ, Department of Parks, Open Space
and Cultural Services

LESSEE: City of Watsonville

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made and entered into effective as of March 2024 ("Commencement Date"), by and between the COUNTY OF SANTA CRUZ, a political subdivision of the State of California ("County" or "Lessor"), and the City of Watsonville ("Lessee").

IN CONSIDERATION OF THE RENTS AND COVENANTS hereinafter set forth, County hereby leases to Lessee, and Lessee hereby leases from County, the Premises described below upon the following terms and conditions:

ARTICLE 1. PREMISES

1.1 The Premises ("Premises") consist of that certain real property described as follows: The 6,032 square foot building located at 215 East Beach Street, on Parcel No. 017-033-13, site known as Watsonville Veterans Memorial Building or Watsonville Vets Hall. The façade of the building and location of the Premises are depicted in Exhibit "A" attached hereto and by this reference incorporated herein.

ARTICLE 2. TERM

2.1 Term. The term of this Lease shall be for a period of two (2) years commencing on March 1, 2024 (Commencement Date) and terminating on February 28, 2026.

2.2 Extension. The parties may agree to extend the term of this Lease for an additional five (5) years by mutual agreement. If extended, the option term period would be from March 1, 2026 through February 28, 2031.

ARTICLE 3. RENT & FEES

3.1 Fees: According to the terms of this Lease, exclusive use of the facility by City or it's designees for the amount of \$1 annually.

3.2 Termination. Either party may terminate this Lease at any time, for any reason or no reason, by giving ninety (90) calendar days prior written notice to the other party.

ARTICLE 4. POSSESSION AND USE

Permitted Uses. Lessee shall use the Premises solely for services consistent with a Vets Hall including without limitation veteran related affairs and recreational purposes, as further described below. No one other than Lessee, its agents, volunteers and employees, permittees, or any sublessee of Lessee reasonably approved by County as provided in "Assignment and Subletting," below, is permitted to use the Premises for the purposes

described herein. Lessee shall be fully responsible for the activities of its agents, volunteers, employees, permittees, and sublessee, if any, on the Premises.

The building may be used for conducting a variety of recreational, cultural, and public activities which comply with County of Santa Cruz's and City of Watsonville's ordinances and regulations and any applicable State Laws. Such recreational uses mean indoor sports, including but not limited to basketball, volleyball, and soccer. Cultural uses shall include meetings, classes, workshops, concerts, and dances. Lessee may contract or rent use of facility rooms following established priority use guidelines. An annual plan for the City's intended use and programming of the facility is included in Exhibit "C" and demonstrates the consistent utilization of the facility by the City should any subleases or rentals discontinue or programs by sublease's fail to thrive or provide adequate opportunities to the community at large.

The following entities and activities shall have priority for use of the Premises, or a part thereof, in the following order:

1. Santa Cruz County Department of Parks, Open Space and Cultural Services.
2. Santa Cruz County United Veterans Council (UVC) – with exclusive use of the east and west front offices for Veteran's Services office hours and programming space through a separate written agreement with County.
3. Ohlone Indian Council
4. Public recreation/community activities: Included in this category are activities that are open to the public and sponsored by a nonprofit or public agency.
5. Public rentals include without limitation rentals by corporations, agencies, and private individuals for community related purposes.

Lessee shall not use or permit the Premises, or any part thereof to be used, for any other purpose or purposes without first obtaining the written consent of County, which consent shall not be unreasonably withheld, delayed, or denied. Lessee shall not use or permit the Premises, or any part thereof to be used, for any period beyond the Term of this Agreement, without prior written consent of County.

In case of a County wide emergency, County has the right to utilize the Premises for the duration of the declared emergency.

While the UVC has exclusive use of east and west front offices, they will also have use of the main hall, free of charge, for all events and activities around Veteran Service Days. This use will be coordinated with the City beforehand to ensure all events are calendared appropriately.

