

NOTICE OF SPECIAL MEETING
CITY OF LOUISVILLE, NEBRASKA

MEETING: Notice is given that the Mayor and City Council of Louisville, Nebraska will meet on May 29, 2020, at 4:00 p.m. by telephone conference for a special meeting.

Telephonic meetings are allowed by Executive Order 20-03 signed by Governor Ricketts on March 17, 2020. The public may join each telephone conference meeting by calling **425-436-6365** and when prompted entering access code **318994#**. Members of the public body will participate by telephone conference.

An agenda, kept continuously current, will be posted in the window of City Hall located at 210 Main Street, Louisville, Nebraska. Except for items of an emergency nature, the agendas shall not be enlarged later than twenty-four hours before the scheduled commencement of the meeting.

Please note that the public's participation is limited to listening to the business conducted by the Authority at the meeting. No public hearings are scheduled for which public comment would be allowed.



Dee Arias, City Clerk

I certify the above notice was posted by me in three public places in the city at 4:00 p.m. on May 27, 2020 as follows:

PINNACLE BANK
LOUISVILLE POST OFFICE
LOUISVILLE CITY OFFICES



Dee Arias, City Clerk

**CITY OF LOUISVILLE
CONSENT AGENDA**

May 29, 2020
Time: 4:00 p.m.
Place: City Hall

1. Roll Call (Statement of Posting; Public Meetings Act)

2. Motion to approve and/or correct

❖ CONSENT AGENDA

❖ City Minutes of May 13, 2020

All items noted above are automatically approved when the consent agenda is approved unless removed by a Council member.

3. New Business

- A. Resolution 20-07; regarding use of municipal property for sports and other recreational activities
- B. Allow youth baseball and softball subject to all documents as deemed necessary by City Attorney and Mayor

4. Adjournment

AGENDA IS SUBJECT TO CHANGE: the agenda shall not be enlarged later than twenty-four hours before the scheduled commencement of the meeting

CITY COUNCIL

May 13, 2020

Louisville, NE

A regular meeting of the City Council of the City of Louisville was held on Wednesday, May 13, 2020, at 7:00 p.m. through teleconferencing due to Covid 19. Physically present were Mayor Roger Behrns and Council Member Jerry McClun. Randy Jensen, Rod Petersen and Paula Simonson were all present virtually through teleconferencing. Mayor Behrns stated that the Open Meetings Act is posted on the outside window of the building as well as a copy of all meeting materials. These documents are also available on the city website.

Notice of the regular meeting was given in advance thereof by publication in the Plattsmouth Journal and by posting in three (3) public places as shown by the certificate attached to these minutes. Notice was simultaneously given to all council members. Their acknowledgement of receipt of notice and the agenda is attached to these minutes. All proceedings thereafter were taken while the convened meeting was open to the public through teleconferencing.

Mayor Behrns called the meeting to order and asked the Council to review the consent agenda. Jensen moves, Simonson seconds to approve the consent agenda. Motion carried by unanimous roll call vote.

Library roof bids were discussed. McClun moves, Jensen seconds to authorize the Mayor to enter a contract with the low bidder, Roofer's, Inc. after a revised bid is received to repair rather than replace the roof. Motion carried by unanimous roll call vote.

Simonson moves, Jensen seconds to approve Resolution 20-05; surplus jump packer. Motion carried by unanimous roll call vote.

McClun moves, Jensen seconds to adjourn the meeting at 7:11 p.m. Motion carried by unanimous roll call vote.

I, the undersigned clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and City Council of Louisville. To the best of my knowledge, the agenda was kept continually current and available for public inspection; and the minutes were in written form and available for public inspection within 10 working days. The minutes are published in summary form. Upon request a complete copy is available at City Hall.

Dee Arias, City Clerk

RESOLUTION NO. 20-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOUISVILLE, NEBRASKA REGARDING THE USE OF MUNICIPAL PROPERTY FOR SPORTS OR OTHER RECREATIONAL ACTIVITIES CONSIDERING COVID-19.

WHEREAS, the novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization, is extremely contagious, and is believed to spread mainly from person-to-person contact;

WHEREAS, on March 13, 2020, the Governor of the State of Nebraska declared a state of emergency related to COVID-19 within the entire State of Nebraska, and this state of emergency remains in effect;

WHEREAS, directed health measures are in effect for every County in the State of Nebraska through May 31, 2020, and are likely to be extended by the Governor in some form for most or all Counties after May 31, 2020;

WHEREAS, on May 21, 2020, the Governor announced that the directed health measure prohibiting all organized team sports, youth and adult, would be relaxed by the State of Nebraska beginning June 1, 2020, in order to permit the planned reopening of certain adult and/or youth team sports;

WHEREAS, a copy of the *June 1st Statewide Sports Reopening Guidelines* is attached to this Resolution and incorporated herein as part of these Recitals;

WHEREAS, it is anticipated that future guidance from the State of Nebraska will permit additional team sports and other recreational activities;

WHEREAS, players, coaches, officials, and others who participate in such games, practices, or other recreational activities, and spectators who attend such activities risk the dangers of illness, disease, medical complications, injury or death, caused by or related to COVID-19, by voluntarily entering the municipal property and/or facilities on which such activities take place, by watching such activities, and by participating or authorizing the participation of a minor, in such games, practices, or other recreational activities; and

WHEREAS, it is the intent of the City of Louisville, Nebraska to permit the resumption of adult and/or youth team sports and other recreational activities on municipal property and/or facilities, in accordance with the directed health measures and other laws and guidance issued by the State of Nebraska, including, but not limited to, the *June 1st Statewide Sports Reopening Guidelines* and such further laws and guidance that may be issued in the future, provided that every individual, organization, or group sponsoring such activities, and all participants and spectators, fully assume the health risks associated with these activities, including the inherent risk now present in any such activities as a result of the presence of COVID-19 in the State of Nebraska, and provided that participants in such activities sign an agreement that releases the City of Louisville, Nebraska,

its elected and appointed officials and employees, and all other participants in adult and/or youth team sports or other recreational activities from liability associated with exposure to COVID-19 in the course of such activities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Louisville, Nebraska that any individual, organization or group sponsoring adult and/or youth team sports or other recreational activities that wishes to use the playing or practice fields, courts, grounds, and/or other facilities of the City of Louisville, Nebraska for games, practices, or other recreational activities will be required to enter into the *COVID-19: License and Management Agreement for Use of Municipal Property for Sports or Other Recreational Activities and the Addendum* attached hereto. These License Agreements will be maintained by the Municipal Clerk and shall constitute an addendum to any other contract, license agreement, lease, or agreement allowing the use of the municipal property and/or facilities of the City of Louisville, Nebraska by the same individual, organization, or group.

