

# **PUBLIC PROPERTY LEASE AGREEMENT**

## **PLANET BLUEGRASS MAJOR EVENT – ROCKYGRASS FESTIVAL**

**EVENT DATES: July 25-27, 2025 AND July 24-26, 2026**

**THIS AGREEMENT** ("Agreement") is made by and between the **TOWN OF LYONS**, a Colorado municipal corporation whose address is 432 Fifth Avenue, Lyons, Colorado 80540, ("Town"), and the **TELLURIDE BLUEGRASS FESTIVAL, PBC**, a Colorado Public Benefit Corporation doing business as **PLANET BLUEGRASS** (hereinafter "PB"), whose address is 500 West Main Street, Lyons, Colorado 80540. The Town and PB may be referred to individually herein as a "Party," and may be collectively referenced as the "Parties." This Agreement is effective for the dates indicated below.

References to "Site," Site Plan," "Event," and "Major Event," are references to these terms as defined in the Site Plan for Planet Bluegrass ("Site Plan"), a site plan for property zoned CE-1, which was approved by the Board of Trustees in 1999, and which is on record with the Town Clerk for the Town of Lyons, Colorado. The Site Plan is incorporated into this Agreement for purposes of aiding the Parties' understanding of the terms and conditions of this Agreement.

**WHEREAS**, the Town of Lyons has previously approved a Site Plan for property commonly known as the Planet Bluegrass property (generally, the "Site"). The Site Plan is the governing zone district document for the Site and the Site Plan provides certain opportunities for annual commercial entertainment functions on the Site; and

**WHEREAS**, PB has scheduled or plans to schedule one or more "Major Events" as this term is defined by the Site Plan; and

**WHEREAS**, nothing in this Agreement is intended to condone, consent to, authorize or otherwise waive or approve a deviation from the Site Plan or the prior unlawful erection or use of any structure located within the property described in the Site Plan; and

**WHEREAS**, this Agreement sets forth the Parties' understanding and agreement for the use of public property owned by the Town of Lyons during the period of the Event.

**NOW, THEREFORE**, in consideration of the mutual promises, covenants, and agreements of the Parties, conformance with the Site Plan, and other good and valuable consideration, the sufficiency and adequacy of which are hereby acknowledged by the Parties, the Parties hereto agree as follows with respect to the Site.

### **1. Lease of Property**

A. Dates. The Event will be held on the Site on the following dates and times:

2025 Dates: **Friday, July 25, 2025 through Sunday, July 27, 2025**  
2026 Dates: **Friday, July 24, 2026 through Sunday, July 26, 2026**

**Time: Beginning Friday, 10:00 a.m. Ending Sunday, 10:00 p.m.**

Term. The term of this lease shall for two years for two events, with both leases beginning at 9 am on Wednesday preceding the event and ending at noon on Monday following the event.

B. Leased Property. The Town shall provide PB use of the following sites for the identified term which is under the ownership and control of the Town of Lyons for the purposes identified below and no other (the "Leased Property"):

### **LAVERN M. JOHNSON PARK**

(1) All of LaVern M. Johnson Park, including the eastern-most multi- purpose field, areas that have sod, including areas near plaza, the RV and tent camping areas, the shower facility and both restroom facilities (collectively "LaVern Johnson Park"). Please see Camping Plan Section for details of LaVern Johnson Park set up.

LaVern Johnson Park is generally illustrated on the attached **Exhibit A**, and PB shall comply with the traffic flow and other elements depicted in **Exhibit A**. If there is any conflict between the language of this Agreement and any exhibit or attachment hereto, the language of this Agreement shall govern. The use of LaVern Johnson Park shall be limited to providing camping sites and parking sites for recreational or other vehicles used for overnight lodging ("recreational vehicles") as provided in Section 2(C) of this Agreement.

(2) The general public may continue to camp in LaVern Johnson Park until:

#### **9:00 a.m. on the Wednesday before the Event**

Reservations for a camping site(s) or parking site(s) for recreational or other vehicles used for overnight lodging will be made through the Town and will be charged the fee(s) as determined by the Town prior to the above date.