4.1 Duties and Prohibited Conduct. Where Lessee is reasonably in doubt as to the propriety of any particular use, Lessee will request the written determination of County that such use is or is not permitted, and Lessee will not be in breach or default under this Lease if Lessee abides by such determination. Notwithstanding the foregoing, however, Lessee shall not use nor permit the use of the Premises in any manner that will tend to create waste or a nuisance. Lessee shall, at Lessee's expense, comply promptly with all applicable statutes, laws, ordinances, rules, regulations, orders, covenants and restrictions of record, and requirements in effect during the term regulating the use by Lessee of the Premises. Lessee shall not use, or permit any person or persons to use, the Premises for the sale or display of any goods and/or services, which, in the sole discretion of County, are inconsistent with the permitted uses of the Premises pursuant to this Lease.

Lessee shall keep the Premises, and every part thereof, in a decent, safe and sanitary condition, free from any objectionable noises or odors, except as may be typically present for the permitted uses specified above.

ARTICLE 5. ASSIGNMENT AND SUBLETTING

5.1 Lessee shall not voluntarily or involuntarily assign, sublease, mortgage, encumber, or otherwise transfer (each, a "Transfer") all or any portion of the Premises or its interest in this Lease without County's prior written consent. County may reasonably withhold its consent to any Transfer. Any attempted Transfer without County's consent shall be void and shall constitute a material breach of this Lease. As used herein, the term "Transfer" shall include an arrangement (including without limitation management agreements, concessions, and licenses) that allows the use and occupancy of all or part of the Premises by anyone other than Lessee. Any revenue including without limitation rent payments received by the Lessee because of a Transfer that did not have written consent of County, must be remitted to County in full.

ARTICLE 6. UTILITIES

6.1 Utility Services. Lessee agrees to provide and pay for all of the utilities and services necessary for the occupancy and use of the Premises including, but not limited to water, gas, electricity, garbage collection, sewage charges or septic service, and telephone, and for all connection charges.

ARTICLE 7. SECURITY

7.1 Lessee shall be responsible for and shall provide for the security of the Premises, and County shall have no responsibility therefore.

ARTICLE 8. EMERGENCY PREPERATION

8.1 County will provide and the Lessee shall maintain battery-operated interior safety lights that will function as emergency exit lighting in the event of a power outage.

ARTICLE 9. TAXES, ASSESSMENTS AND FEES

9.1 Responsibility for Payment of Taxes and Assessments. County shall not be obligated to pay any taxes or assessments accruing against Lessee on the Premises or any interest of Lessee therein before, during or after the Term, or any extension thereof; all such payments shall be the sole responsibility of Lessee. In addition, Lessee shall be solely responsible for payment of any taxes or assessments levied upon any Improvements, Fixtures or Personal Property located on the Premises, to the extent that such taxes or assessments result from the business or other activities of Lessee upon, or in connection with, the Premises.

9.2 Definition of Taxes. As used herein, the term "taxes" means all taxes, governmental bonds, special assessments, Mello-Roos assessments, charges, rent income or transfer taxes, license and transaction fees, including, but not limited to, (i) any state, local, federal, personal or corporate income tax, or any real or personal property tax, (ii) any estate inheritance taxes, (iii) any franchise, succession or transfer taxes, (iv) interest on taxes or penalties resulting from Lessee's failure to pay taxes, (v) any increases in taxes attributable

to the sale of Lessee's leasehold interest in the Premises, or (vi) any taxes which are essentially payments to a governmental agency for the right to make improvements to the Premises.

9.3 Creation of Possessory Interest. Pursuant to the provisions of Revenue and Taxation Code Section 107.6, Lessee is hereby advised that the terms of this Lease may result in the creation of a possessory interest. If such a possessory interest is vested in Lessee, Lessee may be subjected to the payment of real property taxes levied on such interest. Lessee shall be solely responsible for the payment of any such real property taxes. Lessee shall pay all such taxes when due, and shall not allow any such taxes, assessments or fees to become a lien against the Premises or any improvement thereon; provided, however, that nothing herein shall be deemed to prevent or prohibit Lessee from contesting the validity of any such tax, assessment or fee in a manner authorized by law.