BE IT FURTHER RESOLVED that, in order to enter the playing or practice fields, courts, grounds, and/or other facilities of the City of Louisville, Nebraska to participate in games, practices, or other recreational activities, all players, coaches, officials and other participants must sign the agreement titled *COVID-19: Participants Agreement for Sports or Other Recreational Activities* in substantially the same form as attached hereto. Each team wishing to participate on or use the municipal property and/or facilities of the City of Louisville, Nebraska must provide copies of signed *Agreements* for all participants affiliated with the team, together with a roster containing a complete list of the names of all players, coaches, officials, and others affiliated with the team. Copies of these documents must be provided to and shall be maintained by the Municipal Clerk.

BE IT FURTHER RESOLVED that, the responsible party for the individual, organization or group sponsoring adult and/or youth team sports or other recreational activities shall execute an affidavit attesting to the execution of the Participants Agreement by ALL those who are part of or associated with the participant teams.

BE IT FURTHER RESOLVED that, for the avoidance of doubt as to the risk assumed by participants and spectators, in order to encourage compliance with directed health measures and guidelines, and in order to promote public safety, the applicable provisions of the *June 1st Statewide Sports Reopening Guidelines*, shall be posted on all practice and playing fields, courts, grounds, and/or other facilities where adult and/or youth practices and/or games or other recreational activities occur. If the *June 1st Statewide Sports Reopening Guidelines*, are subsequently modified or updated, the applicable provisions of the modified or updated guidelines shall be posted in the same manner.

BE IT FURTHER RESOLVED that, the representative responsible for cleaning and ensuring compliance with cleaning required for areas such as bathrooms and for concession stands shall cause to be completed any required forms documenting compliance and the certification on a daily basis which must be provided the following morning to the City Clerk.

BE IT FURTHER RESOLVED that, all participants and spectators shall comply with all

federal, state and local laws and regulations, all directed health measures and guidelines, and all security policies or procedures established by the City of Louisville, Nebraska relating to COVID-19 or other safety or hygiene precautions while present on municipal property and/or facilities, understanding that the City of Louisville, Nebraska may elect to deny entrance to its playing or practice fields, courts, grounds, and/or other facilities to any non-complying participant or spectator, or to require a non-complying participant or spectator to leave the premises at any time.

BE IT FURTHER RESOLVED that, the Mayor is hereby authorized to require unilateral amendments to the *COVID-19: License and Management Agreement for Use of Municipal Property for Sports or Other Recreational Activities and the Addendum* based upon any changes in the Federal, State or County Directed Health Measures or guidelines established by the Federal Government, the State of Nebraska or the Sarpy/Cass Health Department related to COVID-19

BE IT FURTHER RESOLVED that, officials and employees of the City of Louisville, Nebraska are authorized to execute the directives set forth in this Resolution.

PASSED AND APPROVED this 29TH day of May 2020.

Roger Behrns, Mayor

ATTEST:

Dee Arias, City Clerk

**COVID 19: License and Management Agreement
for Use of Municipal Property for Sports
or Other Recreational Activities**

This License and Management Agreement (the “License”), dated for reference purposes only as of the ____ day of _____, 2020, is entered into by and between _____ (“Licensor”) and _____ (“Licensee”).

RECITALS

A. Licensor leases the real estate legally described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Real Property”).

B. The Licensee desires to license the Real Property excluding the playground which currently is, and shall remain, fenced (the “Premises”).

C. The Premises includes a playing field, court, or other grounds suitable for sports and other recreational activities, and may include associated improvements and structures included therewith, but shall not include any playground which currently is, and shall remain, fenced.

D. Licensee is involved in organizing adult and/or youth team sports or other recreational activities in the municipality.

E. Licensor recognizes the additional requirements associated with operating the Premises as a result of the ongoing COVID-19 and novel coronavirus situation and is not able to ensure that operation of the Premises during all practices, games, and other events follows the current applicable rules for safe operation.

F. Licensee desires to utilize the Premises for adult and/or youth team sports or other recreational activities and is willing to enter into this License in order to manage the Premises in accordance with the applicable rules for safe operation.

G. Licensor desires to enter into this License whereby Licensee shall license and manage the Premises for Licensor, subject to the following terms.

NOW THEREFORE, Licensor and Licensee agree as follows:

1. Licensed Premises. Licensor desires to license to Licensee the Premises, as defined above, consisting of approximately _____ acres [or _____ square feet] of real property as further described in paragraph “C” above. Such area includes the municipal playing field(s), court(s), grounds, and/or the structures and improvements associated with the playing field(s), court(s), or grounds, including, but not limited to, the bleachers, stands, restroom facilities, drinking fountain(s), and concession stand. Licensor licenses the Premises to Licensee, and Licensee licenses the Premises from Licensor, for the License Term, and Licensee agrees to pay the license fee, and to perform all of Licensee’s obligations described herein. The parties agree that

Licensee shall have the non-exclusive right to use the Premises and such other portions of the Real Property as is necessary for Licensee to access and use the Premises.