PB will begin managing the LaVern Johnson Park campground on the dates stated below. The Town will provide the list of reservations for this time period to PB's LaVern Johnson Park Supervisor. Any campers not staying for the event should vacate LaVern Johnson Park by 9:00 a.m. on the Wednesday, preceding the event (July 23 2025 and July 22, 2026). All PB campers must vacate the park by noon on the Monday after each event, and PB staff has until 5 pm on the Monday after each event to finish all cleanup of the park after the event ends.

In order to mitigate impacts on The Town and park visitors, PB may begin managing a vehicle and pedestrian lineup within LaVern Johnson Park at 6 am on the Wednesday preceding the Event. PB security staff will be in place by 9:00 pm on the Tuesday (eg: July 22, 2025 and July 21, 2026) preceding the event, to ensure patrons do not line up prior to 6am the next day. An adequate emergency access lane will be maintained at all times along park roadways. LaVern Johnson Park campground will be open for camping to PB LaVern Johnson Park camping ticket holders beginning July 23, 2025 at 9:00 a.m. for the 2025 Event and July 22, 2026 for 2026 Event, provided they have a valid camping ticket from PB.

#### **2<sup>nd</sup> Ave Trailhead Parking**

The Area at the 2<sup>nd</sup> Ave Trailhead is located in the approximate area depicted and outlined in white in **Exhibit B** to this Lease Agreement, attached hereto and incorporated by reference. PB shall utilize the 2<sup>nd</sup>

Ave Trailhead parking area for overflow parking as necessary.

- (3) If there is any conflict between the language of this Agreement and any exhibit or attachment hereto, the language of this Agreement shall govern. TBF will be allowed access to the 2<sup>nd</sup> Ave Trailhead parking area as outlined in Exhibit B from noon, the day preceding the Event until noon the day following the Event to set up area for use. TBF shall have at least one staff member to manage the parking area.
- (4) PB shall notify the Town in writing, no more than (3) days after the first day of the Lease Term if they do not intend to use the 2<sup>nd</sup> Ave Trailhead parking area. If PB provides such notice to the Town, and do not use the parking area they shall not be obligated to pay the 2<sup>nd</sup> Ave Trailhead parking fee for that particular Lease Term.

## **2. Leased Property Management Requirements.**

- (A) Camping and Parking Plan. PB shall provide to the Town a Camping and Parking Plan for (BOTH) the Leased Property that: (1) includes a schedule of activities and a plan to provide security and staffing that meets the needs of and demands upon Town-owned property, as approved by the Town Administrator; (2) includes a proposed fee schedule for the charges for use of camping sites, recreational vehicle sites, and parking sites at the Leased Property; and (3) illustrates and describes the use and location of all proposed structures, gates, fences, camping areas, portable restroom facilities, trash receptacles, and other structures or facilities proposed for use during the Event by PB on the Leased Property. Such Camping and Parking Plan shall also include an illustration of proposed routing of traffic in the area of the Leased Property and the Site and illustrate the primary pedestrian routes to and from the Leased Property to the Site. PB shall provide the Camping and Parking Plan to the Town Administrator at least 60 days before the Event.
- (B) Dust and Trash. PB shall take all steps necessary to control and manage dust and limit and manage trash, litter, and debris on the Leased Property caused by persons using, visiting, or occupying the Leased Property during the term of the Event. PB shall take all steps necessary to keep all areas within the Leased Property sufficiently wet to prevent and reduce the likelihood of grass fires. PB shall take all steps necessary to keep trash contained from any bears and/or wildlife.
- (C) Camping and Parking at Lavern Johnson Park. PB shall limit campsites, recreational vehicle sites, and parking sites as follows:  
LaVern Johnson Park: Overnight camping sites sufficient to accommodate a maximum of **800** campers and 15 RV spaces with full hookups and 98 parking spaces.
- (D) Other Camping. PB shall provide to the Town Administrator any written agreement(s) and, if any agreement is not written, shall provide a written description of the general terms and conditions of any agreement, between PB and any third party which involves the provision of camping, recreational vehicle

parking, and/or other parking services for the Event. Such agreement or written description shall be provided to the Town Administrator at least 60 days before the Event.