ARTICLE 10. REPAIRS AND MAINTENANCE

10.1 Acceptance of Premises. Lessee acknowledges that Lessee has made a thorough inspection of the Premises prior to the Commencement Date of this Lease, and that it accepts the Premises as of the Commencement Date in their condition at that time. Lessee further acknowledges that County has made no oral or written representations or warranties to Lessee regarding the condition of the Premises, and that Lessee is relying solely on its inspection of the Premises with respect thereto.

10.2 Lessee's Repair and Maintenance Obligations. Lessee shall at all times from and after the Commencement Date, repair and maintain the interior of the Premises in good and tenable condition, and coordinate minor maintenance and repair as delineated in this Article. Any needed minor maintenance requests or cosmetic upgrades to the interior of the facility shall be the responsibility of the City and funded by the City or one of their sublease's.

10.3 Maintenance and Repairs. Lessee shall maintain and keep in good repair the interior portions and outside landscaping of said building (Watsonville Vets Hall) at no cost to County with the exception of major structural maintenance as defined in the Major Structural Maintenance Section of this Lease. County shall maintain and keep in good repair areas occupied by the Santa Cruz County veteran's organizations at no cost to City. All work performed shall be to the reasonable satisfaction of County. Lessee shall not make any alterations, additions, or improvements to said Building or any other structures on the premises or to the premises in general, without prior written consent and authorization from the County Parks Department. County agrees to carry and pay for fire and extended coverage insurance on said building equivalent to that carried on similar County facilities. County reserves the right to go onto the Premises and make repairs or inspections at any time in its discretion. Upon surrender of the Premises, Lessee shall deliver the Premises to County in good order, condition, and state of repair, but shall not be responsible for damages resulting from ordinary wear and tear or for improvements to the Premises beyond those provided for below. Lessee shall provide for trash removal, at its expense, and shall maintain all trash receptacles and trash areas in a clean, orderly and first-class

condition. Lessee shall provide landscaping services and maintain daily and routine maintenance to exterior portions of the Premises.

10.4 Major Structural Maintenance. County shall be responsible for all major structural maintenance on the Premises, including both the interior and exterior of said building, at no cost to the Lessee. Major structural maintenance shall be defined as any repairs costing two thousand dollars (\$2,000.00) or more. Examples of major structural maintenance include but are not limited to: painting of building exterior; structural repairs involving foundation, exterior wall and bearing walls; and major repair or replacement of failed roof, gutters, downspouts, HVAC system, unexposed plumbing, and electrical, fire and sprinkler system, septic system, and fire alarm system. For all major maintenance that cannot be completed by County and upon approval from County, Lessee shall contract for services, in conformance with County purchasing policies and procedures. All proposed work shall be approved by County and, such approval shall be timely and not unreasonably withheld. Lessee will be reimbursed by County for direct costs of the approved facility improvements and major maintenance repairs.

10.5 Emergency Repairs of Critical Systems. If a problem develops within the HVAC equipment, plumbing, electrical, drainage or other critical building system that if left unrepaired for any length of time could reasonably impact the health or safety of the occupants, or the continued occupancy of the Premises, Lessee will immediately contact County to report the problem. If the problem falls under minor maintenance or repairs, Lessee shall proceed to cause the necessary repairs to be performed pursuant to the terms of this Lease relating to minor maintenance or repairs. If Lessee is unable to quickly resolve the problem using Lessee's maintenance staff or outside contractors, Lessee shall contact County who may arrange for repairs to be completed by County or assist Lessee with identifying an outside contractor that can complete the work. If the problem falls under major maintenance or repairs, Lessee and County shall proceed to cause the necessary repairs to be performed pursuant to the terms of this Lease relating to major repairs.

10.6 Lessee's Failure to Maintain. If Lessee refuses or neglects to repair, replace, or maintain the Premises, or any part thereof, in a manner reasonably satisfactory to County, County may, upon giving Lessee reasonable written notice of its election to do so, make such repairs or perform such maintenance on behalf of and for the account of Lessee. If County makes or causes any such repairs to be made or performed, as provided for herein, Lessee shall pay the cost thereof to County promptly upon receipt of an invoice therefore.