2. Management. The parties acknowledge and agree that Licensee shall be solely responsible for the operation and management of the Premises during the License Term when the Premises are being utilized pursuant to this License. Licensee shall be responsible for operating and managing the Premises in accordance with all applicable rules and regulations of any governmental entity with jurisdiction over the Premises, including, but not limited to, the *June 1st Statewide Sports Reopening Guidelines* issued by the State of Nebraska, attached hereto as Exhibit “B” and incorporated herein by this reference, any other comparable guidelines that may be promulgated by the State of Nebraska regarding sports or other recreational activities, and any amendments, replacements, or supplements thereto, any applicable directed health measure, and all resolutions and ordinances of Licensor (collectively the “Rules”). Licensee represents and covenants to Licensor that Licensee is familiar with the Rules and that Licensee shall operate and manage the Premises in accordance with the Rules. Licensee shall ensure that all coaches or appropriate personnel utilizing the Premises shall conduct themselves and their teams in accordance with the Rules. Licensee agrees to provide training and education as appropriate to all coaches or team managers to ensure that the Rules are followed.

Licensee shall identify a responsible party representing Licensee who shall be responsible for obtaining and certifying by affidavit that all releases (combined as Exhibit “C”), a copy of which are attached hereto, have been completed as it related to the following document: **COVID-19: PARTICIPANTS AGREEMENT FOR SPORTS OR OTHER RECREATIONAL ACTIVITIES.**

3. Term. The License shall be for a term of _____ months commencing effective as of _____, 2020. Either party shall have the right to terminate this License by providing the other party with no less than _____ days’ prior written notice. Such notice shall specify the date that the License shall terminate. Notwithstanding the foregoing or any other provision herein, the parties acknowledge and agree that Licensor retains the right, at any time, to terminate this License by written notice to Licensee if such termination is required under the applicable Rules or any amendment, replacement, or supplement thereto, or in the event Licensor determines, in Licensor’s discretion, that Licensee has failed to manage and operate the Premises in accordance with the Rules. Any such termination shall not relieve the Licensee of the obligations of Licensee hereunder that have occurred or accrued hereunder prior to the termination.

4. License Fee. Licensor agrees not to charge any Licensee or other fees related to this License and use by Licensee.

5. Acceptance of Premises. By taking possession of the Premises, Licensee accepts the Premises in its current condition. Licensee further agrees that Licensor has not provided Licensee with any warranty or representation as to the condition of the Premises and that Licensee has investigated the Premises and has determined to Licensee’s satisfaction that the Premises is satisfactory for Licensee’s proposed use. Licensee also acknowledges and agrees that Licensee is only utilizing a portion of the Real Property that is described herein as the Premises and that

Licensor and other parties also shall have the right to use the Real Property during the License Term, subject to the reasonable licensing discretion of Licensor. Licensee shall secure Licensor's permission prior to making any improvements or alterations of any nature to the Premises. Licensor reserves the right to withhold its consent in Licensor's sole discretion.

6. Quiet Enjoyment. Upon Licensee's paying the license fee and other expenses provided in this License and observing and performing all of the terms, covenants and conditions to be observed and performed by Licensee hereunder, Licensee shall have possession of the Premises for the entire term hereof, subject to all of the provisions of this License.

7. Real Estate Taxes. If applicable during the License Term, Licensor shall pay all real property taxes and assessments, improvement bonds, and other governmental levies ("Taxes") imposed on or with respect to the Premises, if any exist. Licensee shall pay all personal property taxes imposed on or with respect to Licensee's equipment and personal property located on the Premises, if any exist.

8. Utilities. Licensee acknowledges that the utilities necessary for the operation of the Premises are provided by Licensor and Licensee shall use such utilities in the manner required for the proper operation of the Premises and shall not unreasonably use the same or cause any damage thereto. The cost of the utilities applicable to the Premises shall be paid by Licensor.

9. Maintenance. Licensee shall, during the term of this License, and at its sole expense, keep the Premises in good order and repair, reasonable wear and tear excepted. Licensee shall be responsible to maintain the Premises in accordance with the Rules so that the Premises may be utilized for the purposes set forth in this License. Such obligation shall include, but not be limited to, cleaning and disinfecting restroom facilities regularly while players and fans are present, and placing markings on the ground to ensure individuals waiting to use the restroom are spaced six (6) feet apart, if any such restroom facilities are included and open for use on the Premises. Licensee shall also ensure that the concession stand, if any, is only allowed to open if all requirements set forth in the Rules are followed. Licensee shall ensure that the stands, bleachers, or other facilities are only utilized in accordance with the applicable Rules and that any spectators are those permitted to be in attendance at the Premises in accordance with the Rules. Licensor shall be responsible for any mowing, irrigation, or application of fertilizer or weed control on the Premises in accordance with past practices of Licensor. Provided, however, Licensee shall be responsible for any of the same if they are caused by Licensee's misuse or damage to the Premises. Licensee agrees to promptly notify Licensor of any maintenance or repair that is the responsibility of Licensor hereunder. Licensor's sole maintenance obligation shall be repairs to fixtures such as lights, fences and buildings and for mowing. No maintenance performed by Licensor shall occur when any participants are present. If during Licensee's use Licensor must perform any such maintenance, then the facilities shall be cleared and cleaned, and Licensee may only commence use after Licensor has left the premises.

Licensee must complete one or more signed maintenance sheets (one or more for the concession stand and bathrooms if different people are responsible for maintenance), copies of which are attached hereto, during use of the facilities and submit the same to the City Clerk of the

Licensors each morning prior to Licensee's use of the facilities. If Licensee fails to provide the completed form(s) each morning, Licensor may suspend the use of the Premises until such form(s) is provided or may terminate this License. The form certification and cleaning/maintenance record is attached as Exhibit "D".