(E) Services. In accordance with the terms outlined in the Camping and Parking Plan, PB shall be allowed to use all existing electrical, sewer, waste, or water hook-ups for any overnight camping site or recreational vehicle site. **Damage and repair to any utilities will be the responsibility of PB** and the Town reserves the right to prohibit the use of any or all such utilities at any time if it determines in its sole discretion that the PB or occupants of the Leased Property are abusing such utilities. Charcoal grills are allowed at designated locations only, provided that there is not a county wide fire ban in place.

(F) Sanitation. PB shall provide portable toilets and trash receptacles on the Leased Property and at all camping areas, parking areas, and the seating areas. PB shall determine the appropriate number and location of such toilet facilities which will be adequate to serve the anticipated number of persons in attendance at the Leased Property; provided that, a minimum of one (1) portable toilet shall be provided for every fifty (50) persons scheduled or planned for overnight stay and/or parking within LaVern Johnson Park. The Town may determine the minimum number of portable and onsite toilets that PB shall provide in LaVern Johnson Park by dividing the number of camping passes allowed by fifty (50). PB shall locate all trash receptacles and portable toilet facilities in consultation with and as directed by the town of Lyons and in accordance with the Camping and Parking Plan.

(G) Trash Receptacles PB shall contract for trash collection and removal services to be conducted throughout the duration of the Event (“Sanitation Services Contract”) and such services shall be provided by a licensed Colorado professional trash collection and disposal service or company. PB shall notify the town regarding the timing and location for placement of all toilet and trash receptacles. The toilet and trash receptacles (compost, recycling and trash) shall be in placed in Lavern Johnson Park between 1:00 p.m. and 5:00 p.m. on the Wednesday, preceding the Event. This will involve closing of Town trash receptacles and replacement with PBG receptacles. PB shall provide the Town with a copy of the Sanitation Services Contract at least 60 days prior to the Event.

(H) Trash Removal PB or its contractor shall remove all waste material generated by the Event attendees in toilets and waste receptacles and deposit such materials in accordance with all local and state laws. PB or its contractor shall **remove all toilets and waste (compost, recycling and trash) receptacles** from the Leased Property between noon and 4:00 p.m. on the Monday following the Event. In addition, the Town would prefer for the placement of trash receptacles which would still allow for town trash and recycling in LMJ to be picked up on Friday, during the Event.

(I) Leased Property Security. PB shall provide on-site security and crowd management at the Leased Property as provided in the Camping and Parking Plan. PB shall provide these services from 8:00 am on the Wednesday preceding the event until noon on the Monday following the Event. If PB personnel observe any illegal or criminal acts, they shall report such activity immediately to the Boulder County Sheriff personnel. PB shall arrange for and shall maintain and provide radio communication between its own security force and the Boulder County Sheriff's

Department.

(J) LaVern Johnson Park Restrooms and Shower Facilities. PB shall maintainon a daily basis the cleanliness of such facilities and keep the facilities stocked with supplies throughout the dates of the Event. At the conclusionof the Event, PB shall perform a final cleaning of the facilities to a level of cleanliness equal to that existing at the time of the Director's initial inspection. At the conclusion of the Event, the Director or his/her designee may inspect the facilities and, if the cleanliness of the facilities meets with the Director's approval, the Director shall provide to PB verbal or written confirmation of approval. Should the cleanliness of the facilities not meet with Director's approval, PB will be billed for any additional hours to clean the facilities.