10.7 County Not Obligated to Repair or Maintain; Lessee's Waiver of California Civil Code Section 1942. To the extent that any remedies specified in this Lease conflict or are inconsistent with any provisions of California Civil Code section 1942, or any successor statute thereto ("CC §1942"), the provisions of this Lease shall control. Lessee specifically waives any right it may have pursuant to CC §1942 to effect maintenance or repairs to the Premises and to abate the costs thereof from rent due to County under this Lease.

10.8 Premises Inspection by Certified Access Specialist. The Premises have not been issued a disability access inspection certificate. Pursuant to Civil Code section 1938(e):

A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or lessor may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of construction-related accessibility standards within the premises.

ARTICLE 11. INDEMNITY AND INSURANCE

11.1 Lessee's Indemnity: Indemnification for damages, taxes and contributions. To the fullest extent permitted by applicable law, Lessee shall exonerate, indemnify, defend, and hold harmless County (which for the purpose of this document includes without limitation, its officers, agents, employees and volunteers) from and against:

A. Any and all claims, demands, losses, damages, defense costs, or liability of any kind or nature which County may sustain or incur, or which may be imposed upon it as a result of, arising out of, or in any manner connected with the Lessee's performance under the terms of this Lease, excepting any liability arising out of the sole negligence of County. Such indemnification includes any damage to the person(s), or property(ies) of Lessee and third persons.

B. Any and all Federal, State, and Local taxes, charges, fees, or contributions required to be paid with respect to Lessee and Lessee's officers, employees and agents engaged in the performance of this Lease (including, without limitation, unemployment insurance, social security and payroll tax withholding).

11.2 County's Indemnity. County shall defend and indemnify Lessee and hold it harmless from and against any Claims related to this Lease that arise solely from any act, omission or negligence of County Parties.

11.3 Lessee's Insurance Obligations. Without limiting Lessee's indemnification obligations to County under this Lease, Lessee shall provide and maintain, during the Term and for such other period as may be required herein, at its sole expense, insurance in the amounts and form specified in Exhibit "B," attached hereto.

11.4 County's Insurance Obligations. County maintains a policy of All-Risk Insurance covering the County's personal property in the Premises, including any fixtures or equipment in the Premises owned by County. County utilizes a program of self-funding with regard to any liability it may incur for personal injury or property damage arising out its use or occupancy of the Premises.

ARTICLE 12. COUNTY'S RIGHT OF ACCESS

12.1 Lessee shall permit County, or its authorized representatives, to enter the Premises at all times during usual business hours to inspect the same, and to perform any work therein that (a) may be necessary to comply with any laws, ordinances, rules or regulations of any public authority, (b) County may deem necessary to prevent waste or deterioration in connection with the Premises if Lessee does not make, or cause to be made, such repairs or perform, or cause to be performed, such work promptly after receipt of written demand from County, or (c) County may deem necessary in connection with the expansion, reduction, remodeling, protection or renovation of any County-constructed or owned facilities on or off of the Premises. Nothing herein shall imply any duty on the part of County to do any such work which, under any provision of this Lease, Lessee may be required to do, nor shall County's performance of any repairs on behalf of Lessee constitute a waiver of Lessee's default in failing to do the same. If County exercises any of its rights under this Section, Lessee shall not be entitled to any compensation, damages or abatement of rent from County for any injury or inconvenience occasioned thereby.

12.2. County, its agents, employees, and contractors may enter the Premises at any time in response to an emergency, and at reasonable hours to (a) inspect the Premises, (b) exhibit the Premises to prospective purchasers or Lessees, (c) determine whether Lessee is complying with its obligations in this Lease (including its obligations with respect to compliance with Hazardous Materials Laws), (d) supply any service that this Lease requires County to provide, (e) post notices of non-responsibility or similar notices, or (f) make repairs that this Lease requires County to make, or make repairs to any adjoining space or utility services, or make repairs, alterations, or improvements to any other portion of the Premises; provided, however, that all work will be done as promptly as reasonably possible and so as to cause as little interference to Lessee as reasonably possible.

