

Date: May 28, 2024  
To: Weber County Board of County Commissioners  
From: Ronna Tidwell  
Community Development Department

Agenda Date: June 4, 2024

Subject: **Request for approval of a facility rental agreement with Weber County and Northern Wasatch Home Builders Association**

Attachments: A – Facility Rental Agreement

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**Summary:**

The Northern Wasatch Home Builders Association is requesting approval of a Facility Rental Agreement to hold a luncheon meeting in the Weber Center Commission Chambers and Breakout room on June 4, 2024. The meetings will be held from 11:30 – 1:00 pm. They are aware of limited parking at the Weber Center and will inform their people of parking at the Junction.

**WEBER COUNTY FACILITY RENTAL AGREEMENT  
FOR THE WEBER CENTER**

Organization: Northern Wasatch Home Builders Association

Contact Person: David Lewis

Address:

Phone Number: 385-515-1317

Email: lelana@nwhba.net

Event Dates: June 4, 2024

Event Start and End Times: 11:30 pm – 1:00 pm

Rooms to Be Reserved: Commission Chambers & Breakout Room

1. This agreement is entered into by WEBER COUNTY, hereinafter called COUNTY, and Northern Wasatch Home Builders Association, hereinafter called RENTER. It is effective on the date the last party signs the agreement, as shown at the end of the agreement.
2. RENTER acknowledges that RENTER has received a copy of the Weber County Policy and Procedure on the Use and Rental of Weber Center Facilities (“Rental Policy”). RENTER agrees that RENTER and all persons associated with or attending RENTER’s event will be made aware of the terms of the Rental Policy and this agreement.
3. As stated in the Rental Policy, room rentals at the Weber Center are available only to governmental entities, charitable organizations, registered political parties, and non-profit public service organizations, unless otherwise approved by the County Commission.
4. For each room reserved, RENTER shall pay the COUNTY \$50.00 for the first hour and \$20.00 for each additional hour, or as allowed by Utah Code § 20A-8-404. The total rental fee is **FEE WAIVED.**
5. Set-up time and clean-up time must be included in the rental period.
6. If the event takes place on a weekday after 5:00 p.m. or on the weekend, building security shall be arranged by contacting the Weber County Sheriff’s deputy at the Weber Center. **(N/A – meeting held during business hours)**
7. To reserve the facility, RENTER must contact the COUNTY to schedule the facility between 5 and 60 days before the event date. RENTER must pay the rental fee and sign this agreement at least 72 hours before the event.
8. RENTERS who cancel are still obligated to pay the first hour fee if notice of cancellation is less than 48 hours in advance. Otherwise, the rental fee is refundable.

9. The COUNTY reserves the right to cancel this agreement for any reason. The COUNTY will notify RENTER of a cancellation as far in advance as possible and may offer alternative dates or rooms. If the COUNTY cancels the agreement, the COUNTY shall refund the rental fee but shall not otherwise be liable in any way.
10. Any person at RENTER's event whose behavior is deemed dangerous or obnoxious by the COUNTY shall be barred from the facilities and asked to leave. If this results in the event ending, RENTER will forfeit the remainder of the rental time and will not receive a refund in full or in part.
11. RENTER agrees to end the event, clean up, and vacate the facilities by the end time listed above. If RENTER vacates at a later time, RENTER shall pay rent for the additional time.
12. RENTER will clean up the facility, returning it to its pre-event condition, before leaving the facility. If RENTER fails to do so, the COUNTY shall perform the clean-up and RENTER shall pay the COUNTY for the clean-up expenses, including employees' time spent on the clean-up.
13. RENTER is responsible for repair or replacement costs for any damaged or unreturned equipment and for any other damage caused by RENTER or by any person associated with or attending RENTER's event.
14. If the COUNTY bills RENTER for any costs determined to be due after the event (e.g., cleaning costs), RENTER must pay within 10 days after receiving the bill.
15. The COUNTY reserves the right to take temporary possession and control of the facility or evacuate the facility at any time when it is deemed necessary for anyone's safety, or for the welfare of the general public.
16. There shall be no sales, other distribution, or consumption of alcoholic beverages at the event.
17. Food for the event must be prepackaged or catered.
18. If RENTER sells tickets to the event or sells items at the event, RENTER shall comply with all required permits, licenses, ordinances, codes, and sales tax requirements for the city, county, and state.
19. RENTER assumes all risk related to RENTER's event and associated activities. The COUNTY shall not be responsible for losses or damages incurred by RENTER or by any person associated with or attending RENTER's event.
20. RENTER shall indemnify and hold harmless the COUNTY and its agents and employees from and against any and all claims, damages, losses, and costs, whether direct, indirect, or consequential, arising out of or resulting from RENTER's negligent or intentional acts or omissions related to this agreement. RENTER's negligent or intentional acts or omissions shall also include negligent or intentional acts or omissions by any subcontractor, any person or

organization directly or indirectly employed by RENTER or any subcontractor, or anyone for whose acts any of them may be liable. RENTER's obligation to indemnify the COUNTY is not limited or waived in any way by compliance or non-compliance with the insurance requirements of this agreement. RENTER will be required to indemnify the COUNTY to the fullest extent allowed by law, regardless of whether RENTER has sufficient insurance to cover this obligation.

21. RENTER shall obtain and maintain, at RENTER's own expense during the term of this agreement, all insurance required by law, including, if applicable, worker's compensation insurance for all employees engaged in work for RENTER related to this agreement.
22. The COUNTY will not be liable for damages due to delay or failure to perform any obligation under this agreement if such delay or failure results directly or indirectly from circumstances beyond the control of the COUNTY. Such circumstances shall include, but not be limited to, strikes, disturbances, riots, fire, water damage, flood, severe weather, pandemic, governmental action, acts of war, acts of terrorism, acts of God, or any other cause similar or dissimilar to the foregoing which are beyond the reasonable control of the COUNTY.
23. RENTER agrees not to sublease, transfer, or assign this agreement or any part thereof without prior written consent of the COUNTY. This agreement may be amended only by a written agreement signed by the parties. This agreement shall be governed by the laws of the State of Utah.
24. SEVERABILITY: The invalidity of any portion of this agreement shall not be deemed to affect the validity of any other provision, and the remainder of the agreement will remain in full force and effect, unless the invalidation of the term materially alters this agreement. If the invalidation of the term materially alters the agreement, then the parties shall negotiate in good faith to modify the agreement to match, as closely as possible, the original intent of the parties.
25. This agreement constitutes the entire agreement between the COUNTY and RENTER. Any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

Signatures:

BOARD OF COUNTY COMMISSIONERS  
OF WEBER COUNTY

By \_\_\_\_\_  
James "Jim" Harvey, Chair

Date \_\_\_\_\_

