CITY OF STOUGHTON
207 S. Forrest Street, Stoughton, WI. 53589
(608) 873-6459
www.ci.stoughton.wi.us

September __, 2022

Memorandum of Understanding - Norse Park Dugout Donation

Dear Stoughton Area Baseball Association,

Thank you for your interest in donating new dugouts at Norse Park. The City of Stoughton is excited to partner with the Stoughton Area Baseball Association (SABA) on this project. This Memorandum of Understanding (MOU) is meant to outline specific details of the project as we move forward. The City will craft a Developers Agreement that will serve as a formal document for the construction and eventual ownership of the dugouts. Please read through the outline below and provide any questions or concerns that you may have. We hope to address any concerns you may have ahead of signing the formal Developers Agreement.

Financial Obligation and Contractors

All outside contractors will be hired by SABA. All labor agreements shall be between the contractor and SABA. All invoices, other than in-kind work performed by the City, shall be paid for by SABA. All costs for the dugout construction materials and labor, other than what is contributed in-kind from the City, shall be paid for utilizing donated funds from SABA. An opinion of probable costs is included in this document.

Insurance Requirements

Since this work will be performed on City of Stoughton property, contractors must meet all applicable general liability insurance requirements set forth by the City. The City of Stoughton shall also be named an additional insured on the contractor's insurance policy. A copy of the contractor Certificate of Insurance (COI) shall be approved by the City before the contractor can begin work.

In-Kind City Contributions

The City of Stoughton agrees to provide in-kind work for this project. The items listed herein may not be all inclusive, but are all known items that the city has agreed to provide. The City will serve as the project manager for the construction of the dugouts. The City will coordinate the construction sequence with all contractors/volunteers hired by SABA. The City will work with the masonry contractor and their supplier to put

together structural plans for the dugout. The City will provide all equipment to demolish the existing dugouts and remove the existing concrete slabs. The city will prepare the site for the new concrete slabs for the dugouts. The City will provide all concrete work to the dugouts in order to meet all accessibility requirements within the Americans with Disabilities Act (ADA). The City will provide staff and equipment to erect the roof structure. All roofing material will be paid for through donated funds to SABA. The City will provide all grading and turf restoration. Seed shall be purchased by SABA as part of the project.

Ownership

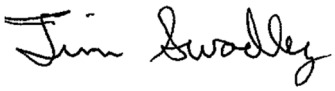
After construction is complete, the City of Stoughton will retain ownership of the dugouts and will be responsible for all maintenance of the dugouts going forward.

Norse Park Baseball Field

As new development and the enhancement of current parks continues to progress in the City of Stoughton, new opportunities for playing fields may present themselves to the City, SABA, Merchants and the Stoughton Area School District. It is important that the City is fully transparent in making it clear that the City will continue to look at opportunities to relocate the diamond at Norse Park as it is an incompatible use for Norse Park. The diamond at Norse Park causes issues such as the baseball diamond being locked and not being available to use by the general public, lack of parking, and lack of appropriate buffering to adjacent residential homes. The timeline for relocation is unclear at this time. When the opportunity presents itself, SABA, the Stoughton Area School District and the Merchants are expected to be partners with the City in the new baseball facility.

Again, thank you for your generous donation. Partnerships such as this are imperative as we continue to make Stoughton a great place to live, work and recreate. Please let me know if you have any questions or concerns as we move forward.

Sincerely,



Tim Swadley, Mayor
City of Stoughton
207 S. Forrest St.
Stoughton, WI 53589
608-480-3031