12.3. Lessee waives any claim of injury or inconvenience to Lessee's business, interference with Lessee's business, loss of occupancy or quiet enjoyment of the Premises, or any other loss occasioned by such entry. If necessary, Lessee shall provide County with keys to unlock all of the doors in the Premises (excluding Lessee's vaults, safes, and similar areas designated in writing by Lessee in advance). County will have the right to use any means that County may deem proper to open doors in the Premises and to the Premises in an emergency. No entry to the Premises by County by any means in an emergency will be a forcible or unlawful entry into the Premises or a detainer of the Premises or an eviction, actual or constructive, of Lessee from the Premises, or any part of the Premises, nor shall the entry entitle Lessee to damages or an abatement of rent or other charges that this Lease requires Lessee to pay.

ARTICLE 13. CONTACTS AND NOTICES

13.1 Communications and notices between the Lessor and Lessee shall be documented in writing, and provided to the following:

Lessor: County of Santa Cruz

Parks, Open Space and Cultural Services
979 17th Avenue
Santa Cruz, CA 95062
Attn: Rebecca Hurley
Email: Rebecca.Hurley@SantaCruzCountyCA.Gov

Lessee: City of Watsonville

Parks & Community Services
231 Union Street
Watsonville, CA 95076
Attn:
Email:

[Signatures on Following Page]

County of Santa Cruz

RECOMMENDED FOR APPROVAL:

Lessee

Jeff Gaffney, Director Date
Parks, Open Space and Cultural Services

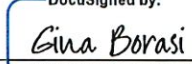
City of Watsonville Date

APPROVED AS TO FORM:

DocuSigned by:
 2/6/2024

Office of 85CBE6B1F052468... Date
County Counsel 1/31/2024 (AMS #15016)
John Nguyen

APPROVED AS TO INSURANCE:

DocuSigned by:
 2/6/2024

Risk Management Date
Gina Borasi 1/31/2024 (AMS #15016)

