

## GOLF COURSE SUPERINTENDENT AGREEMENT

This Agreement ("Agreement") is entered into this \_\_\_\_ day of November 2023, by and between the Clinton Recreational Authority ("Authority"), a Title 60 Oklahoma public trust with the sole beneficiary being the City of Clinton, Oklahoma and Littke's Lawncare, LLC ("Superintendent") for maintenance of the Riverside Golf Course ("Riverside") facilities.

### **WITNESSETH:**

**WHEREAS:** Authority is the owner of an eighteen-hole golf course known as Riverside which includes other forms of amenities, including a clubhouse, driving range, food and beverage operations and all other improvements and business operations.

**WHEREAS:** Authority intends to enhance the appearance and operation of Riverside by contracting with a Golf Course Superintendent ("Superintendent") to provide for the professional day-to-day maintenance of the golf course & its facilities, the servicing of, routine repairs and maintenance of mowing and other equipment, chemical application and the personnel management of his employees.

**WHEREAS:** Authority is prepared to contract with Littke's Lawncare, LLC to maintain Riverside as Golf Course Superintendent ("Superintendent"), to work in cooperation with a Golf Professional who is under separate contract to operate the Riverside clubhouse, whereby the Superintendent and Golf Pro have separate and distinct responsibilities to fulfill their own specified contract responsibilities with neither supervising the other.

**WHEREAS:** Authority desires that Superintendent provide the day-to-day maintenance which is necessary for the successful operation of Riverside, in a professional manner with budgets and operations in recognition of Authority's financial means while providing a professional, recreational opportunity for the citizens of the City of Clinton.

**WHEREAS:** Superintendent has agreed to provide such services on the terms and conditions set forth below.

### **I. BASIC TERMS**

1. **Duration of the Agreement:** The initial term of this Agreement will be for twelve (12) months from the date of execution of this Agreement. Thirty (30) days prior to the expiration of the initial term, either party may elect, in writing, to extend the Agreement for an additional twelve (12) month term. The Agreement will only be extended by mutual agreement.

2. Management Fee: The monthly management fee will be Twenty-Two Thousand, Six Hundred Dollars (\$22,600.00) payable after the first Recreational Authority meeting each month after services have been performed.
3. Licenses: Superintendent will secure and maintain at all times any licenses required by the OK Department of Agriculture to obtain and utilize herbicides or any other chemicals needed to perform his responsibilities at Riverside.
4. Consultations: Superintendent recognizes that the Authority's General (City) Manager is the Authority's contract administrator for the Agreement. Meetings and less formal consultations, as needed, will occur with the Superintendent and Authority's General Manager to discuss any matter related to the Agreement, as well as matters not specifically included in the Agreement. No later than May 15, 2024, Superintendent and Authority's General Manager will meet to discuss the financial positions of both parties at that time in order to consider any modifications to this Agreement.

For at least some of such consultations, the Golf Professional will also participate in the conversation. Furthermore, Superintendent will participate in Golf Advisory Board meetings to review golf course maintenance and other matters related to this Agreement.

## II. POWERS AND DUTIES OF SUPERINTENDENT

Superintendent agrees to maintain the Riverside golf course & equipment in good, workmanlike and professional manner by:

- a. Devoting sufficient time to the provision of day-to-day management and oversight of the golf course maintenance needs of Riverside.
- b. Employing, compensating and supervising competent staff and deploying such staff and other resources to ensure the proper care of the Riverside course and facilities. All employees will be deemed employees of Superintendent and not Authority or City of Clinton.
- c. Maintaining the Riverside facilities under Superintendent's control in conditions consistent with appropriate quality levels of similar municipal golf courses.
- e. Coordinating with representatives of the Authority to result in Riverside to be in compliance with all federal, state and municipal laws and regulations.
- f. Overseeing all other matters reasonably necessary for the efficient performance of the maintenance needs of Riverside.

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- i. Carrying a minimum of one million dollars in liability insurance with the Authority listed as an insured party to cover any acts of negligence by Superintendent resulting in damage to the Riverside's assets and operations or resulting in damage to any other persons or entities.

**a. POWERS AND DUTIES OF AUTHORITY**

Authority will have the following duties and responsibilities during the term of this Agreement:

- a. Subject to budgetary appropriations, Authority shall be responsible for all expenditures for required chemicals, capital improvements, repair parts and maintenance performed by third parties.
- b. Maintaining insurance on the Riverside course & facilities and the payment of appropriate premiums for such insurance.
- c. Paying fees due to Superintendent under this Agreement

**b. TERMINATION**

The initial term of this Agreement is set forth above. However, the Agreement may be terminated sooner under the following circumstances:

- a. At any time by mutual agreement.
- b. Upon written notice by one party to the other of a default in the duties by the other party when the default is not cured within fifteen (15) days after receipt of notice of default.
- c. In the event of gross negligence by Superintendent in the performance of his obligations under this Agreement.
- d. Upon the death of the Superintendent or his physical or mental inability to perform his obligations under this Agreement.

**c. INDEPENDENT CONTRACTOR**

The parties mutually acknowledge and agree that Superintendent is deemed an Independent Contractor and is not an employee of the Authority or the City of Clinton. As such, except as may be expressly provided herein, Superintendent has no right or authority to assume or create any obligation or responsibility on behalf of the Authority or

the City of Clinton or to bind or attempt to bind the Authority or the City of Clinton in any manner without express permission given in writing.

**d. INDEMNITY**

Superintendent agrees to indemnify and hold harmless the Authority for any liability, loss, damage, costs, and expenses (including attorney fees) caused by his gross negligence, misconduct or material breach of this Agreement causing harm to any portion of the Riverside facility, any patron of Riverside, any other person or any property of an employee, patron or other person.

**e. MISCELLANEOUS**

1. Each party warrants and represents that he/it has the full authority to enter into this Agreement and to perform hereunder. Each party agrees to cooperate with the other and its officers, agents, servants, attorneys, or employees in connection with the performance of this Agreement.
2. This Agreement may not be assigned by Superintendent to any third party without the express, prior written permission of the Authority.
3. If determined by any court of competent jurisdiction that any part of this Agreement is void, voidable, illegal, or unenforceable, that part or portion will be severable from and will not affect the remainder of the Agreement.
4. This Agreement will be subject to the laws of the State of Oklahoma. Any disputes arising out of this Agreement must be brought in the District Court of Custer County.
5. The terms of this Agreement may only be changed, modified, waived or released by mutual written consent.
6. Any notice, document or other item to be given, delivered, furnished or received by be addressed as follows:

Littke's Lawncare, LLC  
525 Orient  
Clinton, OK 73601  
580-445-6232  
Email: landonlittke@yahoo.com

Clinton Recreational Authority c/o General Manager  
P.O. Box 1177

415 Gary Blvd.  
Clinton, Oklahoma 72601 -1177  
(580) 323-0261  
Email: city.manager@clintonok.gov

7. This Agreement may be executed in multiple counterparts, each of which when so executed, will be deemed an original and such counterparts together will constitute one and the same Agreement.
8. It is understood and acknowledged by all Parties to this agreement, that this is a management agreement, not a lease, and Superintendent has no additional rights to the use of the Riverside facilities other than as described herein, other than as a member or paying user of the facility.

Dated this 21 day of November 2023

**CLINTON RECREATIONAL AUTHORITY**

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David D. Berrong, Chairman

**LITTKE'S LAWCARE, LLC**

  
Landon Littke