

Subject: West St. Paul Baseball Concession Stand Agreement

Meeting Date: March 23, 2026	
Submitted/Presented by/Department: Nate Burkett, City Manager	
Action Type	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Resolution	<input type="checkbox"/> Other:
Action	
Direction to the City Manager to execute the agreement, with or without changes.	
OR	
Approve the agreement with, or without changes.	
Background	
<p>The primary issue with this agreement, as staff understands it, is that WSP Baseball wants exclusive use of the concession stand at Harmon Park to continue through the TRAA tournament, as has been practice in the past. To the best of our knowledge and belief the remainder of the agreement is acceptable to WSP Baseball.</p> <p>Two youth baseball associations use Harmon Park: WSP Baseball (WSPB) and Two Rivers Athletic Association (TRAA), both serve a significant number of WSP kids</p> <p>Field fees were updated last season for the first time since 2013-14, resulting in an increase of approximately 30-40%; this is based on approved fee schedules and actual maintenance costs, and still does not cover actual costs. This has added to overall tensions.</p> <p>THE DISPUTE</p> <ul style="list-style-type: none"> • WSPB has historically had exclusive use of the Harmon concession stand throughout the season • Staff has some concerns with the historic maintenance and care of the concession stand, as well as whether or not WSPB has the appropriate permits from the State • WSPB wants to retain exclusive control through the end of July, including during TRAA's tournament weekend when TRAA has rented every other field at Harmon • Staff has made its determination that WSPB may have exclusive use through their tournament but that it is fair for TRAA to operate the concession stand during their tournament. • WSPB has not accepted staff's determination; we are bringing this to Council to affirm or override staff's recommendation 	

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WHY STAFF BELIEVES OUR POSITION IS REASONABLE

- Participation numbers do not support a strong preference for one association: WSPB has roughly 90 WSP kids, TRAA has roughly 70
- WSPB's exclusive access does not end until after their season is fully complete, including their year-end tournament; they are not losing anything mid-season
- TRAA's tournament falls the very next weekend after WSPB's; they have rented all other fields that weekend and access to the concession stand is a reasonable expectation
- WSPB already receives free upstairs storage at the concession stand at no charge; their overall arrangement is already favorable

THE EQUIPMENT INVESTMENT

- The City is investing in new concession equipment at Harmon; this is a meaningful commitment of public dollars
- The stand has not been well maintained under the prior arrangement and that is not acceptable going forward
- Any association granted access will be required to sign a use agreement with clear maintenance and upkeep expectations before they get the keys; we intend to hold users accountable to take care of this facility

STAFF RECOMMENDATION

WSPB exclusive concession access from one week before the season opens through the Tuesday after their year-end tournament, which falls on the first full weekend after the Fourth of July. TRAA access the following weekend during their tournament, when they have rented all other fields at Harmon. General rental availability thereafter. Access for any user is contingent on a signed use agreement with maintenance expectations.

The attached draft agreement is the last draft sent by the City to WSP Baseball's assigned representative.

Staff requests that the Council give direction on this matter to staff. It is expected that representative(s) from WSP Baseball are in attendance to share their position on the matter.

Normally, the City Manager may execute an agreement of this nature, but due to the dispute, staff is asking for the Council to determine the direction. The Council may give direction at to the City Manager to finalize the agreement, or approve the agreement.

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Attachments	
Attachment - 20260206 WSP Baseball Use Agreement DRAFT v3	
Previous Relevant Actions	
Alternatives	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input type="checkbox"/> No Financial Impact
Fund:	
Department:	
Account:	
Amount:	