Exhibit A
Watsonville Vets Hall
215 Beach St Watsonville CA

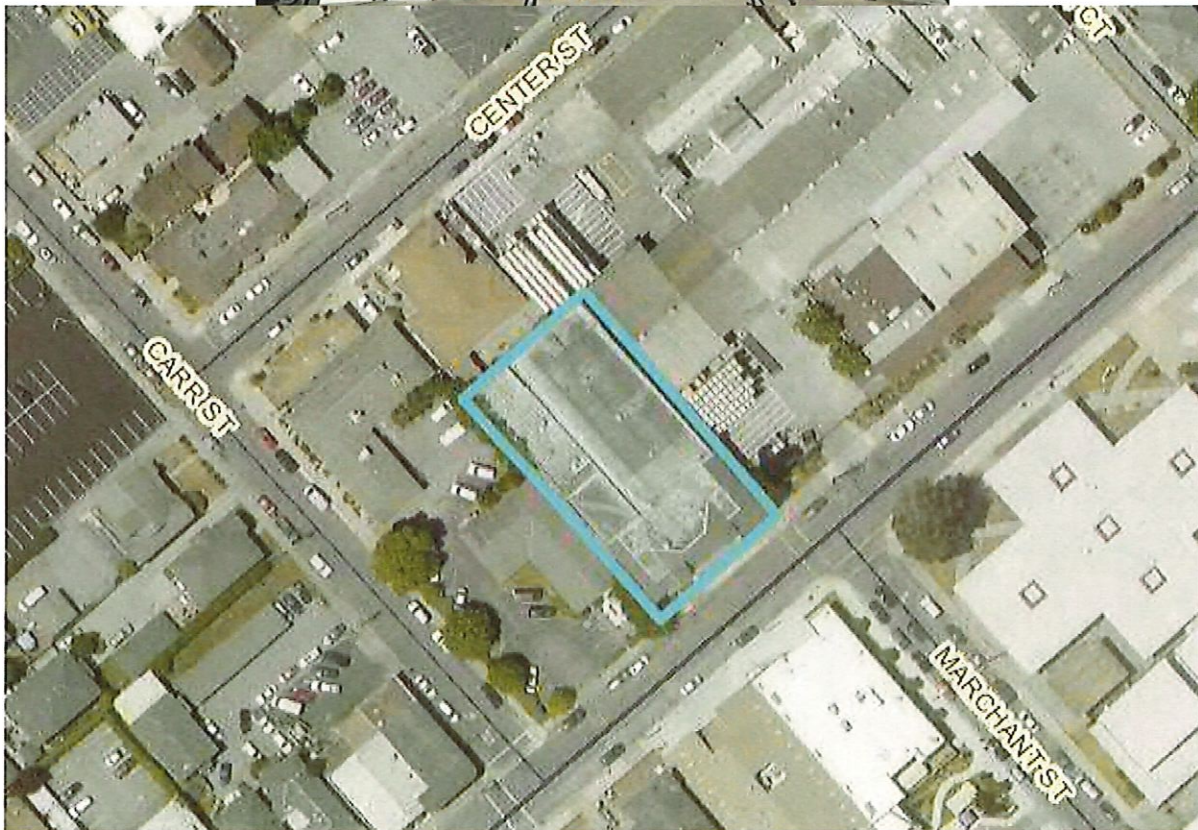


EXHIBIT B INSURANCE REQUIREMENTS

INSURANCE REQUIREMENTS

Without limiting Lessee's indemnification obligations to County under this Lease, Lessee shall provide and maintain for the duration of this Lease insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Lessee's operation and use of the leased Premises. The cost of such insurance shall be borne by the Lessee.

1. Minimum Scope of Insurance

Coverage shall be at least as broad as:

- A. Commercial General Liability, Occurrence form, Insurance Services Office Form CG0001.
- B. Automobile Liability covering all owned, non-owned and hired auto, Insurance Services Office form CA0001.
- C. Workers Compensation, as required by State of California and Employer's Liability Insurance.
- D. Property Insurance against all risk or special form perils, including Replacement Cost coverage, without deduction for depreciation, for Lessee's merchandise, fixtures owned by Lessee, any items identified in this Lease as improvements to the Premises constructed and owned by Lessee, and the personal property of Lessee, its agents and employees, including coverage for earthquake and flood.

2. Minimum Limits of Insurance

Lessee shall maintain limits no less than:

- A. Commercial General Liability including Premises, Operations, Products and Completed Operations, Contractual Liability and Independent Contractors: \$1,000,000 per occurrence for bodily injury, personal injury and property damage. The General Aggregate limit shall be \$2,000,000 and shall be a Per Location Aggregate. Fire Damage Limit (Any One Fire) \$300,000 and Medical Expense Limit (Any One Person) \$5,000.
- B. Automobile Liability: \$1,000,000 each accident for bodily injury and property damage. Coverage will include contractual liability.

- C. Employers Liability: \$1,000,000 each accident for bodily injury or disease. Coverage shall include a waiver of subrogation endorsement in favor of County of Santa Cruz.
- D. Property: Full replacement cost with no coinsurance penalty provision.

3. Deductibles and Self-Insured Retentions

Any liability deductible or self-insured retention must be declared to and approved by the County's Risk Manager. The property insurance deductible shall not exceed \$5,000 per occurrence and shall be borne by Lessee.

4. Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain the following provisions:

A. Additional Insured Endorsement

Any general liability policy provided by Lessee shall contain an additional insured endorsement applying coverage to the County of Santa Cruz, the members of the Board of Supervisors of the County and the officers, agents, employees and volunteers of the County, individually and collectively.

