

**STAFF REPORT**  
**City of Lancaster, California**

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03/11/08
MVB

Date: March 11, 2008

To: Mayor Hearn and City Council Members

From: Lyle W. Norton, Director, Parks, Recreation and Arts

Subject: **Maintenance Agreement with Hawk's Nest, LLC**

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**Recommendation:**

Approve the agreement between the City of Lancaster ("City") and Hawk's Nest, LLC ("Hawk's Nest") for maintenance of Clear Channel stadium during the California League Season.

**Fiscal Impact:**

Hawk's Nest will pay the sum not to exceed \$100,000 for the 2008 season.

**Background:**

The City and Clutch Play, LLC entered into a Lease Agreement dated August 14, 1995, and extended on April 25, 2000, to utilize Clear Channel Stadium for the purpose of operating a Class A professional baseball franchise. Said lease was assigned to Hawk's Nest, LLC in May 2006. Pursuant to the terms of the lease, Hawk's Nest is obligated to undertake and perform routine maintenance to the Stadium following baseball games. Hawk's Nest has chosen to contract with the City to perform general and grounds maintenance services during their season.

The City shall undertake or cause to be undertaken the following routine maintenance activities: (i) removal of debris from the seats, walkways and playing field; (ii) cleaning the grandstand and the bleachers; (iii) cleaning public restrooms; (iv) partial cleaning of sky boxes; (v) cleaning picnic area; (vi) performing routine playing field maintenance; and (vii) providing for groundskeeping and lining and preparation of the field for play.

Tenant will assist the City on a regular basis with the following maintenance activities during the seventy (70) game baseball schedule only; (i) cleaning of Tenants office space; (ii) cleaning of visitor and team clubhouses; (iii) general pick up of trash in the home and visiting team dugouts, (iv) vacuuming, dusting and general cleanup of the skyboxes, and (v) total cleaning of press box. In the event of late innings or rain delay after part time field staff have been released, Tenant staff will assist City staff in placing the tarp over the infield playing surface.

The agreement also provides for the reimbursement of utility costs by Hawk's Nest during their use.

This proposed agreement terminates on March 1, 2009. The agreement provides for two (2) one year extensions by mutual consent of both parties.