(K) Signage. PB shall provide and maintain all necessary signs for the locationof on-site parking, off-site parking, shuttle stops, park closure, and "no trespassing" signs for property owners and properties adjacent to the Leased Property and directional signage directing people to the Site. If the Town decides, in its sole discretion, that additional signage is necessary, the Town will provide all such necessary signage and invoice PB for the cost of the additional signs and PB shall pay all such charges in full within five (5) days of receipt of the invoice or seven (7) days of mailing, whicheveris less.

(L) Concessions. No concessions, stands, or concession operations shall be provided at the Leased Property. For purposes of this Agreement, "concession" shall include all and any form of business or activity, which provides goods or services for profit, barter, or trade. It is the intent of this Agreement that the Leased Property shall be limited in use to recreational vehicle parking and overnight camping activities only.

(M) Local Ordinance Conformance. PB shall manage the Leased Property andall other areas of the Town that may be used by PB for the Event in a manner that ensures conformance with all local ordinances and laws. PB may contact the Town Administrator prior to the Event to arrange a meetingto discuss the particular ordinances and laws that may apply to the Event and its activities. Only to the extent authorized by this Agreement and by the Plan approved by the Town Administrator in accordance with this Agreement, the Board of Trustees grants permits for the conduct of the described activities as such permits may be required by Lyons Municipal Code Sections 11-4-30 (campers and tents in public parks),11-4-40 (open fires in public parks), 11-4-50 (camping), 11-4-60 (overnight parking), 11-4-100, and 10-7-20 (liquor in public places).

(N) Restoration of Leased Property. PB shall clean, repair, and restore the Leased Property to a condition substantially identical to that existing before the Event including the **removal of all portable toilets and trash** from the Leased Property by **4:00 p.m. on the Monday** following the Event unless otherwise provided by this Agreement. Such cleaning will include the shelters and grills in the park. Such cleaning, repair, and restoration shall be deemed complete only where PB has obtained the verbal or writtenconfirmation of the Director of Parks and Recreation following the Director'sor Director's designee's inspection that the Leased Property has been cleaned and restored as required by this Agreement. If the Town cleans, repairs and/or restores all or any part of the Leased Property as a result ofPB's failure to do so as required by this Agreement, the Town shall submit its invoice of charges incurred to PB and PB shall pay all such charges in full within five (5) days of receipt of the invoice or seven (7) days of mailing,whichever is less. Failure to

pay such charges shall permit the Town to impose and collect such charges as a lien against the Site, refuse to approve future use of Town property, or seek or institute any other remedy provided by law.

### **3. Town's Obligations.**

The Town shall provide to PB use of the existing picnic tables within LaVern Johnson Park. All picnic tables shall remain in place throughout the Event.

### **4. Transportation and Traffic.**

- (A) Parking Management at Leased Property. PB shall manage all access, ingress, and egress of vehicles at the Leased Properties and shall, in particular, manage traffic so as not to interfere with reasonable access to public roads.
- (B) Public Access. Lavern Johnson Park shall remain open to the Public until **Wednesday, July 23, 2025 at 9:00 a.m. for 2025 Event and Wednesday, July 22, 2026 at 9:00 a.m. for 2026 Event.** After that time, the Leased Property will be open only to Lyons residents and Leased Property camping ticket holders. For purposes of this Agreement, individuals with a government-issued form of identification that indicates they *reside within the 80540 zip code* shall be considered Lyons residents. Lyons residents may access the Leased Property via foot traffic only.
- (C) Parking Supervision. PB shall provide sufficient personnel to supervise all parking on Town-owned property.

### **5. Police Coverage/Financial Requirements.**

- (A) Subject to the requirement in this Agreement that PB shall provide security and staffing that meets the needs of and demands upon Town-owned property, the Town will make its Substation Sergeant available for any security needs or assistance requested by PB and will arrange its police scheduling to assist with the security needs of PB with regard to the PB management of the Leased Property. PB shall be responsible for any charges or costs for such security needs or assistance. The Boulder County Sheriff's Office will bill PB directly for all and any such costs. Police availability shall be contingent upon the need for the Substation Sergeant to respond to emergency situations elsewhere within the Town or its vicinity.
- (B) PB will be responsible for additional police services and costs on PB-owned property as well as Leased Property for the purpose of traffic control and crowd management.
- (C) PB will be responsible for providing any additional cones, signs and/or supplies requested by the Boulder County Sheriff's Office for effective traffic control and crowd management.
- (D) PB will coordinate additional law enforcement schedule with the Lyons Substation Sergeant by **5:00 p.m. at least 30 days prior to the Event.**

### **6. Indemnification and Insurance.**

- (A) PB shall indemnify the Town of Lyons, its officers, agents, contractors, and employees and to hold them harmless against any and all claims, actions, demands or liabilities, including attorney fees and court costs, for injury, death, damage or loss to person(s) or property arising out of or directly or indirectly resulting from PB's actions or omissions in connection with the conduct and use of the Leased Properties and public streets. By demanding this right to indemnification, the City in no way waives or limits its rights under the Colorado Governmental Immunity Act, C.R.S. § 24-20-101, et. seq.
- (B) PB shall procure and maintain a general liability insurance policy or policies in the amount and form acceptable to the Town Administrator, sufficient to insure itself, and in addition the Town and its officers, agents and employees against all liabilities, claims, demands, actions or other obligations assumed by PB pursuant to this Agreement. The minimum limits of such insurance policies or policies shall be \$1,000,000.00 combined single limit and the general liability insurance policy shall expressly provide that it is primary insurance and that its coverage will apply prior to utilization of Lyons' general liability coverage.
- (C) At least 30 days before the Event, PB shall furnish the Town certificates of insurance policies and all necessary endorsements evidencing insurance coverage required by this Agreement.
- (D) The parties understand and agree that the Town is relying on and does not waive or intend to waive by any provisions of this Agreement, the monetary limitations provided by the Colorado Government Immunity Act, C.R.S. Section 24-10-101, et seq. as from time to time amended, or any other immunity that may be otherwise available to Town, its officers, agents or employees.
- (E) PB shall not be relieved of any liability, claims, demands or other obligations assumed pursuant to this section by reason of its failure to procure or maintain insurance or by reason of its failure to procure to maintain insurance in sufficient amounts, duration or types.

## **7. Lease Payments.**

In consideration of receiving exclusive camping and parking privileges within public sites as identified in this Agreement, PB shall pay to the Town a Total Lease Payment, which shall be for the following amount:

- (A) For the 2025 lease agreement, a flat rate of **FOUR THOUSAND SIX HUNDRED DOLLARS (\$4,600)** per 24 hours, for FIVE (5) days equaling **TWENTY-THREE THOUSAND DOLLARS (\$23,000)**, for lease of Lavern Johnson Park. In addition, a flat rate of **THIRTEEN HUNDRED DOLLARS (\$1,300)** for THREE (3) days for parking at the 2<sup>nd</sup> Ave Trailhead Parking, as long as it is available for use.
- (B) For the 2026 lease agreement, a flat rate of **FOUR THOUSAND EIGHT HUNDRED DOLLARS (\$4,800)** per 24 hours, for FIVE (5) days equaling **TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS (\$24,000)**, for lease of Lavern Johnson Park. In addition, a flat rate of **THIRTEEN HUNDRED DOLLARS (\$1,300)** for THREE (3) days for parking at the 2<sup>nd</sup> Ave Trailhead Parking, as long as it is available for use.
- (C) Full payment of each lease agreement is due by the 20<sup>th</sup> of the following month (Aug 20, 2025 and Aug 20, 2026 for each Event). PB shall deliver the Total Lease Payment and all lodging taxes to the Town Clerk at the Lyons Town Hall, 432 5th Avenue, Lyons, Colorado. In conjunction with this payment, PB shall also provide to the Town Clerk: (1) an accounting of the total amount of lodging tax PB collected and is remitting (including a description of the methodology used) in a manner that is satisfactory to the Town Administrator. The Town reserves the sole right to determine whether the Total Lease Payment and lodging tax accounting submitted complies with this Agreement.

