



Kenton County School District | *It's about ALL kids.*

# Issue Paper

**DATE:**

January 16, 2026

**AGENDA ITEM (ACTION ITEM):**

Consider/Approve Community Use Facility contract with Wildfire Softball team for use of the Summit View Academy gymnasium, baseball/football area and parking for conditioning on various dates during non-school hours in 2025-26 school year.

**APPLICABLE BOARD POLICY:**

05.3 Community Use of Facility

**HISTORY/BACKGROUND:**

Wildfire Softball is a local AAU softball team that would like to condition/practice on the Summit View Academy campus for 2025-26 season. The team consists mostly of KCSD middle school students.

**FISCAL/BUDGETARY IMPACT:**

None

**RECOMMENDATION:**

Approval Community Use Facility contract with Wildfire Softball team for use of the Summit View Academy gymnasium, baseball/football area and parking for conditioning on various dates during non-school hours in 2025-26 school year.

**CONTACT PERSON:**

Matt Wilhoite

M. Wilhoite  
Principal/Administrator

Travis Harry  
District Administrator

Superintendent

*Use this form to submit your request to the Superintendent for items to be added to the Board Meeting Agenda. Principal –complete, print, sign and send to your Director. Director –if approved, sign and put in the Superintendent’s mailbox.*

**Facility Use Contract**

This agreement made by and between the Kenton County Board of Education, the school Principal, and the Superintendent/designee authorized so to act by direction of the Board of Education and Wildfire Softball hereinafter referred to as "user" of the school facilities hereinafter described. The user is a: (Check One):  profit organization  non-profit organization/FEIN # \_\_\_\_\_

**Category of user (1-5) 3** (Final determination of category is made by Superintendent/designee).

**WITNESSETH:**

The school Principal does hereby agree to permit user to utilize certain school facilities more particularly described as follows: SVA - gymnasium + baseball/football

area for conditioning/practice during non-school time

at the following times and dates: Various Dates 2025-26 year subject to the following terms and conditions:

1. School facilities shall not be utilized by any outside group prior to ninety (90) minutes after the end of the school day at this campus, unless otherwise approved by the Superintendent/designee.
2. The school property identified above may be utilized by the user as a permittee at will on the condition that all terms and conditions as hereinafter set out are complied with and any other terms and conditions specified by the Principal. Any violation of such terms and conditions may result in immediate termination of the Use Agreement and/or liability of the user. The utilization of the premises by the user is a privilege extended to the user by the Board of Education and said use does not constitute a property right nor shall it be deemed a lease or renewable beyond the specified period without the written consent of the Principal.
3. The use of these school facilities shall be in compliance with all laws and regulations and the terms and conditions of Kenton County Board of Education policies, specifically including Board Policy 05.3, the terms of which are incorporated herein by reference.
4. The reserved time/date for use by user may be cancelled or preempted by Principal or Superintendent / designee and permissions for use may be terminated without cause by notice from Principal or designee.
5. Approved users are responsible for the conduct and safety of their participants, guests, coaches, officials, and spectators. Automated External Defibrillators (AED) accessibility is not the responsibility of the KCSD facility.
6. There shall be no transfer or assignment of this agreement, nor any profit making or commercial venture subject to this use.
7. Approved users are responsible for the observance of county and state fire and safety regulations at all times. Corridors, exits, and stairways shall be kept free of obstructions. Members of an audience or spectators must never stand or sit to block exits, aisle ways, or stairways. Facility capacities as determined by the Fire Marshall shall be observed.

**Facility Use Contract**

8. All activities will be cancelled when school is closed due to inclement weather. Outside groups using our facilities during inclement weather will be at their own risk. **Campuses will be cleared for school use only.**
9. User shall return the facilities or premises in the same condition as at the commencement of the use, or if user fails to do so, the user will be responsible for the cost of clean-up and be prohibited from further use of facilities.
10. The user agrees to hold harmless and defend the Kenton County Board of Education, its employees and agents, for any claim, liability, damage, loss or expense resulting from the utilization of the facilities used hereunder.
11. The user agrees to provide liability insurance coverage for its use of the facilities including the following minimum amounts:

The liability insurance certificate is required to include the following minimum amounts:

2,000,000 General Liability coverage in the aggregate

\$1,000,000 General Liability coverage per occurrence

The Kenton County Board of Education is noted as additional insured

A copy of the liability policy or declaration of coverage page must be attached to this contract.