10. Insurance. During the License Term, Licensee shall, at its own cost and expense, procure and continue in force such insurance policies as are required by Licensor. Such insurance shall, at a minimum include commercial general liability insurance with a combined policy limit of at least \$1,000,000 or such other amount as is reasonably agreed to by the parties. Licensor shall be named as an additional named insured on all such policies of insurance. A renewal policy shall be procured not less than ten (10) days prior to the expiration of any policy. Each original policy or a certified copy thereof, or a satisfactory certificate of the insurer evidencing insurance carried with proof of payment of the premium, shall be deposited with Licensor prior to the commencement date of the term hereof and within ten (10) days of the each anniversary date thereafter. If possible and financially feasible, Licensee shall endeavor to have the foregoing insurance policy provide coverage for issues related to COVID-19, novel coronavirus, or similar issues. Licensee shall provide workers' compensation and employer liability coverage as may be required by the State of Nebraska.

11. Licensee's Indemnification. Licensee agrees to indemnify and hold Licensor harmless from and against any and all claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees to the extent the same arise out of or in any way connected with Licensee's or Licensee's agents' use of the Premises during the term hereof. Whether the same are raised during the term hereof or after. Without limiting the foregoing, the parties acknowledge and agree that the foregoing indemnification specifically includes any claims, damages, or causes of action and all liability, cost or expense specifically including court costs and all reasonable attorney fees for any COVID-19, novel coronavirus, or related issues.

12. Assignment. Licensee shall not assign, sub-license, or otherwise transfer, by operation of law or otherwise, this License or any interest herein without the prior written consent of Licensor, which consent may be withheld in Licensor's sole discretion.

13. No Re-license. Licensor's consent to any assignment, encumbrance, sub-license, occupation, or other transfer shall not release Licensee from any of Licensee's obligations hereunder or be deemed to be a consent to any subsequent assignment, sub-license, or occupation unless Licensor agrees in writing. The collection or acceptance of the license fee or other payment by Licensor from any person other than Licensee shall not be deemed the acceptance of any assignee or sub-licensee as the Licensee hereunder or a release of Licensee from any obligation under this License.

14. Events of Default. The failure by Licensee to comply with any term of this License. If Licensor notifies Licensee of a violation, and Licensee immediately corrects the violation, Licensor may, but is not obligated, to allow the License to continue in effect.

15. Remedies. On the occurrence of an Event of Default, Licensor may at any time thereafter, with or without notice or demand and without limiting Licensor in the exercise of a right or remedy which Licensor may have by reason of such default or breach, exercise any rights or remedies Licensor may have at law or in equity, including, but not limited to, one or more of the following:

- A. declare the License at an end and terminated; or
- B. sue for any damages sustained by Licensor.

16. Non-Exclusive Remedies. The remedies of Licensor set forth in Section 15 shall not be exclusive, but shall be cumulative and in addition to all rights and remedies now or hereafter provided or allowed by law or equity, including, but not limited to, the right of Licensor to seek and obtain an injunction and the right of Licensor to damages in addition to those specified herein.

17. Default by Licensor. Licensor shall not be liable to Licensee if Licensor is unable to fulfill any of its obligations under this License, if Licensor is prevented, delayed, or curtailed from so doing by reason of any cause beyond Licensor's reasonable control. Licensor shall not be in default unless Licensor fails to perform obligations required of Licensor within a reasonable time, but in no event later than thirty (30) days after written notice by Licensee to Licensor, specifying Licensor's failure to perform such obligation; provided, however, that if the nature of Licensor's obligation is such that more than thirty (30) days are required for performance, then Licensor shall not be in default if Licensor commences performance within such thirty (30) day period and thereafter diligently prosecutes its efforts to satisfy such obligation.

18. Entry by Licensor. Licensor and its agents and employees shall have the right to enter the Premises at all times to examine the same, to make such maintenance and repairs of the Premises and such maintenance, repairs, alterations, decorations, additions, and improvements to other portions of the Premises as Licensor requires.

19. Notices. Any notices required or permitted to be given under this License shall be in writing and may be delivered personally or by certified mail to the other party at the address set forth below. Any notice given by mail shall be deemed received two (2) business days following the date such notice is mailed as provided in this Section. Any notice given by electronic mail or personally delivered shall be effective upon receipt. Either party may change its address for purposes of this Section by giving the other party written notice of the new address in the manner set forth above.

a. Licensor's Address: City Clerk
PO Box 370
Louisville NE 68037-0373

b. Licensee's Address: _____

20. Applicable Laws. This License shall be governed by and construed in accordance with the laws of the State of Nebraska.

21. Modification. This License contains all of the terms and conditions agreed upon by the Licensor and Licensee with respect to the Premises. All prior negotiations, correspondence, and agreements are superseded by this License and any other contemporaneous documents. This License may not be modified or changed except by written instrument signed by Licensor and Licensee; provided, however, that Licensor may unilaterally modify this License if the Federal Government, the State of Nebraska or the Sarpy/Cass Health Department modify any applicable conditions related to COVID-19.

22. Relationship of Parties. Neither the method of computation of the license fee nor any other provisions contained in this License nor any acts of the parties shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between Licensor and Licensee, other than the relationship of Licensor and Licensee.

23. Waiver. The acceptance of the license fee or other payments by Licensor, or the endorsement or statement on any check or any letter accompanying any check for the license fee or other payment shall not be deemed an accord or satisfaction or a waiver of any obligation of Licensee regardless of whether Licensor had knowledge of any breach of such obligation. Failure to insist on compliance with any of the terms, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, nor shall any waiver or relinquishment of any right or power hereunder, at any one time or more times, be deemed a waiver or relinquishment of such rights and powers at any other time or times or under any other circumstance(s).

24. Partial Invalidity. If any term or provision of this License or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this License or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this License shall be valid and enforced to the fullest extent permitted by law.

25. Interpretations. Any uncertainty or ambiguity existing herein shall not be interpreted against either party because such party prepared any portion of this License, but shall be interpreted according to the application of rules of interpretation of contracts generally.

26. Memorandum of License. Licensee shall not be permitted to file a memorandum of the License or other documents in the real estate records of the County including the Premises.

27. Binding Effect. This License shall be binding upon and shall inure to the benefit of Licensor, Licensee, and their respective successors and assignees.

28. Counterparts. This License may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto hereby execute this License as of the day and year first above written.

“LICENSEE”

Dated: _____, 2020.

By: _____

Its: _____

“LICENSOR”

City of Louisville, Nebraska

Dated: _____, 2020.

By: _____

Roger Behrns

Its: Mayor

Exhibit "A"

Legal Description

[Insert Legal Description]

Part of Tax Lot Nine (9), lying Northwesterly of the Highway #66 Right Of Way in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Twenty-Three (23), Township Twelve (12) North, Range Eleven (11), East of the 6th P.M., Cass County, Nebraska; excepting (1) publically recorded easements, rights of way and any other encumbrances and (2) a tract of land described as:

Beginning at a point 365 feet South along the North-South ½ section line from the North section line of Section Twenty-Three (23), Township Twelve (12) North, Range Eleven (11) East, Cass County, Nebraska (the Southeast corner of Lot Five (5), the Northeast corner of Lot Eleven (11), both in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section Twenty-Three (23), and the Southwest corner of Lot Ten (10) in the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Twenty-Three (23), thence East 132 feet along the South fence line of Lot Ten (10) to the Southeast corner of Lot Ten (10), thence South 151 feet, thence West 132 feet to the Southeast corner of Lot Eleven (11), thence North 151 feet along the East fence line of Lot Eleven (11) to the point of beginning.

Exhibit “B”

[Attach a copy of the current Rules]

June 1st Statewide Sports Reopening Guidelines

The below guidelines lay out the planned reopening of certain sports. The State of Nebraska will utilize the April 2008 American Academy of Pediatrics Classification of Sports According to Contact as a guideline for opening sports of differing contact levels. Violation of these rules may mean a team is prohibited from practicing or playing games for the entire summer.

The below guidelines apply only to team sports. Individual sports such as golf and tennis (including doubles tennis) are not prohibited under any Directed Health Measure (DHM), however, participants must practice social/physical distancing.

Classification of Team Sports According to Contact Level

| Contact | Limited-Contact | Non-Contact |
|------------------|-------------------------|-----------------------------|
| Basketball | Baseball | Badminton |
| Boxing | Football, flag or touch | Bowling |
| Cheerleading | Softball | Crew/Rowing |
| Football, tackle | Volleyball | Curling |
| Gymnastics | | Dance |
| Hockey | | Rodeo* and horseback riding |
| Lacrosse | | Swimming |
| Martial arts | | Track and field events |
| Rugby | | |
| Soccer | | |
| Wrestling | | |

* Exception for rodeo as there is limited or no contact with other people, primary contact is with animals.

Month of May

- No Organized Team Sports games for youth and adults.
- No Team Organized Sports practices for youth and adults. This prohibition includes any practice, training or group exercise program organized by a coach of a sports team.
- Businesses and organizations that provide sports training AND that sell memberships to provide such training are allowed to offer sports training as long as they follow the same guidelines as fitness centers/clubs, gymnasiums, health clubs, and health spas. No team organized training is allowed.

June 1

- Schools are permitted to open weight rooms for use by all student athletes as long as they follow the same guidelines as fitness centers/clubs, gymnasiums, health clubs, and health spas.

- Team Organized practices for Noncontact and Limited-Contact Sports may begin unless circumstances dictate a change in date.
- Rodeo events may also begin.
- Players, coaches, and staff showing signs/symptoms of COVID-19 (fever over 100.4F, sudden onset of cough or sudden onset of shortness of breath) shall not participate.
- Dugout and bench use will not be allowed. Players and their items when not on the field/court should be lined up against the fence/wall at least six (6) feet apart.
- Parents must remain in their cars or drop off and pick players up afterwards.
- Players should use their own protective equipment including gloves, helmets, and bats as much as possible.
 - When protective equipment is needed to be shared, it should be disinfected between players use. Coaches are encouraged to rotate equipment when possible.
- Coaches must disinfect shared equipment before and after each practice.
- Coaches are responsible for ensuring social/physical distancing is maintained between players as much as possible. This means additional spacing between players while playing catch, during drills, or while waiting to participate.
- Players must bring their own water/beverage to consume during and after practice. No shared drinking fountains or coolers.
- Players must bring their own snacks to consume during and after practice. No shared/communal snacks.
 - The use of sunflower seeds, tobacco products, and spitting while practicing or playing is prohibited.
- Team organized practices for contact sports remain suspended.

June 18

- Team Organized games for Noncontact and Limited-Contact sports may begin unless circumstances dictate a change in date.
- Same guidelines apply as above for practices.
- Use of dugouts and benches are permitted during games only.
 - For baseball and softball, the bleachers located between the dugout and home plate should also be used to spread out players. Players should have designated spots to place their personal items. Coaches must designate an adult who is responsible for ensuring players are seated on the benches unless they are actively participating in the game.
 - For all other sports, additional benches or bleachers should be used to spread out players. Players should have designated spots to place their personal items. Coaches must designate an adult who is responsible for ensuring players are seated on the benches unless they are actively participating in the game.
- Players should use their own equipment including gloves, helmets, and bats as much as possible.
 - When protective equipment is needed to be shared, it should be disinfected between players use.
 - Coaches are encouraged to rotate equipment when possible.
- Coaches must disinfect shared equipment before and after each game/match.
- Fan attendance is limited to household members of the players on the team. (*Collegiate, semi-professional, and professional games will follow gathering requirements under the Directed Health Measures and must submit plans prior to reopening if facilities meet these requirements.*) For outdoor sports, no use of bleachers for fans. Fans must bring their own chairs or stand. Fans should keep six (6) feet of social distancing between different household units. No fan seating or standing is allowed within in six (6) feet of the teams' benches or for baseball and softball within the area from behind home plate to six (6) feet past the far end of each dugout.
 - If game/match is held at a facility that has a capacity of 500 or more individuals, (1,000 or more in counties over 500,000 population) shall follow reopening plans submitted, reviewed and approved by the Local Health Department by the facility.
- Teams to play next must be provided designated areas for player warm-ups that provide for necessary physical/social distancing.
- Post-game handshakes or interaction between teams are prohibited.

- When games end, the leaving team must sanitize the dugout or bench area. No post-game talks at the field or court are permitted. Fans and players must leave the playing area and return to their cars immediately after the game.
- The team to play next must remain in their designated warm up area until the prior team has finished disinfecting and is completely out of the dugout or off of the court/field.
- Fans for upcoming games must remain in their cars during player warm ups. They will be permitted to come to the field/court once the team they are there to watch enters the playing area.
- Restrooms must be cleaned and disinfected regularly (at least every 2 hours) while players and fans are present. Markings should be placed on the ground to ensure individuals waiting to use the restroom are spaced six (6) feet apart.
- Players must bring their own water/beverage to consume during and after practices and games. No shared drinking fountains or coolers.
- Players must bring their own snacks to consume during and after practice/games. No shared/communal snacks.
- Concession stands are allowed to open, if they meet the following:
 - Markings should be placed on the ground to ensure individuals are spaced six (6) feet apart.
 - Clean and disinfect high touch surfaces regularly while players and fans are present.
 - Staff must serve food directly to customers and remove self-serve condiment stations (e.g. provide customers with condiment packets upon request).
 - Whenever possible, practice social distancing between staff.
 - All employees directly interacting with customers should wear face coverings.
 - All food code regulations must still be followed.
 - Employees should wash hands frequently; provide hand sanitizer for customers.
- Team organized practices and games for other sports may remain suspended.



Exhibit "C"

Copy of Affidavit of Responsible Party with copy of Release

AFFIDAVIT

STATE OF NEBRASKA)
)ss
COUNTY OF _____)

Affiant, _____ (print name), after being duly sworn on oath, deposes and states that:

1. I am the responsible party for _____ who is the Licensee in various agreements with the City of Louisville, Nebraska related to a COVID 19: License and Management Agreement for Use of Municipal Property for Sports or Other Recreational Activities.

2. I am over the age of 19 years.

3. I have personal knowledge of the contents of this affidavit.

4. I represent and affirm to the City of Louisville, Nebraska that all Players, Coaches, Officials, and Other Participants have completed the Participant Agreement for each team that will play at the City of Louisville, Nebraska baseball and softball facilities, and that copies of the same are attached hereto.

5. That no other persons than those whose Participant Agreements are attached will be allowed to participate in the use of the City of Louisville, Nebraska baseball and softball facilities.

Further Affiant Saith Not.

Subscribed and sworn to before me this ____ day of _____ 2020 by _____ who personally appeared before me and was personally known by me.

Notary Public

Exhibit “D”

Cleaning Sheet with Certification

CLEANING LOG
BATHROOMS, CONCESSION STANDS AND OTHER SUCH AREAS

Date: _____

Location: _____

**THIS FORM MUST BE COMPLETED AND DELIVERED TO THE CITY CLERK
EACH MORNING BEFORE ANY FIELD IS USED IN ANY MANNER.**

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

Time: _____
Game: _____
Responsible Party: _____
Cleaned (circle): Yes No

_____ I certify that the above is a correct record of the cleaning of the facilities at
_____ baseball/softball field.

(print name)

COVID-19: PARTICIPANTS AGREEMENT FOR SPORTS OR OTHER RECREATIONAL ACTIVITIES

(Please print clearly or type and fill in all blanks and sign below.)

Participant Name (Player, Coach, Official, or Other Participant): _____

Address: _____ Municipality: _____

State: _____ Zip: _____ Telephone #: _____ Age of Participant: _____

If Participant is 19 years of age or older, only Participant must sign. If Participant is 17 years Old or Younger, Parent or Legal Guardian must sign. If Participant is 18 years of age but under age 19, both Participant and Parent or Legal Guardian must sign.

ACKNOWLEDGMENT AND ASSUMPTION OF RISK

The COVID-19 coronavirus has been declared a worldwide pandemic by the World Health Organization, is extremely contagious and is believed to spread mainly from person-to-person contact. By signing this, you **ACKNOWLEDGE AND ASSUME THE RISK AND DANGERS OF ILLNESS, DISEASE, MEDICAL COMPLICATIONS, INJURY OR DEATH**, caused by or related to COVID-19, by voluntarily entering the property and/or public facilities of any Municipality and participating in or viewing adult and/or youth games, practices, or other group recreational activities, or by authorizing the participation of a minor in or the presence of a minor at such games, practices, or other group recreational activities. No one guarantees that you or your child(ren) will not become infected with COVID-19. The person signing below voluntarily assumes this risk because s/he chooses or elects to do so.

COVID-19 RELEASE AND INDEMNITY AGREEMENT AND COVENANT NOT TO SUE

In consideration of the above-listed player, coach, or official (“Participant”) being allowed to participate in adult and/or youth team sports or other group recreational activities on municipal property and/or public facilities, the Participant or the parent(s) or legal guardian (if Participant is a Minor), on his or her own behalf and on behalf of any Minor Participant, agree as follows:

1. **RELEASE, WAIVE, DISCHARGE AND COVENANT NOT TO SUE** every city or village (hereinafter, **Municipality**) on whose property and/or public facilities Participant participates in any adult and/or youth games, practices, or other group recreational activities, together with each such **Municipality’s** mayor and council, village board of trustees, manager/administrator, clerk, agents and employees, and all others who participate with Participant in such activities (all of whom are collectively referred to herein as “Releasees”) from any and all liability to the Participant (or Participant’s personal representatives, assigns, heirs, parents, legal guardians, siblings, children or dependents) on account of injury, illness, disease, quarantine or death from the COVID-19 coronavirus and any complication or related disease or condition, occurring as a result of entering the property of any such **Municipality**, participating in or viewing any such game, practice, or other group recreational activity, or other use of public facilities on the property of any such **Municipality**, whether such injury, sickness, disease, condition, or death is caused by the negligence or other wrongful conduct of one or more of the Releasees or any other participants, spectators or other individuals present at the game, practice, or other group recreational activity, or whether liability for such injury, sickness, disease, condition, or death is assigned to one or more of the Releasees as a matter of strict liability or any other legal doctrine. This covenant extends to and includes the personal representatives, assigns, heirs, parents, legal guardians, siblings, children or other dependants of the Participant. This provision expressly covenants that under no circumstance will the Participant or his or her personal representatives, assigns, heirs, parents, legal guardians, siblings, children or other dependants initiate any

legal action or administrative proceeding against any Releasee, nor assist in the prosecution of any such legal action filed by another, for injury, disease, loss, quarantine, or illness related to COVID-19 and alleged to have arisen from Participant's participation in Sports activities, whether such claim is based on one or more of the Releasees' negligence, breach of contract or warranty, strict liability or other legal theory.