## **8. Additional Requirements.**

- (A) Except as otherwise provided for herein, the Town Administrator shall be the sole representative of the Town responsible for administering the provisions of this Agreement.
- (B) PB shall abide by the Town Administrator's directions and requirements which are not inconsistent with this Agreement and which are necessary to protect the health, safety, and welfare of the residents of the Town.
- (C) The Town Administrator may conduct a preliminary review after each Event at a date and time mutually agreed upon by the Administrator and PB within 20 days following the conclusion of an Event for the purpose of determining whether PB substantially performed the obligations under the Amendable Letter, the Town-approved Site Plan, this Agreement, and any other lease agreement for public property associated with an Event. PB may attend the review by the Town Administrator. The Administrator shall forward his or her written or verbal report to the Town Board of Trustees.
- (D) The Town of Lyons realizes that service and professionalism are important to minimize staff administrative time and public complaints. This Agreement is for a period of two years and shall govern these Major Events held by Planet Bluegrass during 2025 and 2026. The daily lease rate for each year is included in this agreement. All other leased property management requirements, transportation and traffic, police coverage requirements, insurance and indemnification will be amended in 2026 to agree with 2026 dates for the successful planning and execution of the 2026 Major Event.

(E) PB understands and agrees that it and the conduct and use of the Leased Property shall be subject to all applicable laws of the state of Colorado and the Town of Lyons.

(F) PB shall work with the Town of Lyons to secure parking for the Event in order to minimize the impact of Event patrons parking within the community of Lyons.

(G) PB shall pay the reasonable cost of repair for all damages to the Leased Property caused by PB's actions or omissions in connection with the conduct and use of the Leased Property, including but not limited to damages within LaVern Johnson Park and the WWTP, including public buildings, signs, parking lots, fencing, public lighting and other similar amenities, and landscaping. For purposes of this Agreement, "conduct and use of the Leased Property" shall mean:

- ❖ Sanitation waste and trash disposal and cleanup of LaVern Johnson Park and all other sites described in this Agreement;
- ❖ Campground regulation, including off-site campfire management;
- ❖ Crowd management, restriction of access into public areas not part of the Event, and control of pedestrian traffic between the Site and other areas within the Town;
- ❖ Noise control;
- ❖ Parking and traffic control management;
- ❖ Transportation services;
- ❖ Compliance with this Agreement or compliance with any reasonable additional requirements of the Town Administrator.

(H) This Lease Agreement shall not prohibit or prevent visitation or entry by any Town employee or agent for the purpose of inspection, visitation, or other activity not inconsistent with this Agreement.

(I) This Agreement shall bind the parties and extend to their respective representatives, successors and assigns provided that PB shall not assign this Agreement without the written consent of the Town.

(J) All documents that PB is required to submit to the Town Administrator pursuant to this Agreement shall be either delivered electronically, mailed or hand-delivered to Lyons Town Hall, 432 5th Avenue, Lyons, Colorado 80540.

(K) This Agreement represents the entire agreement between the PB and the Town as related to the lease by PB of the sites described herein and supersedes all prior negotiations, representations, or written agreements. Any amendment to this Agreement shall be in writing and executed by both the Town and PB.

*Remainder of page left blank intentionally. Signature page follows.*

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the date set forth below.

DATED THIS        DAY OF NOVEMBER, 2024.

## **TOWN OF LYONS, COLORADO**

By: \_\_\_\_\_  
Hollie Rogin, Mayor

ATTEST:

## Town Clerk

**TELLURIDE BLUEGRASS FESTIVAL,  
PBC  
D/B/A PLANET BLUEGRASS.**

By: \_\_\_\_\_  
Zach Tucker, Vice President

STATE OF COLORADO )  
COUNTY OF BOULDER )  
 ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Zach Tucker, Vice President of Telluride Bluegrass Festival.

Witness my hand and official seal.  
My Commission Expires: .

## Notary Public

**Exhibit B Licensed  
Parking Area**