B. Primary Insurance Endorsement

For any claims related to this Lease, the Lessee's insurance coverage shall be primary insurance as respects County, the members of the Board of Supervisors of the County and the officers, agents, employees and volunteers of County, individually and collectively. Any insurance or self-insurance maintained by County, the members of the Board of Supervisors of the County, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it.

C. Notice of Cancellation

Each required insurance policy shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to County at the address shown in section of Lease entitled "Notices".

GENERAL PROVISIONS

5. Qualifying Insurers

All required policies of insurance shall be issued by companies which have been approved to do business in the State of California by the State Department of Insurance, and which hold a current policy holder's alphabetic and financial size category rating of not less than A- VII according to the current Best's Key Rating guide, or a company of equal financial stability that is approved in writing by County's Risk Manager.

6. Proof of Insurance

Lessee shall, as soon as practicable following the placement of insurance required hereunder, but in no event later than the effective date of the Contract, deliver to County certified copies of the actual insurance policies specified herein, together with appropriate separate endorsements thereto, evidencing that Lessee has obtained such coverage for the period of the Contract. Thereafter, copies of renewal policies, and appropriate separate endorsements thereof, shall be delivered to County within thirty (30) days prior to the expiration of the term of any policy required herein.

7. Failure to Obtain or Maintain Insurance, County's Remedies

Lessee's failure to provide insurance specified or failure to furnish certificates of insurance, amendatory endorsements and certified copies of policies, or failure to make premium payments required by such insurance, shall constitute a material breach of the Lease, and County may, at its option, terminate the Lease for any such default by Lessee.

8. No Limitations of Obligations

The foregoing insurance requirements as to the types and limits of insurance coverage to be maintained by Lessee, and any approval of said insurance by County are not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by Lessee pursuant to the Lease, including, but not limited to, the provisions concerning indemnification.

9. Review of Coverage

County retains the right at any time to review the coverage, form and amount of insurance required herein and may require Lessee to obtain insurance reasonably sufficient in coverage, form and amount to provide adequate protection against the kind and extent of risk which exists at the time a change in insurance is required.

10. Self-Insurance

Lessee may, with the prior written consent of County's Risk Manager, fulfill some or all of the insurance requirements contained in this Lease under a plan of self-insurance. Lessee shall only be permitted to utilize such self-insurance if in the opinion of County's Risk Manager, Lessee's (i) net worth, and (ii) reserves for payment of claims of liability against Lessee, are sufficient to adequately compensate for the lack of other insurance coverage required by this Lease. Lessee's utilization of self-insurance shall not in any way limit liabilities assumed by Lessee under this Lease.

11. Sublessees' Insurance

Lessee shall require any sublessee, and any sub-sublessee, of all or any portion of the Premises to provide the insurance coverage described herein prior to occupancy of the Premises.

12. Waiver of Subrogation

Lessee and County waive all rights to recover against each other or against any other tenant or occupant of the building, or against the officers, directors, shareholders, partners, employees, agents or invitees of each other or of any other occupant or tenant of the building, from any Claims (as defined in the Article entitled "Indemnity") against either of them and from any damages to the fixtures, personal property, Lessee's improvements, and alterations of either County or Lessee in or on the Premises and the Property, to the extent that the proceeds received from any insurance carried by either County or Lessee, other than proceeds from any program of self-insurance, covers any such Claim or damage. Included in any policy or policies of insurance provided by Lessee shall be a standard waiver of rights of subrogation against County by the insurance company issuing said policy or policies.

EXHIBIT C

City of Watsonville Parks & Community Services Department
Annual Facility Programming Plan for Consistent Utilization

	Weekday Activities	Weekend Activities	Other
January	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
February	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
March	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
April	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
May	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
June	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
July	<ul style="list-style-type: none"> • Youth & Adult sports 	<ul style="list-style-type: none"> • Youth & Adult sports 	

	<ul style="list-style-type: none"> • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Occasional City sponsored events/meetings • Private rentals 	
August	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
September	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
October	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
November	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	
December	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	<ul style="list-style-type: none"> • Youth & Adult sports • Occasional City sponsored events/meetings • Private rentals 	