2. AGREE TO INDEMNIFY AND SAVE AND HOLD HARMLESS THE RELEASEES and each of them from any liability, damage or loss (including, but not limited to, attorneys' fees and other defense costs) one or more of them may suffer or incur arising out of or related to the Participant's or any of the undersigned's entry onto the property and/or public facilities of any such **Municipality** in connection with any game, practice, or other group recreational activity, whether such claim is based on one or more of the Releasees' negligence, breach of contract or warranty, strict liability or other legal theory. The undersigned COVENANTS not to sue any Releasee related to injury, disease, loss, quarantine, or illness related to COVID-19.

3. THE PERSON SIGNING BELOW AGREE(S) to comply with all federal, state and local laws and regulations, all directed health measures and guidelines, and all security policies or procedures established by any such **Municipality** relating to COVID-19 or other safety or hygiene precautions, understanding that the **Municipality** may elect to deny entrance to the property (including any facilities present thereon) and the Participant may not be allowed to participate or continue to participate in the game, practice, or other group recreational activity at the election of the **Municipality** at any time. The undersigned agree(s) that in the event any portion of this document is held to be invalid, the balance shall, notwithstanding, continue in full legal force and effect to the greatest extent possible under applicable law. The parents or guardian of the Participant agree that by signing below they are in addition to binding themselves and binding any minor Participant on whose behalf they have signed, to the maximum extent permitted by applicable law to this Agreement in full.

I AM THE AGE OF MAJORITY, AM COMPETENT AND HAVE FULL AUTHORITY TO SIGN THIS, HAVE READ THE ABOVE AND UNDERSTAND ITS TERMS. I SIGN KNOWING ITS EFFECTS.

Date: _____, 2020.

BLOCK 1: (IF 19 YEARS OLD OR OLDER)

Signature of Participant

Print Clearly or Type Name of Participant

BLOCK 2: (IF PARTICIPANT IS 17 YEARS OLD OR YOUNGER)

Signature of Parent/Legal Guardian (If Applicable)

Print Clearly or Type Name

BLOCK 3: (IF PARTICIPANT IS 18 YEARS OLD BUT NOT 19 YEARS OLD)

Signature of Participant

Print Clearly or Type Name of Participant

Signature of Parent/Legal Guardian (If Applicable)

Print Clearly or Type Name

Outline of Changes to Upcoming DHMs Phase II

Statewide Changes starting June 1st

- **Travel Quarantine**
 - All individuals returning from international travel only will be required to quarantine upon returning to Nebraska for 14 days.
 - The restriction will not apply to individuals traveling in connection with military service or in connection with employment at a health care facility.
- **Sports**
 - Team sports have been categorized by contact level (contact, limited-contact, non-contact) based on guidance from the April 2008 American Academy of Pediatrics Classification of Sports According to Contact. These categories will be used for determining the opening of different team sports.
 - Limited and Non-contact team sports including baseball, softball, and volleyball practices may begin June 1st.
 - Limited and Non-contact team sports including baseball, softball, and volleyball games may begin June 18th.
 - Rodeo events may also begin starting June 1st.
 - “June 1st Statewide Sports Reopening Guidelines” must be followed for both youth and adults.
 - ◆ Rodeos are permitted to follow Gatherings DHM requirements.
 - ◆ Schools gyms and weight rooms are permitted to follow gyms, fitness centers/clubs, health clubs, and health spas DHM requirements.
 - Contact sports like basketball, tackle football, soccer, wrestling, etc. remain prohibited.

Starting June 1st, the following guidelines apply to all counties except for those located in Central District Health Dept. (Hall, Hamilton, Merrick) and Dakota County Health Dept. (Dakota)

- **Bars & Restaurants**
 - Restaurants remain open for dine-in and Bars, Bottle Clubs, and Gentlemen’s Clubs can reopen.
 - ◆ Patrons will be required to be seated while on premise unless they are placing an order or using the restroom.
 - Limited to 50% of rated occupancy maximum at a time.
 - Six (6) feet separation between seating of different parties.
 - Six (6) feet of separation between entertainers, performers, dancers, and patrons.
 - Maximum of six (6) individuals in a party (groups larger than six (6) will need to split into multiple tables).
 - Food may not be consumed at bar seating.
 - Games such as pool, darts, arcade games, etc. are prohibited.
- **Childcare Facilities**
 - Will remain at not more than 15 children per room/space.
 - ◆ All other state provisions, statutes, and regulations, including child to staff ratios, still apply.

- **Gatherings**

- Gatherings will be limited to the greater of 25 people (excluding staff) or 25% of rated occupancy (not to exceed 3,000) for gatherings held at:
 - ◆ Indoor or Outdoor Arenas, Indoor or Outdoor Auctions, Stadiums, Tracks, Fairgrounds, Festivals, Zoos, Auditoriums, Large Event Conference Rooms, Meeting Halls, Indoor Theaters, Libraries, Swimming Pools, or any other confined indoor or outdoor space.
 - > Groups shall be no larger than six (6) individuals.
 - > Six (6) feet separation between groups must be maintained.
- Parades, carnivals, midways, dances and street dances, and beer gardens are prohibited through June 30th and may be extended.
 - ◆ Parades where patrons remain in their vehicles and the public does not line the streets are permitted.
 - ◆ Dance recitals are permitted but must follow the Gathering requirements.
- Drive-in movie theaters may open at full capacity as long as patrons remain in/on their vehicles while viewing the movie and congregating at concession and restroom areas are not permitted.
- Plans for reopening must be submitted to the local health departments and approved for all indoor and outdoor locations/venues that hold 500 or more individuals (1,000 or more in counties over 500,000 population) before reopening is permitted. The reopening plan must contain planned number of guests, how the location will meet social distancing guidelines, and sanitation guidelines.

- **Gyms, Fitness Centers/Clubs, Health Clubs, & Health Spas**

- Will be limited to the greater of 25 people (excluding staff) or 50% of rated occupancy.
- Must ensure a minimum distance of six (6) feet be maintained between all patrons.

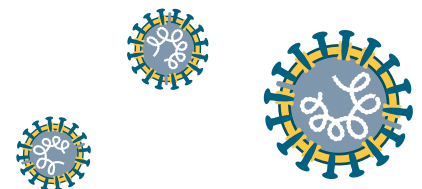
- **Salons, Barber Shops, Massage Therapy Services, & Tattoo Parlors/Body Art Facilities**

- Will be limited to the greater of 25 people (excluding staff) or 50% of rated occupancy.
- Chairs/stations must remain at least six (6) feet apart.
- Both workers and patrons are still required in the DHM to wear masks at all times.
 - ◆ An exception will be made for services provided by estheticians. Patrons will be permitted to remove their mask while receiving services directly. The mask must be worn by the patron at all other times while on the premise.

- **Wedding & Funeral Reception Venues**

- Will be limited to the greater of 25 people (excluding staff) or 50% of rated occupancy.
- Six (6) feet separation between seating of different parties.
- Maximum of six (6) individuals in a party (groups larger than six (6) will need to split into multiple tables).
- Self-serve buffets and salad bars are prohibited. Venue staff must serve food directly to all individuals.
- No dances or other social events that require guests to gather outside of their respective tables are permitted.

Starting June 1st, all counties located in Central District Health Dept. (Hall, Hamilton, Merrick) and Dakota County Health Dept. (Dakota) will be reissued DHMs with Phase I Requirements





RULES FOR ADULT & YOUTH BASEBALL/SOFTBALL PRACTICES (Starting June 1)

Violation of these rules may mean a team is prohibited from practicing or playing games for the entire summer.

1. Players, coaches, and staff showing signs/symptoms of COVID-19 (fever over 100.4F, sudden onset of cough or sudden onset of shortness of breath) shall not participate.
2. Dugout/bench use will not be allowed. Players and their items when not on the field should be lined up against the fence/wall at least six (6) feet apart.
3. Parents must remain in their cars or drop off and pick players up afterwards.
4. Players should use their own protective equipment including gloves, helmets, and bats as much as possible.
 - A. When protective equipment is needed to be shared, it should be disinfected between players use.
 - B. Coaches are encouraged to rotate equipment when possible.
 - C. Coaches must disinfect shared equipment before and after each practice (or game).
5. Coaches are responsible for ensuring social/physical distancing is maintained between players as much as possible. This means additional spacing between players while playing catch, during drills, or while waiting to participate
6. Players must bring their own water/beverage and snacks to consume; no shared drinking fountains, coolers or snacks; the use of sunflower seeds, tobacco products, and spitting while practicing or playing is prohibited.

RULES FOR ADULT & YOUTH BASEBALL/SOFTBALL GAMES (Starting June 18)

7. **Same guidelines apply as for practices.**
8. Use of dugouts/benches are permitted during games only.
 - A. The bleachers located between the dugout and home plate also should be used to spread out players. Players should have designated spots to place their personal items.
 - B. Coaches must designate an adult who is responsible for ensuring players are seated on the benches unless they are actively participating in the game.
9. Teams to play next must be provided designated areas for player warm-ups that provide for necessary physical/social distancing.
10. Post-game handshakes or interaction between teams are prohibited.
11. When games end, the leaving team must sanitize the dugout or bench area. No post-game talks at the field are permitted. Fans and players must leave the playing area and return to their cars immediately after the game.
12. The team to play next must remain in their designated warm up area until the prior team has finished disinfecting and is completely out of the dugout or off the field.
13. **RULES FOR FANS.**
 - A. Fans for upcoming games must remain in their cars during player warm-ups. They will be permitted to come to the field once the team they are there to watch enters the playing area.
 - B. Fan attendance is limited to household members of the players on the team. For outdoor games, no use of bleachers for fans. Fans must bring their own chairs or stand. Fans should keep six (6) feet of social distancing between different household units. No fan seating or standing is allowed within six (6) feet of the teams' benches or within the area from behind home plate to six (6) feet past the far end of each dugout.
 - C. Games/matches held at a facility that has a capacity of 500 or more individuals (1,000 or more in counties over 500,000 population), shall follow reopening plans submitted, reviewed and approved by the Local Health Department by the facility.

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RULES FOR RESTROOMS (Starting June 18)

Violation of these rules may mean a team is prohibited from practicing or playing games for the entire summer.

1. Restrooms must be cleaned and disinfected regularly (at least every 2 hours) while players and fans are present.
2. Markings should be placed on the ground to ensure individuals waiting to use the restroom are spaced six (6) feet apart.

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RULES FOR CONCESSION STANDS (Starting June 18)

Violation of these rules may mean a team is prohibited from practicing or playing games for the entire summer.

Concession stands are allowed to open, if they meet the following:

1. Markings should be placed on the ground to ensure individuals are spaced six (6) feet apart.
2. Clean and disinfect high touch surfaces regularly while players and fans are present.
3. Staff must serve food directly to customers and remove self-serve condiment stations (e.g. provide customers with condiment packets upon request).
4. Whenever possible, practice social distancing between staff.
5. All employees directly interacting with customers should wear face coverings.
6. All food code regulations must still be followed.
7. Employees should wash hands frequently; provide hand sanitizer for customers.

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ADVISORY