12. An orientation has been provided.

(Please initial) VO user \_\_\_\_\_ school representative

**Applicable Fees:**

Rental fee: \_\_\_\_\_ per hr. (min 2 hours) Rental fee total: \_\_\_\_\_

Custodial fee: \_\_\_\_\_ per hr. (min 2 hours) Custodial fee total: \_\_\_\_\_

Supervisory fee: \_\_\_\_\_ per hr. (min 2 hours) Supervisory fee total: \_\_\_\_\_

Equipment fee: \_\_\_\_\_ Equipment fee total: \_\_\_\_\_

Other fees: \_\_\_\_\_ Other fees total: \_\_\_\_\_

50% of total fees to be paid as security deposit at contract signing; remainder to be paid within two (2) weeks after contracted event.

Total Fees: \_\_\_\_\_ Deposit: \_\_\_\_\_

**Checks are payable to Kenton County Board of Education**

Supervision/Custodial Support Details:

none

Misc. Considerations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SCHOOL FACILITIES

05.3 AP.1  
(CONTINUED)

Facility Use Contract

Name of School: Summit View Academy Wildfire Softball  
Name of Renting Organization "User"

Katie Ockerman

Name of "User" Representative (Print)

1339 Hobart Ct

Address

Independence KY 41051

City State Zip

(513) 658-1862

Phone Number

ockermanpurpose@gmail.com

E-Mail Address

If responsible individual is other than then the "User" whose signature appears on this page below, please identify that individual. Responsible individual will be in attendance during entire use of facility.

Name

Address

Telephone Number

E-Mail Address

IN WITNESS WHEREOF the Principal and the Superintendent/designee for and on behalf of the Board of Education and the user hereunto set their hands this 2<sup>nd</sup> day of February, 2026. Contracts for recurring events expire on June 30th of the school year.

KOcker  
Signature of "User" Representative

John Ocker  
Principal

Superintendent/designee



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext): 1-800-550-5029	FAX (A/C, No): 770-978-2780
	E-MAIL ADDRESS: info@esportsinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Fortegra Specialty Insurance Company	NAIC # # 16823
	INSURER B: AXIS Insurance Company	# 37273
INSURED		
Wildfire Softball KY 10U 1339 Hobart Ct Independence, KY 41051	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

## COVERAGES

CERTIFICATE NUMBER: F6SBKY071395-1

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X		KSG1000001-03-A17303	07/19/2025 12:01 AM	07/19/2026 12:01 AM	EACH OCCURRENCE	\$ 1,000,000					
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ 1,000,000						
	MED EXP (Any one person)						\$ 10,000						
	PERSONAL & ADV INJURY						\$ 1,000,000						
	GENERAL AGGREGATE						\$ 5,000,000						
	PRODUCTS - COMP/OP AGG						\$ 1,000,000						
GEN'L AGGREGATE LIMIT APPLIES PER:													
X POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	LEGAL LIAB TO PARTICIPANTS	\$ 1,000,000											
OTHER:	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000											
AUTOMOBILE LIABILITY				KSG1000001-03-A17303	07/19/2025 12:01 AM	07/19/2026 12:01 AM	BODILY INJURY (Per person)	\$					
ANY AUTO OWNED AUTOS ONLY	BODILY INJURY (Per accident)						\$						
X HIRED AUTOS ONLY	PROPERTY DAMAGE (Per accident)						\$						
X Not provided while in Hawaii							\$						
NON-OWNED AUTOS ONLY							\$						
							\$						
UMBRELLA LIAB							EACH OCCURRENCE	\$					
EXCESS LIAB	AGGREGATE						\$						
DED	RETENTION \$							\$					
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY								N / A				PER STATUTE	OTH-ER
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>	Y / N											E.L. EACH ACCIDENT	\$
(Mandatory in NH)												E.L. DISEASE - EA EMPLOYEE	\$
If yes, describe under DESCRIPTION OF OPERATIONS below		E.L. DISEASE - POLICY LIMIT	\$										
B	Accident/Medical Coverage			SRPOAG-907492	07/19/2025 12:01 AM	07/19/2026 12:01 AM						EXCESS MEDICAL	\$ 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Legal Liability to Participants (LLP) limit is a per occurrence limit

Sport: Softball Age Group: 12 and Under

The certificate holder is added as an additional insured, but only for liability caused, in whole or in part, by the acts or omissions of the named insured.

Membership ID: F6SBKY071395

## CERTIFICATE HOLDER

Kenton County Board of Education  
1055 Eaton Drive

Ft Wright, KY, AL 41017-9655

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE