



## Special Event City Services Agreement

This Special Event City Services Agreement is entered into as of 27th, November 2023 between **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation ("Park City" or "City") and **KIMBALL ART CENTER**, a Utah nonprofit corporation ("KAC").

### Recitals

WHEREAS, KAC has staged the Park City Kimball Arts Festival ("Arts Festival") in Park City under the regulation and authority of annual Master Event Licenses issued by Park City;

WHEREAS, Park City and KAC wish to enter into a long term contract establishing Park City Main Street as the Festival headquarters and to maximize planning efficiencies, pool resources, and improve event management to ensure the continued success of the event with minimal impacts to the residents of the City;

WHEREAS, KAC, a non-profit entity, desires to use certain facilities owned or controlled by Park City and to obtain certain municipal services, fee waivers, and other nonmonetary assistance from Park City and others as appropriate in connection with the Arts Festival, all under the terms hereinafter provided;

WHEREAS, Park City desires to contract with KAC to implement additional closures of Main Street and perform marketing and event management services of the Arts Festival as specified pursuant to the terms herein;

WHEREAS, Park City is authorized by Utah Code Section 10-7-85 to provide for and appropriate funds and services for the support of the arts for the purpose of enriching the lives of its residents;

WHEREAS, pursuant to Utah Code Sections 10-8-2(1) and 10-2-84, the City Council hereby finds that the provision of City funds, property, and services is for a corporate purpose consistent with the Park City General Plan, particularly the Community Economic Element, and provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the City; and

WHEREAS, Park City reviewed the direct economic benefits of the Arts Festival to Park City, and the Summary of Revenue Impacts to Park City is incorporated herein by reference. The City Council also finds that, in addition to the services contracted for herein, the Arts Festival has numerous additional indirect and intangible benefits which create an

additional overall positive economic, artistic, and quality of life impact on the City, its residents, and its visitors, and nothing herein shall be determined to be a gift or charitable contribution by the City.

## **Agreement**

In consideration of the recitals listed above, which are incorporated herein, and of the terms and mutual covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which the parties hereby acknowledge, the parties agree as follows:

### **A. PRINCIPLES AND RESPONSIBILITIES.**

#### **1. General Principles.**

**1.1 Mutual Cooperation and Flexibility.** Park City and KAC mutually acknowledge and agree to proceed through all stages of planning and operations for the Use Areas identified in **Exhibit A** of this Agreement and each Arts Festival in the spirit of mutual cooperation and flexibility, recognizing that circumstances may change between the date of execution of this Agreement and the commencement of each annual Arts Festival. Park City and KAC agree that the purpose for cooperation and flexibility is the successful operation of the Arts Festival. Both parties understand that plans may change each year, subject to final approval by the City Council.

**1.2 Supplemental Plans.** This Agreement outlines the terms for the respective duties and obligations of Park City and KAC with respect to the Use Areas and the other items covered by this Agreement. The Parties agree that implementation of the specific terms outlined in this Agreement will require the development of supplemental implementation and operational plans (the "Supplemental Plans") with respect to those functions of the Use Areas, which may change with each annual Arts Festival. The Supplemental Plans and any modifications are incorporated herein and a material part of this Agreement. Supplemental Plans for the future years are incorporated within this Agreement; changes that promote the efficient and successful operation of the Arts Festival may be considered. Failure to agree on changes to existing Plans will result in the use of the Existing Supplemental Plans. Any Material Changes, as determined by City staff, shall require an amendment to this Agreement and City Council approval. The City Council reserves full authority to approve or reject changes in accordance with Title 4A of the Municipal Code (as amended), and any other applicable ordinances.

**1.3 KAC General Responsibilities.** In addition to the responsibilities of KAC set forth in the balance of this Agreement, KAC is responsible for the timely submission to the City of all annual plans related to the Arts Festival, and for producing and providing all official information related to the Arts Festival to the City. Both parties will agree to a mutually agreed-upon timeline.

**1.4 Park City General Responsibilities.** In addition to the responsibilities of Park City set forth in the balance of this Agreement, Park City is responsible for producing and providing to KAC or its designee by the first Friday in April of each year all official Park City information relevant to the Arts Festival and the Use Areas, including internal staff communication, and promoting positive support for Park City's involvement in the Arts Festival and the opportunities provided thereby. Park City shall cooperate with KAC by using its best efforts to notify KAC of any pending City ordinance changes or City right-of-way projects which could have a negative impact on KAC and its sponsorship relationships, including those relating to marketing and signage.

**B. TERM AND LEASE OF USE AREAS DURING USE PERIODS.**

**2. Term.** KAC hereby agrees to hold the Park City Kimball Arts Festival in Park City. Accordingly, this Agreement shall be effective from Tuesday, August 15, 2023, to Friday, November 3, 2028.

**2.1 Dates of Festival.** The Arts Festival shall be held on the first full weekend of August on the dates listed below unless both parties agree to a date change in writing.

- August 2-4, 2024
- August 1 – 3, 2025
- August 7 – 9, 2026
  - The 2026 date will be the first full weekend in August in order to accommodate Extreme Soccer Tournament (as applicable) which is estimated to be held July 30, 31 and August 1.
- August 6 – 8, 2027
- August 4-6, 2028

The Supplemental Plan must be submitted to City staff no later than the first full week of June and must have Council approval by the first City Council meeting in July of each year for the Arts Festival to begin on the planned date.

**2.2 Hours.** The event will be held from Friday from 5:00 p.m. to 9:00 p.m., Saturday from 10:00 a.m. to 8:00 p.m., and Sunday from 10 a.m. to 6 p.m. Parking removal for set up shall begin no earlier than the Tuesday prior to Friday annually. Street closures for load in, load out, set up and delivery are allowed starting on Friday at 3:00 a.m. Arts Festival activities within the Use Area shall terminate by 6:00 p.m. on Sunday. Main Street shall reopen to parking and traffic by midnight (12:00 a.m.) on the Monday following the event. Park City and KAC shall consider expanded or reduced hours based on performance and feedback from Historic Park City Alliance (HPCA) or the Main Street Business District, City Council, and the public as part of the consideration of annual Supplemental Plans.

**2.3 Location.** The event will be held on Historic Main Street. Park City

shall consider expanded location or Use Areas based on performance and feedback from the HPCA, City Council and the public as part of the consideration of any Supplemental Plan.

**2.4 Expanded Marketing.** Expanded Marketing, Media, Cross Promotional and Public Relations activity is required and shall be further defined in Section D.9.2.

**2.5 Additional Conditions of Approval.** The following apply unless specifically modified by Supplemental Plans:

1. KAC at its cost, shall incorporate such measures as directed by City staff in order to ensure that any safety, health, or sanitation equipment, and services or facilities reasonably necessary to ensure that the event will be conducted with due regard for safety are provided.
2. A fire lane approved by the Fire Marshall will be maintained to provide access across Heber Avenue and Main Street at all times of festival operation. City shall provide signage to indicate closures and detour options.
3. Applicant must obtain Relief from Noise Restrictions (6-3-11), as amended, for any set-up, event, or breakdown activities occurring on any given day of the event. KAC will work to orient any noise stemming from the event away from residential areas as to reduce noise impacts on the surrounding community.
4. Applicant shall comply with all UDABC regulations and obtain applicable approvals for the beer garden area and all other areas of compliance.
5. Applicant shall meet with the Park City Special Events and Park City Police to create a security plan that will ensure the health, safety, and wellness of all staff, vendors, and visitors is maintained, as approved by the Chief of Police or their designee. The cost of additional, private security is the responsibility of KAC.
6. A base operational plan footprint and sign plan shall be submitted as part of the Supplemental Plan process outlining placement of no less than 80% of the Arts Festival. This will be used as the Approved Operational Arts Festival Footprint. All plans for tents, stages, and other temporary structures and activities shall be submitted to the City Representative as defined in section 7.1, Special Events Department and Building Department for review. All changes from the Approved Operational Arts Festival Footprint must be

submitted according to the Supplemental Timeline outlined in Sections 1.2 and 2.1.

7. As part of the Special Event Permit, the Applicant shall provide Utah State Tax Commission and the City Representative a list of all participating vendors containing the following information: Name, address and contact information and its Utah State Tax Identification number. KAC shall also provide a list of all participating not-for-profit organizations. Consistent with section 4-2 of the Municipal Code, concessions directly related to the event do not require a business license. The Utah State Tax Commission does require a Temporary Special Events Sales Tax License. Each vendor is responsible for acquiring a Utah State Tax ID Number from the Utah State Tax Commission. KAC shall require all participating vendors to provide and display their Special Event Permit provided by the State of Utah Tax Commission.

8. Nothing herein shall limit use of Coalition Park by non-vendors in accordance with the Art in the Park Ordinance, Park City Municipal Code § 4-3A-7, as amended.

9. KAC shall annually review the vendor list to ensure the participants reflect the integrity of the Arts Festival's purpose and mission, and limit sales of mass produced goods.

10. KAC shall return to City Council no later than the first meeting in November of each year to conduct a debrief of the Arts Festival.

**3. Grant of Lease.** Park City hereby grants to KAC and its designees and assigns, and KAC hereby accepts, the right for the occupancy and use of the Use Areas for the purposes further described on **Exhibit A** along with the use of all available utilities, services, and related incidental rights in such Use Areas, all upon the terms, and subject to the conditions set forth in this Agreement. The relationship between Park City and KAC with respect to the Use Areas is that of landlord and tenant and may be further defined by Lease Agreement. However, any Lease Agreements shall not conflict with this Agreement or any exhibit attached hereto. Park City makes no express or implied warranties regarding the Use Areas and KAC hereby acknowledges it has inspected the Use Areas and accepts the Use Areas "AS IS."

**4. Non-Exclusive Use; Right to License.** The Use Areas are public rights of way and KAC has Non-Exclusive Use as granted herein. During Arts Festival hours, KAC shall have the exclusive right to jury, select and authorize Arts Festival vendors pursuant to KAC's internal guidelines and contracts. Otherwise, no right to exclude is hereby granted except as may be required by applicable law (such as UDABC alcohol areas). Businesses adjacent to and within the Use Areas shall remain eligible for outdoor/sidewalk sales as

otherwise provided for in the Municipal Code.

**4.1 Access Prior to Use Periods.** Unless otherwise set forth herein, Park City and KAC shall cooperate to arrange times that KAC and its designees may have non-exclusive access to the Use Areas prior to the Use Periods defined in Section B for the purpose of inspections, planning, preparations, testing and design work, surveys, examinations, and other activities that are necessary for Use Area planning and preparatory functions and advance preparations for and (if necessary) advance construction of certain Temporary Improvements such as installation of cables, conduits, curb cuts, signage and substructure; provided that such access shall not materially interfere with ordinary and customary Park City operations and that such advance construction shall be consistent with the requirements outlined herein.

**4.2 Lawful Use.** During the applicable Use Periods defined in Section B, KAC will not use, operate or maintain the Use Areas improperly, carelessly, in violation of any applicable law, or in any manner contrary to that contemplated by this Agreement.

**4.3 Permitted Uses.** KAC is granted use of the Use Areas and may authorize or license others to use the Use Areas at any time during the applicable Use Periods, with City approval, for the purposes indicated on Section B 2.1 and 2.2 in this Agreement; including for the moving in and out, and the construction, erection and staging of decorations, trash, recycling and other temporary facilities and installations and other Temporary Improvements, lighting, sound systems, booths, stages, tents, fencing and other equipment; for the sale of food, beverages, novelties, souvenirs and other merchandise to persons attending the Arts Festival; for advertising, marketing and promotion; and for any other purpose related to the Arts Festival.

**4.4 Restoration.** KAC shall return the Use Areas to Park City at the conclusion of their respective Use Periods as listed in Section B, in clean, orderly condition and in good repair and working order, taking into consideration reasonable wear and tear. Prior to the end of the Use Periods, KAC shall, at its sole cost and expense, remove all Temporary Improvements and modifications located in or on the Use Areas, unless otherwise agreed upon in writing by the Parties.

## **5. Permits and Licenses.**

**5.1 Permits and Licenses.** KAC shall be solely responsible for any building or other permits necessary for its Temporary Improvements or food operations.

**5.2 Special Event Permit.** The City hereby finds the Arts Festival to comply with the Municipal Code of Park City Section 4A. After annual review of a Special Event Application and approval of the Supplemental Plans, Park City shall issue to KAC a Special Event Permit that covers all activities of KAC described in this Agreement that may require such a license. Approval of Annual Supplemental Plans will be necessary to obtain building permits, temporary beer and liquor licenses, sign plan approval and any other required

permits, approvals, variances, etc. that may be encompassed by the Special Event Permit for each Arts Festival. The City will issue no other Special Event Permits during the dates of the Festival until KAC has provided a recommendation on the effects other events may have on the Festival. The Park City Council and Special Events Department will take into consideration KAC's recommendations in their decision to either approve or deny any other New Events according to the 2023 event calendar.

**5.3 Permits and Licenses Issued by Other Governmental Authorities.**

KAC shall have sole responsibility for obtaining and paying for any and all certificates, permits, licenses and approvals that are required to be obtained from governmental authorities other than Park City for the operations of the Use Areas that are unique to KAC's use of the Use Areas during the Use Periods. Park City shall support and cooperate with KAC in obtaining any necessary permits for the activities associated with the operations of the Use Areas during the Use Periods and shall authorize KAC to apply in the name of Park City (or Park City will apply for such permits in its own name) with respect to any necessary permits from other governmental authorities that must be issued in the name of Park City.

**5.4 Governmental Ordinances.** The Special Events Department shall support and cooperate with KAC in obtaining permits as necessary concerning any local, city, county or state ordinances, rules, laws and regulations to assist KAC in hosting and staging the operations of the Arts Festival and related activities in Park City.

**C. PARK CITY FACILITIES AND SERVICES.**

**6. City Services.**

**6.1 Basic City Services.** Park City will provide the following City Services to KAC at no cost after KAC meets all financial obligations as outlined in Section E of this Agreement:

1. KAC shall be entitled to a waiver of the following fees, which may not exceed \$180,000 annually:
  - a. Special Event Application Fee at Community Identifying Rate (estimated at \$1,038)
  - b. Building Permit fee and inspection fees for all tents and temporary structures (estimated at \$1,900).
  - c. Removal of Parking on Main Street, Swede Alley, Bob Wells Plaza, Flagpole Lot, Upper Level of China Bridge, Lower Level of China Bridge and Brew Pub Parking Lot for operations and artists parking (estimated costs \$46,000).
  - d. Transit Department fees (labor and operational costs) (estimated at \$25,000). All extended service must be part of existing transit routes and be deemed necessary by the Park City Transit Department. Best efforts will be made to

- include KAC in the discussion if additional resources are deemed necessary or transit schedules are altered.
- e. Building Maintenance for items such as additional restroom cleanings (estimated at \$3,000).
  - f. Parks Department for street banner installation (does not include banner costs which are the responsibility of KAC) (estimated at \$3,000).
  - f. Street and sidewalk cleaning, as well as trash can placement (estimated at \$2,000).
  - g. Enhanced Police patrols as determined necessary by the Park City Police Department. Best efforts will be made to include KAC in these discussions if additional resources are deemed necessary or staffing is reduced (estimated at \$55,000 or the equivalent of 735 hours).
  - h. Mobile Command Trailer (estimated at \$450).
  - i. Barricades and VMS boards are required to mitigate traffic. KAC may be required to obtain additional barricades for the operations of the Festival (estimated at \$13,000).
  - j. City Security Service Provider for Bollard, Taxi, Residential and Pedestrian Management. This is estimated at \$ 20,000 and is a hard cost paid by the City.
  - k. Costs for additional dumpsters and dumps for City containers estimated at \$2,000. This is a hard cost to the City.
  - l. Community Outreach and Engagement including impact notices and boots-on-the-ground outreach estimated at \$2,000. This may include some hard costs for designing outreach documents.
  - m. Park City to update terms of Dining Deck agreements through the term of this Agreement. KAC will not charge dining decks more than \$1,500 per deck to remain on the street and will work with restaurants in good faith to accommodate them in the footprint of the Festival as developed in November annually.

**6.2 Additional City Services and Work Order Process.** KAC may, in consultation with Park City, request adjustments in the priorities or timing or intensity of maintenance and other City Services to be provided by Park City to promote the efficiency and success of the Arts Festival. KAC may request services from Park City in addition to Basic City Services under this Agreement, either due to quantity, frequency or type of service requested (collectively, "Additional City Services"). If such adjustments require Park City to provide services which exceed \$180,000, then the two parties may meet to attempt to negotiate an amendment to this Agreement to address the payment of these additional costs. Any costs that exceed \$180,000 require approval by the City Council.



### **6.3 City Services Financials.**

1. Park City agrees to keep accurate books and records of expenditures related to City Services provided to the Arts Festival. Park City shall provide these City Services financials for the Council debrief annually. KAC or its independent auditor reserves the right to conduct its own annual audit of books and records at reasonable times and places during ordinary business hours.

2. All City Service Fees and City-related expenses must be included in the Supplemental Plan and provided to KAC for review by the first Friday in June each year. The City shall inform KAC of any relevant proposed fee schedule amendments as part of the annual budget process.

**6.4 Event Survey.** KAC shall conduct an annual, limited survey of festival attendees geared at measuring benefit to local community. Park City will have the right to provide input to said survey and methodology, and changes shall be mutually agreed upon by both parties according to section B.2.1 with Supplemental Plans. KAC will be responsible for any costs to complete this survey.

### **7. City Representative.**

**7.1 Event Representative.** Prior to and during the Use Periods, Park City shall designate at least one full-time employee to serve as its "City Representative" for the Arts Festival, who shall be the operational liaison between Park City and KAC and who shall be authorized by Park City to (a) ensure that the Use Areas are operated and maintained as set forth in this Agreement, (b) ensure that, at KAC's request, access to and street closure(s) (if applicable) of the Use Areas is provided to KAC upon commencement of the Use Periods, (c) serve as Park City's representative for the services of any Park City personnel provided pursuant to this Agreement, and (d) give or obtain any necessary consents, approvals or authorizations on behalf of Park City in relation to the Supplemental Plan. The City Representative shall generally be Special Events staff for the City, unless otherwise approved in advance by KAC, which such approval shall not be unreasonably withheld or delayed.

**7.2 Management Representative.** Park City shall also designate at least one Departmental Manager who shall be authorized to speak on behalf of the City Manager and City Council, and to act for the City Representative if the City Representative is not available. The costs of providing the City Representative and the Management Representative to provide services under this Agreement shall be borne solely by Park City. The Management Representative shall, if requested by KAC, assist KAC with the formation of a logistics coordination team.

**7.3 Management Meetings.** The Event Representatives and Manager

shall meet to review Arts Festival operations, the Supplemental Plan, and the terms of this Agreement. Any changes to this Agreement or Supplemental Plan shall be approved by City Council in the first meeting in July as outlined in Section B.2.1.

## **8. Parking and Transportation.**

**8.1 Transportation Plans.** KAC, in coordination with Park City, shall develop and implement plans for traffic control around Main Street, as part of the Supplemental Plan to meet the transportation and parking needs of the public during the Use Periods, including provisions for parking, road closings and any enhanced transit service to off-site shuttle lots. Park City will modify and as necessary expand the public City Transit service, to be included in Park City's Basic City Services, to meet the increased public demand during the Arts Festival consistent with the purposes of the Agreement and the needs of the public, including patrons of the Arts Festival. The system will remain open to the public and will service the existing transit routes. The transportation plans contemplated by this section are intended as an enhancement to Park City's public transportation to meet the needs of the public during the Use Periods and are not to be construed as the provision of "charter" services.

**8.2 Cooperation in Main Street Closing.** Consistent with the requirements to develop plans to mitigate the negative impacts of traffic as part of the Supplemental Plans, Park City and KAC both agree to support and cooperate with one another when both parties agree to close all or a portion of Main Street for pedestrian use only.

**8.3 Parking Areas.** Park City shall make available to KAC for exclusive use for vendor/artist parking and operations of the Festival the Flagpole, Bob Wells, Brew Pub, Swede Alley Surface, and Top and Lower Level of China Bridge. All parking along Main Street and Heber Avenue will be removed to accommodate the operations of the event. The City will use half of the North Marsac Parking lot for City Operations, in accordance with **Exhibit A**. The City and KAC will work together to ensure that ADA parking is maintained or increased and parking for post office patrons is made available free of charge. All other City-owned parking areas are non-exclusive and open to the public and time restrictions or fees will apply. If future developments require that the City needs the aforementioned parking spaces, the City and KAC will meet to configure new parking areas to ensure the safe and successful operation of the Festival.

## **D. KAC SERVICES.**

**9. KAC Obligations.** As consideration for the City support herein, KAC agrees to the following:

1. Annual Review(s) – KAC agrees to:
  - a. Approval of supplemental plan and review of specific annual operational plan according to section 2.1 of this agreement.
  - b. Debrief of Arts Festival - is Arts Festival being operated

consistently with the service contract and Council goals according to section 2.5.10.

c. Arts Festival Profit & Loss information and business plan made available to City Hall upon request. KAC will have up to 10 business days to fulfill the request.

d. Conduct a third-party survey regarding attendance and spending demographics. In the development of such survey, KAC will work with the City to address outlined metrics for special event reporting, including attendance, change over total attendance and local (Wasatch Back) attendance, and annual survey sentiment regarding event support and City funding.

2. Demonstrated and Measurable Success – The following performance measures will be considered as part of the annual Supplemental Plans:

a. Attendance – average attendance targets shall be established and verified annually by staff and KAC to monitor the growth of the event.

b. Traffic impacts – Work with Park City to review and create an incentive program for attendees that take alternative modes of transportation. This will include the addition of a bike valet located in close proximity to the event. Work with Park City to track alternative forms of transportation to the event as an absolute number and a percentage of event attendees. KAC and Park City will coordinate to lessen vehicle impacts and report on data trends including bike valet, transit ridership, parking counts and traffic counts annually.

c. Reduced impacts to local business – KAC shall present a variety of promotional opportunities for local businesses and HPCA members to participate in. KAC will summarize efforts and participation in a report to the City at the annual review. KAC will provide free access to Main Street employees on Friday night of the Festival.

d. Community support – KAC shall report at the annual review, the year-round efforts to support the community at-large, non-profits, and Park City youth art programs. Additionally, KAC shall maintain a local artist program with a minimum of 10 artists from the Wasatch Back, an emerging artist program, a culinary program to support local restaurants and food vendors with diverse cultural backgrounds, continue to offer Free Local's Nights to Summit County residents and Main Street employees, grant supported free wristbands for underserved community members and youth, and continue to translate signage into Spanish, with consideration for other translations as necessary.

e. Environmental impacts – KAC will work with Park City on the reduction of the Arts Festival’s carbon footprint, which will include:

- Identify a position that will be in charge of managing waste and for day-of contact and support.
- Create a consistent plan to report and track waste diversion rate for landfill waste, recycling, glass, and compost by pounds. Provide a plan to increase and report on the diversion rate annually compared to the previous two years.
- Recycling is required for all event areas. All trash cans must also have recycling container.
- Create a plan to increase annually the use of reusable or recyclable event materials (banners, signage, brochures, etc.).
- Eliminate single use plastic bags and use of Styrofoam. KAC to require recyclable bags/packaging for all artists and vendors).
- Enforce No idling policy for vendors, staff, and attendees. Include contact person who will oversee this enforcement.

3. Limitation on use of funds – KAC shall provide Profit & Loss reports at the annual review that will outline the use of funds tied directly to operation, expansion of the programming, and promotion of the Festival.

**9.1 Park City, Main Street Venue.** Park City’s Main Street shall be recognized as the venue of the Arts Festival.

**9.2 Marketing and Public Relations; Press Releases and Promotional Materials.** KAC shall include a reference to “Historic Main Street, Park City, Utah” in all press releases made and all promotional materials, and shall cooperate where possible in releasing joint public statements with the City and the Historic Park City Alliance (HPCA) promoting the City generally. KAC agrees to aggressively market to local residents to attend the Arts Festival and utilize alternative modes of transportation by using the following mechanisms:

1. [www.kimballartcenter.org](http://www.kimballartcenter.org);
2. On-site event promotions;
3. Weekly radio and TV spots; and
4. Weekly email blast and social media updates.

**9.3 Cooperation with Chamber Bureau and Business Associations.**

KAC and Park City Shall use best reasonable efforts to coordinate with Park City Chamber Bureau, Historic Main Street Business Alliance, and Park City Restaurant Association, and other business associations as the City staff may from time to time suggest, to solicit business support and minimize adverse impacts on the community.

## **E. FINANCIAL**

**10. Service Contract.** KAC hereby agrees to make an annual cash payment of \$10,000 towards City Services as outlined in Section 6.1.

**10.1** KAC agrees to keep accurate books and records of expenditures related to its operation. The City or its independent auditor reserves the right to conduct its own annual audit of books and records at reasonable times and places during ordinary business hours. If the contributions have not been used as agreed herein, the City shall be entitled to a full or partial refund of the amount. KAC agrees to turn in all Profit & Loss statements, updated business plans, and other similar financial information as otherwise requested by the City by the first Friday in November of each year of this Agreement.

## **F. INSURANCE AND RISK MANAGEMENT.**

### **11. Indemnifications.**

**11.1 Indemnity.** Each party (each an "Indemnifying Party") shall indemnify and hold the other party and its affiliates, together with their respective agents, employees, officers, members, directors, trustees and other representatives (the "Indemnified Parties") harmless from and shall process and defend at its own expense any and all claims, demands, suits, at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature (collectively, the "Claims"), brought against the Indemnified Parties arising out of, in connection with, or incident to the Indemnifying Party's gross negligence or willful misconduct and/or the Indemnifying Party's defective performance or failure to perform any material aspect of this Agreement; provided, however, that if such Claims are caused by or result from the concurrent negligence of the parties, their agents, employees, and officers, this indemnity provision shall be valid and enforceable against a party only to the extent of the negligence of that party; and provided further, that nothing herein shall require either party to hold harmless or defend the other party, its agents, employees and/or officers from any Claims arising from the sole negligence of the other party, its agents, employees, and/or officers. KAC expressly agrees that the indemnification provided herein constitutes KAC's limited waiver of immunity as an employer under Utah Code Section 34A-2-105; provided, however, this waiver shall apply only to the extent an employee of KAC claims or recovers compensation from the City for a loss or injury that KAC would be obligated to indemnify the City for under this Agreement. This limited waiver has been mutually negotiated by the parties and is expressly made effective only for the purposes of this Agreement. The provisions of this section shall survive the expiration or termination of this Agreement. Nothing herein shall waive any provision, defense, or limitation of the Utah Government Immunity Act.

**11.2 Waiver of Claims Against Park City.** Except as provided for in Section 11.1 (Indemnity) above, KAC shall not make any claim against Park City or its officers, employees and agents with respect to any liability incurred by KAC to any third person on account of bodily or personal injury or damage to or loss of property arising out of this Agreement, use of the Use Areas, or the Arts Festival.

## **12. Insurance.**

At its own cost and expense, KAC shall maintain the following mandatory insurance coverage to protect against claims for injuries to persons or property damage that may arise from or relate to the performance of this Agreement by Service Provider, its agents, representatives, employees, or Subcontractors for the entire duration of this Agreement or for such longer period of time as set forth below. Prior to commencing any work, KAC shall furnish a certificate of insurance as evidence of the requisite coverage. The certificate of insurance must include endorsements for additional insured, waiver of subrogation, primary and non-contributory status, and completed operations.

**12.1 Commercial General Liability Insurance.** KAC shall maintain commercial general liability insurance on a primary and non-contributory basis in comparison to all other insurance, including the City's own policies of insurance, for all claims against the City. The policy must be written on an occurrence basis with limits not less than \$2,000,000 per occurrence and \$4,000,000 aggregate for personal injury and property damage. Upon request of the City KAC must increase the policy limits to at least the amount of the limitation of judgments described in Utah Code § 63G-7-604, the Governmental Immunity Act of Utah (or successor provision), as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3 (or successor provision).

**12.2 Liquor Liability Coverage.** KAC shall maintain liquor liability coverage of \$1,000,000 per occurrence and \$2,000,000 in aggregate.

**12.3 Automobile Liability Coverage.** KAC shall maintain automobile liability insurance with a combined single limit of not less than \$2,000,000 per accident for bodily injury and property damage arising out of the ownership, maintenance, and use of owned, hired, and non-owned motor vehicles. This policy must not contain any exclusion or limitation with respect to loading or unloading of a covered vehicle.

**12.4 Workers' Compensation Insurance and Employer's Liability.** KAC shall maintain workers' compensation insurance with limits not less than the amount required by statute, and employer's liability insurance limits of at least \$1,000,000 each accident, \$1,000,000 for bodily injury by accident, and \$1,000,000 each employee for injury by disease. The workers' compensation

policy must be endorsed with a waiver of subrogation in favor of "Park City Municipal Corporation" for all work performed by KAC, its employees, agents, and Subcontractors.

**12.5 Hired Security.** KAC shall require any hired security company to provide a policy of liability insurance and name KAC and Park City as the named insured on the policy with limits set forth in sections 12, 12.1, 12.2, 12.3, and 12.4.

**12.6 Umbrella/Excess Coverage.** The insurance limits required by this section may be met by either providing a primary policy or in combination with umbrella / excess liability policy(ies). To the extent that umbrella/excess coverage is used to satisfy the limits of coverage required hereunder, the terms of such coverage must be following form to, or otherwise at least as broad as, the primary underlying coverage, including amending the "other insurance" provisions as required so as to provide additional insured coverage on a primary and non-contributory basis, and subject to vertical exhaustion before any other primary, umbrella/excess, or any other insurance obtained by the additional insureds will be triggered.

**12.7 Insured Parties.** Each policy and all renewals or replacements, except those policies for Professional Liability, and Workers Compensation and Employer's Liability, must name the City (and its officers, agents, and employees) as additional insureds on a primary and non-contributory basis with respect to liability arising out of work, operations, and completed operations performed by or on behalf of KAC.

**12.8 Waiver of Subrogation.** KAC waives all rights against the City and any other additional insureds for recovery of any loss or damages to the extent these damages are covered by any of the insurance policies required under this Agreement. KAC shall cause each policy to be endorsed with a waiver of subrogation in favor of the City for all work performed by KAC, its employees, agents, and Subcontractors.

**12.9 Quality of Insurance Companies.** All required insurance policies must be issued by insurance companies qualified to do business in the state of Utah and listed on the United States Treasury Department's current Department of Treasury Fiscal Services List 570, or having a general policyholders rating of not less than "A-" in the most current available A.M. Best Co., Inc.'s, Best Insurance Report, or equivalent.

**12.10 Cancellation.** Should any of KAC's required insurance policies under this Agreement be canceled before the termination or completion of this Agreement, KAC must deliver notice to the City within 30 days of cancellation. The City may request and KAC must provide within 10 days certified copies of any required policies during the term of this Agreement.

**12.11 Additional Coverage.** Notwithstanding anything to the contrary, if KAC has procured any insurance coverage or limits (either primary or on an excess basis) that exceed the minimum acceptable coverage or limits set forth in this Agreement, the broadest coverage and highest limits actually afforded under the applicable policy(ies) of insurance are the coverage and limits required by this Agreement and such coverage and limits must be provided in full to the additional insureds and indemnified parties under this Agreement. The parties expressly intend that the provisions in this Agreement will be construed as broadly as permitted to be construed by applicable law to afford the maximum insurance coverage available under KAC's insurance policies.

**12.12 No representation.** In specifying minimum KAC's insurance requirements, the City does not represent that such insurance is adequate to protect KAC from loss, damage or liability arising from its work. KAC is solely responsible to inform itself of types or amounts of insurance it may need beyond these requirements to protect itself.

**12.13 Park City Liability.** Nothing herein shall waive any provision, defense, or limitation of the Utah Government Immunity Act.

**12.14** All requirements and obligations set forth in Sections 11 and 12 above shall apply to Supplemental Plans, Existing Supplemental Plans, and any amendments or addenda to this Agreement.

**G. MISCELLANEOUS.**

**13. License for Use of KAC Marks.** KAC grants to Park City a license to use KAC's emblem(s) and other trademarks for any non-commercial, governmental purpose, press release, and in internal Park City communications/reports. Such license shall be subject to KAC approval and to restrictions prohibiting any commercial use of such marks.



**14. License of Park City of Utah Logo, Name and Marks.** Park City hereby grants KAC a non-exclusive license to use for the effective term of this Agreement, any Park City-related symbols, emblems, marks, logos, trademarks, service marks, or pictures, paintings or likeness of the City, including without limitation the use of (i) the name "Park City", and any variations thereof, (ii) the names of any officials of Park City, and (iii) the name and likeness of any buildings or grounds owned by Park City, in every case solely for the purposes of (a) broadcasting the Arts Festival, (b) providing map and way finding information, and (c) advertising or promoting the Arts Festival; but specifically excluding the Park City Olympic logo and any license for the sale of any novelties or merchandise.

**15. Photography and Broadcast Rights.** KAC shall have the non-exclusive right to arrange, conduct or permit commercial and noncommercial photography, filming, videotaping, television and radio transmission, and similar activities in and above the Use Areas during the Use Periods. KAC shall have the non-exclusive right to record, to broadcast, and to permit media coverage of KAC's activities in Park City with a film permit.

**16. Sponsorships.** KAC shall have the exclusive right to sell sponsorships and suppliers of and other rights of affiliation with the Arts Festival and events staged or conducted by KAC in the Use Areas.

**17. Representations and Warranties.**

**17.1 Representations and Warranties of KAC.** KAC hereby represents and warrants that (a) KAC is a non-profit corporation duly organized, validly existing and in good standing under the laws of the State of Utah, (b) KAC has all necessary power and authority to enter into this Agreement and to perform its obligations hereunder, (c) the execution of this Agreement by KAC and the performance by KAC of its obligations hereunder have been duly authorized by all necessary corporate action, and (d) this Agreement has been duly executed and delivered by KAC and is a valid and binding obligation of KAC.

**17.2 Representations and Warranties of Park City.** Park City hereby represents and warrants to KAC that (a) Park City validly exists, and is in good standing under the laws of the State of Utah, (b) Park City has all necessary power and authority to enter into this Agreement and to perform its obligations hereunder, and (c) the execution of this Agreement by Park City and the performance by Park City of its obligations hereunder have been duly authorized by all necessary action, including all reviews and approvals required by the City Council of Park City.

**18. Unforeseen Circumstances.** Either Party may terminate or suspend its obligations under this Agreement if such obligations are rendered impossible of performance by any of the following events to the extent such event is beyond the reasonable control of the party whose performance is prevented: Fire, flood, riot, earthquake, civil commotion, insurrection, Act of God, war or any law or supervening

illegality. In any such event, such party shall not be liable to the other for delay or failure to perform its obligations.

**19. Dispute Resolution.** The Parties agree that any dispute arising in connection with the interpretation of this Agreement or the formulation or implementation of any of the Supplemental Plans or the performance of any party under this Agreement or otherwise relating to this Agreement shall be treated in accordance with the procedures set forth in this section, prior to the resort by any party to arbitration or litigation in connection with such dispute. The dispute shall first be referred for resolution to Park City's City Representative and KAC's Manager or other person designated by KAC as exercising authority over the Use Areas. If such persons are unable to resolve the dispute, it shall then be referred for resolution to Park City's Manager Representative and KAC's Managing Director. Either Party may invoke such procedures by presenting to the other party a "Notice of Request for Resolution of Dispute" (a "Dispute Resolution Notice") identifying the issues in dispute sought to be addressed hereunder. A telephone conference of such officers shall be held within three (3) days, or if an emergency meeting is requested, within eight (8) hours, after delivery of the Dispute Resolution Notice. In the event that such officers are unable to resolve the dispute, then upon delivery of a further Dispute Resolution Notice, either Party may require that the matter be referred for resolution to the City Manager of Park City and the Managing Director of the Arts Festival. A telephone conference of the City Manager of Park City and the Managing Director shall be held within (2) two days, or if an emergency meeting is requested, within eight (8) hours, after delivery of the further Dispute Resolution Notice. If the City Manager of Park City and the Managing Director are unable to resolve the dispute, then the Parties shall engage in nonbinding mediation with a mutually acceptable mediator to resolve the issue within three (3) days of the delivery of a further Dispute Resolution Notice. Both parties shall share the costs of such mediation equally. In the event that the parties are unable to agree on a mediator, then each party shall select one (1) mediator and the two mediators shall select a third mediator. Each party shall bear the cost of the mediator chosen by that party and the parties shall share the costs of the third mediator. If the dispute involves the formulation or implementation of any of the Supplemental Plans contemplated under this Agreement, the parties agree that the persons outlined above who are authorized to attempt to resolve disputes shall consider the minimum requirements for each of the Supplemental Plans outlined in this Agreement along with reasonable supplementation of such minimum requirements in order to meet the purposes outlined in this Agreement.

**20. Other Miscellaneous Terms.**

**20.1 Governing Law.** This Agreement shall be construed in accordance with, and governed by the substantive laws of, the State of Utah, without reference to principles governing choice or conflicts of laws.

**20.2 Severability.** If any provisions or portions thereof of this Agreement shall to any extent be held to be invalid or unenforceable, the remainder of this Agreement or the application of such provisions or portions thereof shall not be affected thereby and

each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by the law, so long as the intent of the parties can be maintained.

**20.3 Assignment and Delegation.** Neither party may assign nor in any manner transfer the benefits of this Agreement or delegate its obligations under this Agreement without the prior written consent of the other party. Subject to the foregoing limitation, this Agreement shall be binding upon and inure to the benefit of the parties and their respective legal representatives, successors, agents, heirs and assigns.

**20.4 Waiver.** No action taken by either party shall be deemed to constitute a waiver of compliance by such party with any representation, warranty or covenant contained in this Agreement. Any waiver by either party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such party of any subsequent breach.

**20.5 Headings.** The article and section headings herein are for convenience and reference only, and in no way define or limit the scope and content of this Agreement or in any way affect its provisions.

**20.6 Consent.** Unless otherwise specifically noted herein, the consent of any party to any action may be made in such party's sole discretion. All consents or approvals hereunder shall be given without delay by either party.

**20.7 Entire Agreement.** this agreement, together with any attached exhibits, constitutes the entire agreement between the parties hereto with respect to the subject matter contained herein, and there are no covenants, terms, or conditions, express or implied, other than set forth or referred to herein. This Agreement supersedes all prior agreements between the parties relating to all or part of the subject matter herein.

**20.8 No Third Party Beneficiaries.** This Agreement is intended for the sole benefit of Park City and KAC and there are no third-party beneficiaries to this Agreement.

**20.9 Notice.** Unless otherwise specified herein, all Notices, requests, consents and demands required to be in writing, including any Dispute Resolution Notice (collectively referred to herein as a "Notice" or "Notices") shall be given to or made upon the parties at their respective addresses set forth below, or at such other address as a party may designate in writing delivered to the other parties. Unless otherwise agreed in this Agreement, all Notices, requests, consents and demands shall be given or made by personal delivery, by confirmed air courier, or by certified first-class mail, return receipt requested, postage prepaid, to the party or parties addressed as aforesaid. If sent by confirmed air courier, such Notice shall be deemed to be given upon the earlier to occur of the date upon which it is actually received by the addressee or the business day upon which delivery is made at such address as confirmed by the air courier (or if the date of such confirmed delivery is not a business day, the next succeeding business day). If mailed, such

Notice shall be deemed to be given upon the earlier to occur of the date upon which it is actually received by the addressee or the second business day following the date upon which it is deposited in a first-class postage-prepaid envelope in the United States mail addressed as aforesaid.

**If to Park City:**

Special Event Manager  
Park City Municipal Corporation  
PO Box 1480  
445 Marsac Avenue  
Park City, UT 84060-1480  
Tel 435-615-5188  
[jenny.diersen@parkcity.org](mailto:jenny.diersen@parkcity.org)

**With copies to:**

City Attorney  
Park City Municipal Corporation  
PO Box 1480  
445 Marsac Avenue  
Park City, UT 84060-1480

**If to KAC:**

Aldy Milliken  
Executive Director  
P.O. Box 1478  
1401 Kearns Blvd  
Park City, UT 84060

**20.10 Reserved Police Power.** The City expressly reserves, and KAC expressly recognizes, the City's right and duty to adopt, from time to time, in addition to provisions herein contained, such ordinances and rules and regulations as the City may deem necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens and their properties.

**20.11 Nondiscrimination.**

- (a). The City is an equal opportunity employer.
- (b). In the performance of this Agreement, KAC will not discriminate against any employee or applicant for employment on the grounds of race, religion, color, national origin, sex, pregnancy, childbirth, pregnancy-related conditions, marital status, age, if the individual is 40 years of age or older; sexual orientation, gender identity, genetic information, military status, disability or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because

of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. KAC shall take such action with respect to this Agreement as may be required to ensure full compliance with local, state, and federal laws prohibiting discrimination in employment.

(c). KAC will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, religion, color, national origin, sex, pregnancy, childbirth, pregnancy-related conditions, marital status, age, if the individual is 40 years of age or older; sexual orientation, gender identity, genetic information, military status, disability or the presence of any sensory, mental or physical handicap..

**21. Electronic Signatures.** Each party agrees that the signatures of the parties included in this Agreement, whether affixed on an original document manually and later electronically transmitted or whether affixed by an electronic signature through an electronic signature system such as DocuSign, are intended to authenticate this writing and to create a legal and enforceable agreement between the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

PARK CITY MUNICIPAL CORPORATION,  
A Utah municipal corporation

DocuSigned by:  
By: Nann Worel  
NANN WOREL, Mayor

Approved as to Form:

DocuSigned by:  
Margaret Plane  
Margaret Plane, City Attorney

Attest:

DocuSigned by:  
Michelle Kellogg  
City Recorder

KIMBALL ART CENTER, a Utah non-profit corporation

DocuSigned by:  
By: Aldy Milliken  
271590BDAA6A4F7...

ALDY MILLIKEN, Executive Director

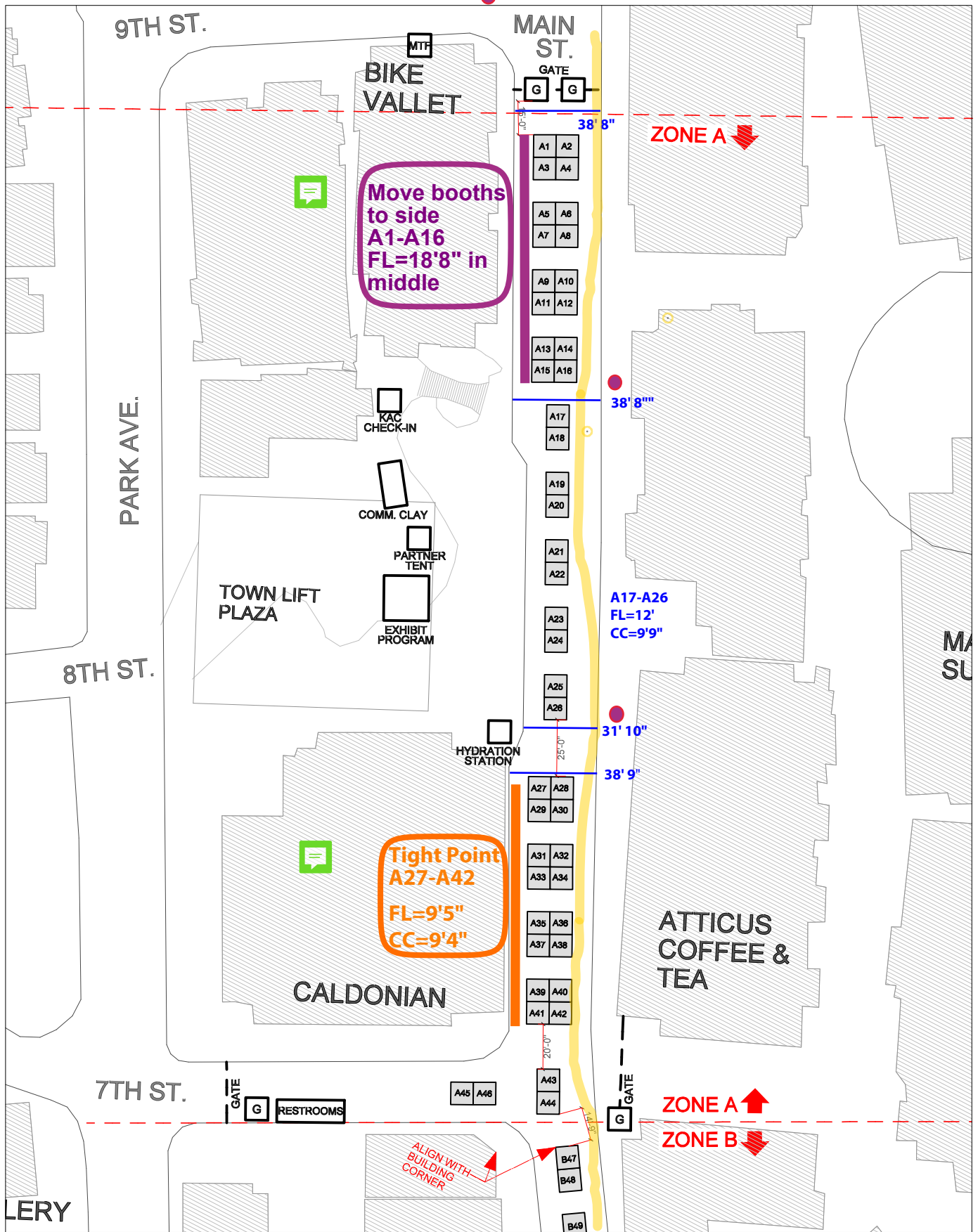
STATE OF UTAH )

COUNTY OF SUMMIT )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, Aldy Milliken personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Executive Director of the Kimball Art Center, a Utah non-profit corporation, and that said the document was signed by him on behalf of the said corporation by authority of its Bylaws, or Resolution of its Board of Directors, and he acknowledged to me that he/she executed the Special Event City Services Agreement.

\_\_\_\_\_  
Notary Public

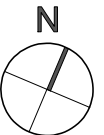
## Exhibit A – KAC Use Areas (2023)



**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

MAIN STREET - ZONE A

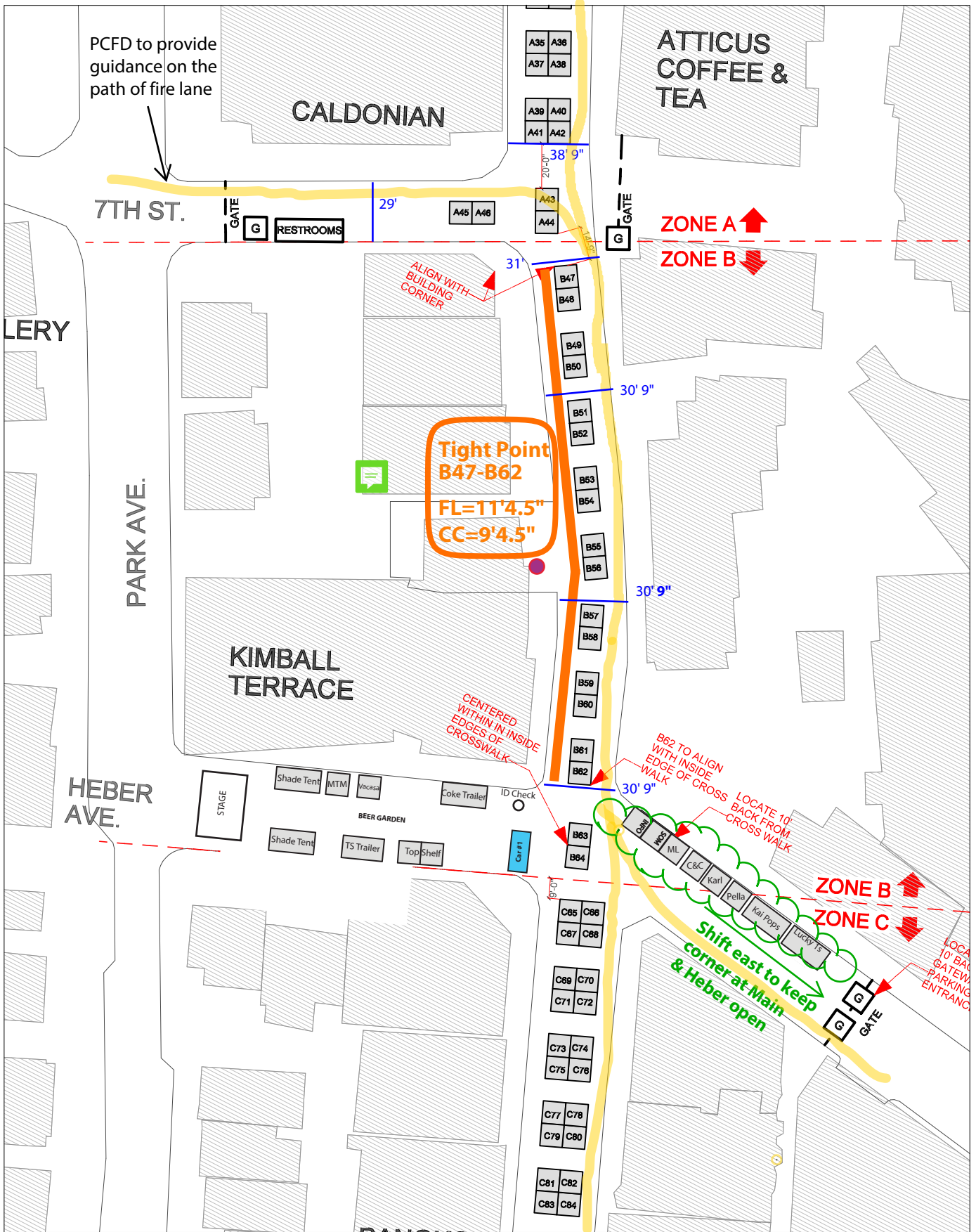
2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP



SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

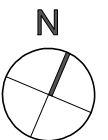




**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

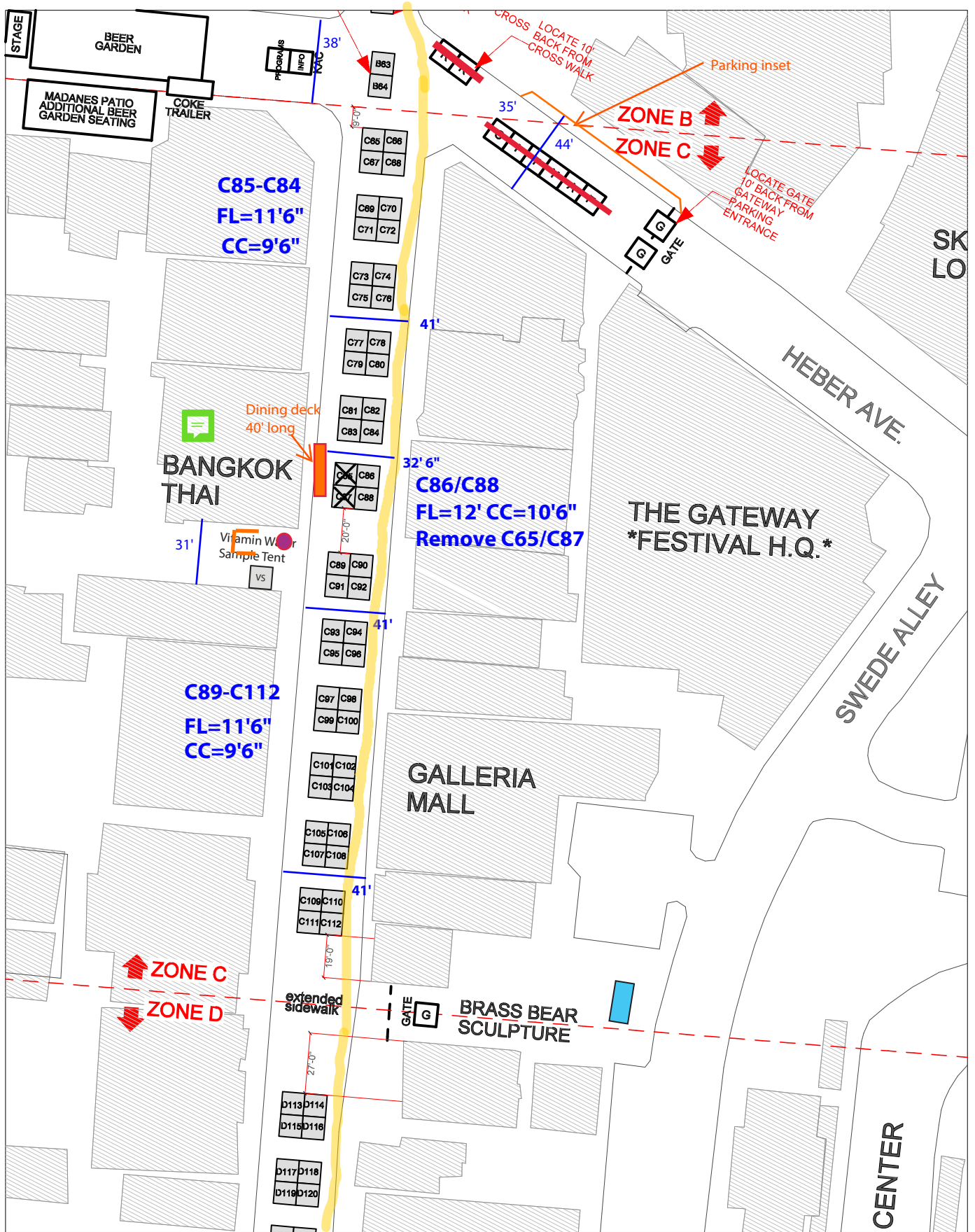
**MAIN STREET - ZONE B**

**2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP**



SCALE: 1" = 60'-0"

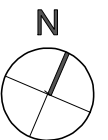
Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate



**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

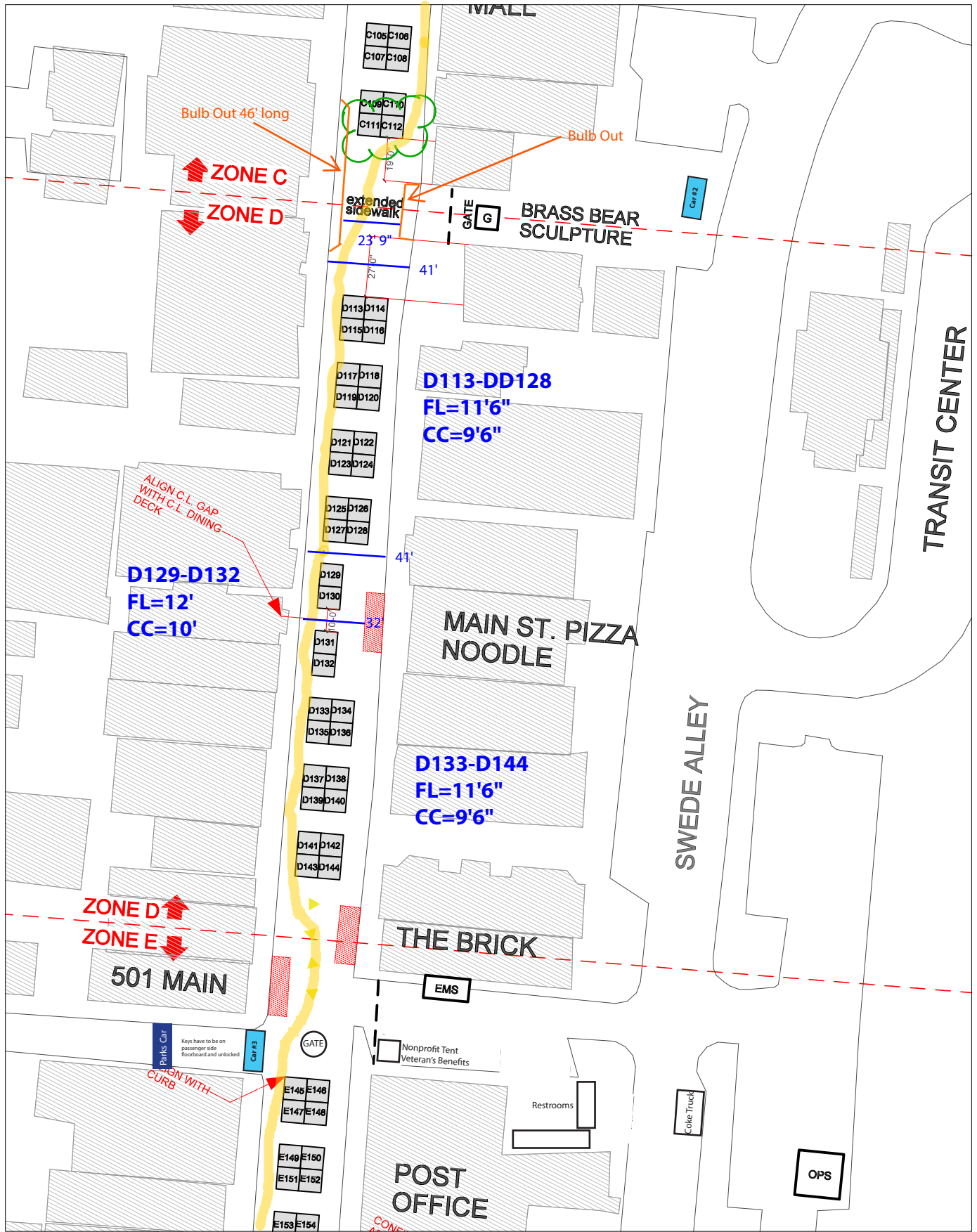
MAIN STREET - ZONE C

2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP



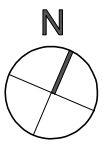
SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate



**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

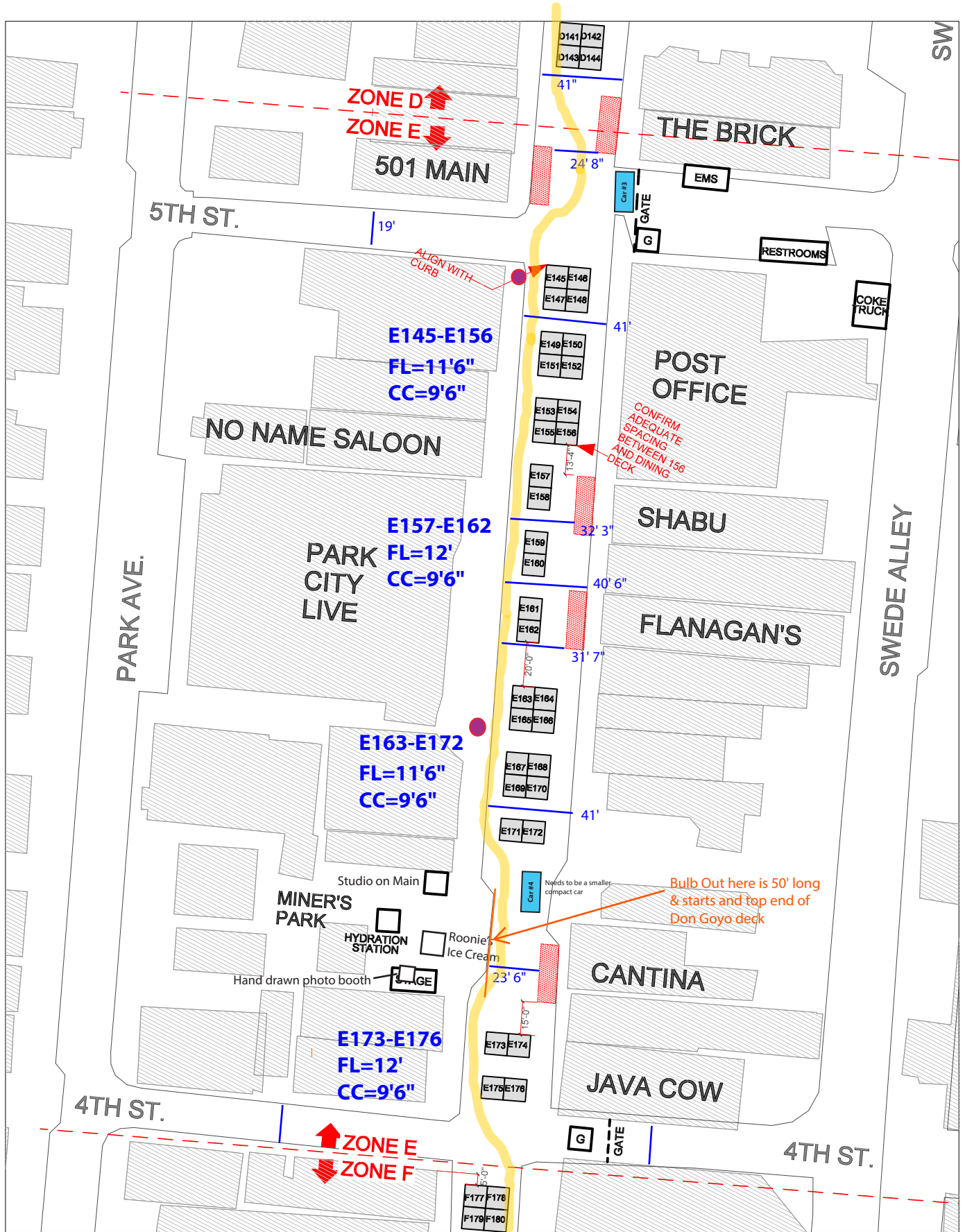
**MAIN STREET - ZONE D**  
**2022 PARK CITY KIMBALL ARTS FESTIVAL**  
**OPERATIONS MAP**



SCALE: 1' = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate

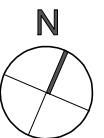




**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

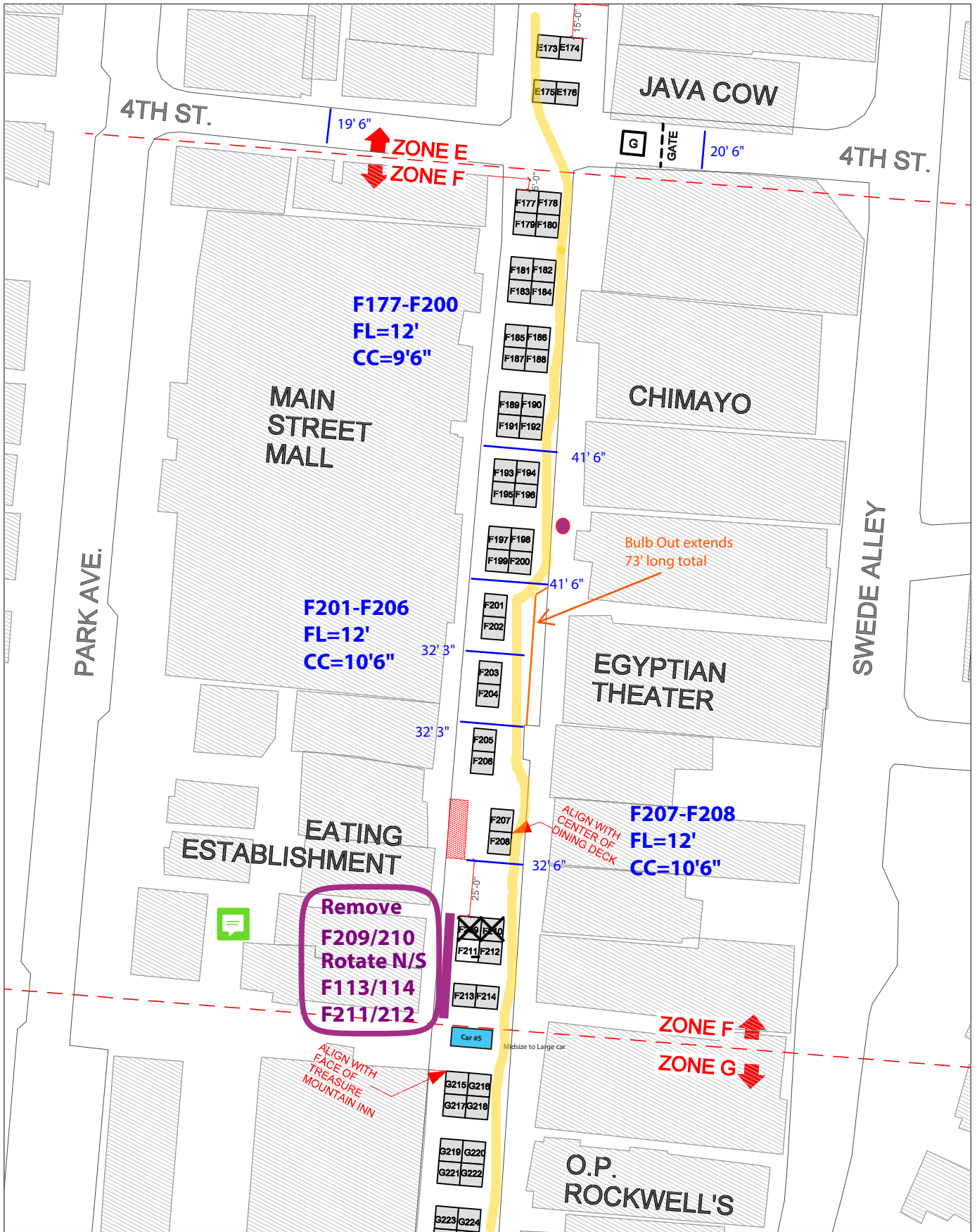
**MAIN STREET - ZONE E**

**2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP**



SCALE: 1" = 60'-0"

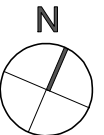
Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate



**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

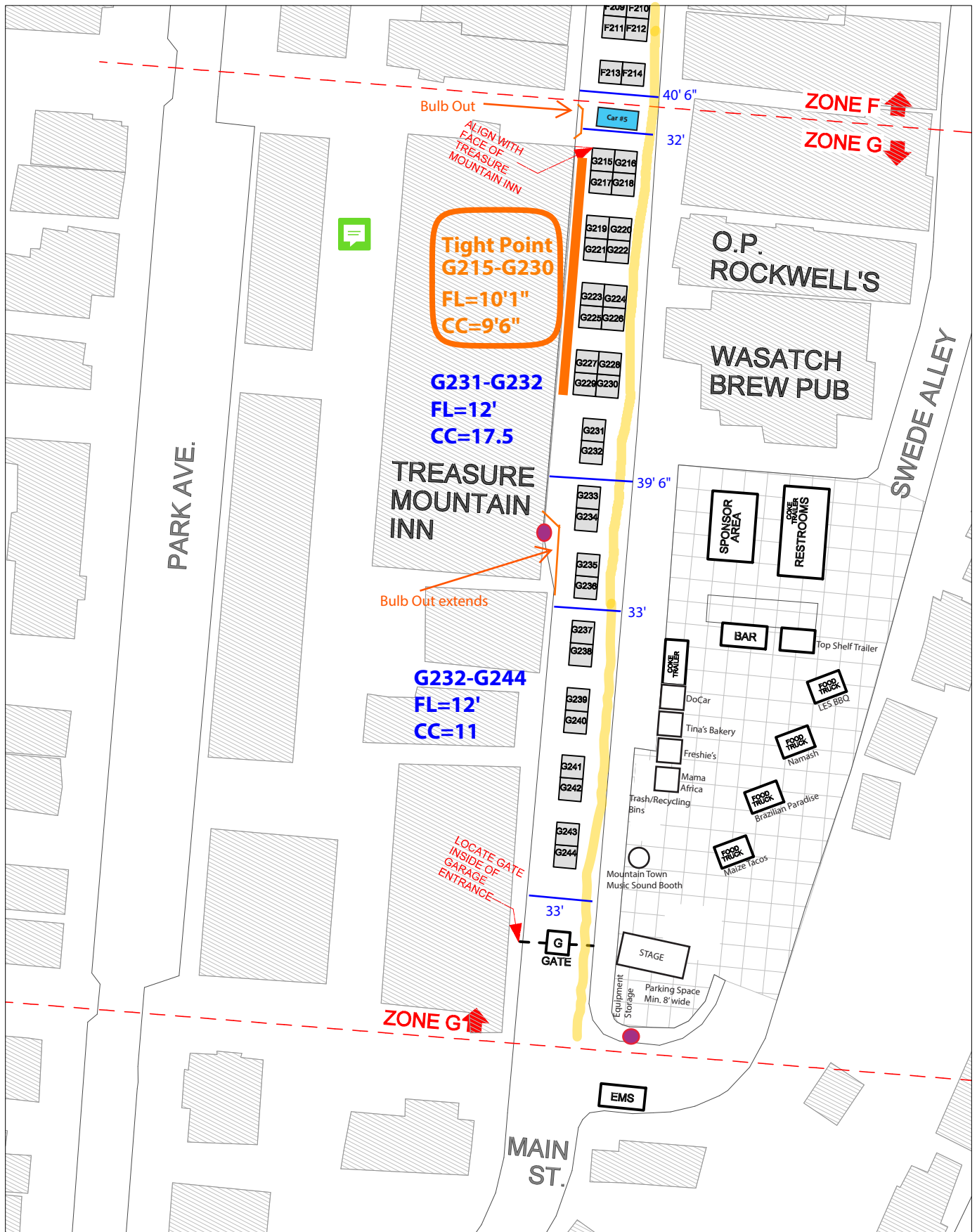
**MAIN STREET - ZONE F**

**2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP**



SCALE: 1" = 60'-0"

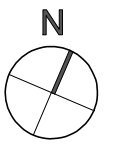
Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate



**NOTE ALL BOOTHS TO BE SPACED AT 10' APART, TYP. UNLESS OTHERWISE NOTED**

Mark ups not to scale

● Fire Hydrant



**MAIN STREET - ZONE G**

**2022 PARK CITY KIMBALL ARTS FESTIVAL OPERATIONS MAP**

SCALE: 1" = 60'-0"

Note: festival map is drawn presuming base site plan provided by Park City Planning Department is accurate



## ADDITIONAL COVERAGES

Ref #	Description	Coverage Code	Form No.	Edition Date
	SEXUAL or Physical Abuse or Molestation			
Limit 1 1MM/3MM	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
	POLICY UMBRELLA COVERAGE	PUMBR		
Limit 1 4,000,000	Limit 2 4,000,000	Limit 3	Deductible Amount 10,000	Deductible Type Dollars
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium
Limit 1	Limit 2	Limit 3	Deductible Amount	Deductible Type
				Premium



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.****GENERAL LIABILITY DELUXE ENDORSEMENT:  
CULTURAL INSTITUTIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE**

It is understood and agreed that the following extensions only apply in the event that no other specific coverage for the indicated loss exposure is provided under this policy. If such specific coverage applies, the terms, conditions and limits of that coverage are the sole and exclusive coverage applicable under this policy, unless otherwise noted on this endorsement. The following is a summary of the Limits of Insurance and additional coverages provided by this endorsement. For complete details on specific coverages, consult the policy contract wording.

<b>Coverage Applicable</b>	<b>Limit of Insurance</b>	<b>Page #</b>
Extended Property Damage	Included	2
Non-Owned Watercraft	Less than 58 feet	2
Damage to Premises Rented to You	\$1,000,000	2
Personal and Advertising Injury – Televised or Videotaped Publication	Included	3
Medical Payments	\$20,000	4
Medical Payments – Extended Reporting Period	3 years	4
Athletic Activities	Amended	4
Supplementary Payments – Bail Bonds	\$5,000	4
Supplementary Payment – Loss of Earnings	\$1,000 per day	4
Employee Indemnification Defense Coverage	\$25,000	5
Additional Insured – Managers and Supervisors (with Fellow Employee Coverage)	Included	5
Additional Insured – Broadened Named Insured	Included	5
Additional Insured – Funding Source	Included	5
Additional Insured – Managers, Landlords, or Lessors of Premises	Included	5
Additional Insured – Lessor of Leased Equipment	Included	5
Additional Insured – Vendor	Included	6
Additional Insured – As Required by Contract	Included	7
Additional Insured – State or Political Subdivisions	Included	7
General Aggregate Per Location	Included	7
Duties in the Event of Occurrence, Claim or Suit	Included	7
Unintentional Failure to Disclose Hazards	Included	8
Transfer of Rights of Recovery Against Others To Us	Clarification	8
Liberalization	Included	8
Bodily Injury – includes Mental Anguish	Included	8
Personal and Advertising Injury – includes Abuse of Process, Discrimination	Included	8

**A. Extended Property Damage**

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Subsection **2. Exclusions**, Paragraph **a.** is deleted in its entirety and replaced by the following:

**a. Expected or Intended Injury**

“Bodily injury” or “property damage” expected or intended from the standpoint of the insured. This exclusion does not apply to “bodily injury” or “property damage” resulting from the use of reasonable force to protect persons or property.

**B. Non-Owned Watercraft**

**SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Subsection **2. Exclusions**, Paragraph **g.** (2) is deleted in its entirety and replaced by the following:

(2) A watercraft you do not own that is:

- (a) Less than 58 feet long; and
- (b) Not being used to carry persons or property for a charge;

This provision applies to any person, who with your consent, either uses or is responsible for the use of a watercraft. This insurance is excess over any other valid and collectible insurance available to the insured whether primary, excess or contingent.

**C. Damage to Premises Rented to You**

1. If damage by fire to premises rented to you is not otherwise excluded from this Coverage Part, the word “fire” is changed to “fire, lightning, explosion, smoke, or leakage from automatic fire protective systems” where it appears in:

**a.** The last paragraph of **SECTION I – COVERAGES, COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**, Subsection **2. Exclusions**; is deleted in its entirety and replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke, or leakage from automatic fire protective systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to this coverage as described in **SECTION III – LIMITS OF INSURANCE**.

**b.** **SECTION III – LIMITS OF INSURANCE**, Paragraph 6. is deleted in its entirety and replaced by the following:

Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to any one premises, while rented to you, or in the case of damage by fire, lightning, explosion, smoke, or leakage from automatic fire protective systems while rented to you or temporarily occupied by you with permission of the owner.

**c.** **SECTION V – DEFINITIONS**, Paragraph 9.a., is deleted in its entirety and replaced by the following.

A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protective systems to premises while rented to you or temporarily occupied by you with permission of the owner is not an "insured contract";

2. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Subsection **4. Other Insurance**, Paragraph **b. Excess Insurance**, **(1)(a)(ii)** is deleted in its entirety and replaced by the following:

That is insurance for fire, lightning, explosion, smoke, or leakage from automatic fire protective systems for premises rented to you or temporarily occupied by you with permission of owner;

3. The Damage To Premises Rented To You Limit section of the Declarations is amended to the greater of:

- a. \$1,000,000; or
- b. The amount shown in the Declarations as the Damage to Premises Rented to You Limit.

This is the most we will pay for all damage proximately caused by the same event, whether such damage results from fire, lightning, explosion, smoke, or leaks from automatic fire protective systems or any combination thereof.

**D. Personal and Advertising Injury – Televised or Videotaped Publication**

1. **SECTION I – COVERAGES, COVERAGE B PERSONAL AND ADVERTISING INJURY LIABILITY**, Subsection **2. Exclusions**, Paragraphs **b.** and **c.** are deleted in their entirety and replaced by the following:

**b. Material Published With Knowledge Of Falsity**

"Personal and advertising injury" arising out of oral, written, televised, or videotaped publication of material, if done by or at the direction of the insured with knowledge of its falsity.

**c. Material Published Prior To Policy Period**

"Personal and advertising injury" arising out of oral, written, televised, or videotaped publication of material whose first publication took place before the beginning of the policy period.

2. **SECTION V – DEFINITIONS**, Paragraph **14.** Is deleted in its entirety and replaced by the following.

"Personal and advertising injury" means injury, including consequential "bodily injury", arising out of one or more of the following offenses:

- a. False arrest, detention or imprisonment;
- b. Malicious prosecution;
- c. The wrongful eviction from, wrongful entry into, or invasion of the right of private occupancy of a room, dwelling or premises that a person occupies, committed by or on behalf of its owner, landlord or lessor;

- d. Oral, written, televised, or videotaped publication, in any manner, of material that slanders or libels a person or organization or disparages a person's or organization's goods, products or services;
- e. Oral, written, televised, or videotaped publication, in any manner, of material that violates a person's right of privacy;
- f. The use of another's advertising idea in your "advertisement"; or
- g. Infringing upon another's copyright, trade dress, slogan, title, or slogan in your "advertisement."

**E. Medical Payments – Limit Increased to \$20,000, Extended Reporting Period**

If **COVERAGE C MEDICAL PAYMENTS** is not otherwise excluded from this Coverage Part:

1. The Medical Expense Limit is changed subject to all of the terms of **SECTION III – LIMITS OF INSURANCE** to the greater of:
  - a. \$20,000; or
  - b. The Medical Expense Limit shown in the Declarations of this Coverage Part.
2. **SECTION I – COVERAGES, COVERAGE C MEDICAL PAYMENTS**, Subsection 1. **Insuring Agreement**, a. (3) (b) is deleted in its entirety and replaced by the following:
  - (b) The expenses are incurred and reported to us within three years of the date of the accident.

**F. Athletic Activities**

**SECTION I – COVERAGES, COVERAGE C MEDICAL PAYMENTS**, Subsection 2. **Exclusions**, Paragraph e. **Athletic Activities** is deleted in its entirety and replaced with the following:

**e. Athletic Activities**

To a person injured while taking part in athletics.

**G. Supplementary Payments**

**SECTION I – COVERAGES, SUPPLEMENTARY PAYMENTS – COVERAGE A AND B** are amended as follows.

1. **b.** is deleted in its entirety and replaced by the following:
  1. **b.** Up to \$5000 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these.
- 1.**d.** is deleted in its entirety and replaced by the following:
  1. **d.** All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$1,000 a day because of time off from work.

## H. Employee Indemnification Defense Coverage

**SECTION I – COVERAGES, SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** the following is added:

We will pay, on your behalf, defense costs incurred by an “employee” in a criminal proceeding occurring in the course of employment.

The most we will pay for any “employee” who is alleged to be directly involved in a criminal proceeding is \$25,000 regardless of the numbers of “employees,” claims or “suits” brought or persons or organizations making claims or bringing “suits.”

## I. Additional Insureds

**SECTION II – WHO IS AN INSURED** is amended as follows:

Each of the following is also an insured:

1. **Managers and Supervisors** – Your managers and supervisors are also insureds, but only with respect to their duties as your managers and supervisors. Managers and supervisors who are your “employees” are also insureds for “bodily injury” to a co-“employee” while in the course of his or her employment by your or performing duties related to the conduct of your business.

This provision does not change Item 2.a.(1)(a) as it applies to managers of a limited liability company.

2. **Broadened Named Insured** – Any organization and subsidiary thereof which you control and actively manage on the effective date of this Coverage Part. However, coverage does not apply to any organization or subsidiary not named in the Declarations as Named Insured, if they are also insured under another similar policy, but for its termination or the exhaustion of its limits of insurance.

3. **Funding Source** – Any person or organization with respect to their liability arising out of:

- a. Their financial control of you; or
- b. Premises they own, maintain or control while you lease or occupy these premises.

This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.

4. **Managers, Landlords, or Lessors of Premises** – Any person or organization with respect to their liability arising out of the ownership, maintenance or use of that part of the premises leased or rented to you subject to the following additional exclusions:

This insurance does not apply to:

- a. Any “occurrence” which takes place after you cease to be a tenant in that premises; or
- b. Structural alterations, new construction or demolition operations performed by or on behalf of that person or organization.

5. **Lessor of Leased Equipment – Automatic Status When Required in Lease Agreement With You** – Any person or organization from whom you lease equipment when you and such person or organization have agreed in writing in a contract or agreement that such person or

organization is to be added as an additional insured on your policy. Such person or organization is an insured only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.

A person's or organization's status as an additional insured under this endorsement ends when their contract or agreement with you for such leased equipment ends.

With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after the equipment lease expires.

- 6. Vendors** – Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business, subject to the following additional exclusions:
- a.** The insurance afforded the vendor does not apply to:
- (1)** "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
  - (2)** Any express warranty unauthorized by you;
  - (3)** Any physical or chemical change in the product made intentionally by the vendor;
  - (4)** Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
  - (5)** Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
  - (6)** Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
  - (7)** Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
  - (8)** "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
    - (a)** The exceptions contained in Sub-paragraphs **(4)** or **(6)**; or
    - (b)** Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- b.** This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing.

**7. As Required by Contract** – Any person or organization where required by a written contract executed prior to the occurrence of a loss. Such person or organization is an additional insured for "bodily injury," "property damage" or "personal and advertising injury" but only for liability arising out of the negligence of the named insured. The limits of insurance applicable to these additional insureds are the lesser of the policy limits or those limits specified in a contract or agreement. These limits are included within and not in addition to the limits of insurance shown in the Declarations

**8. State or Political Subdivisions** – Any state or political subdivision as required, subject to the following provisions:

- a. This insurance applies only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit, and is required by contract.
- b. This insurance does not apply to:
  - (1) "Bodily injury," "property damage" or "personal and advertising injury" arising out of operations performed for the state or municipality; or
  - (2) "Bodily injury" or "property damage" included within the "products-completed operations hazard."

**J. General Aggregate Per Location**

**SECTION III – LIMITS OF INSURANCE**, Paragraph 2. Is amended to include the following additional provision:

The General Aggregate Limit applies separately to each of your "locations" owned by or rented to you.

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

**K. Duties in the Event of Occurrence, Claim or Suit**

**SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, Paragraph 2. is amended as follows:

Item **a.** is amended to include:

This condition applies only when the "occurrence" or offense is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership; or
- (3) An executive officer or insurance manager, if you are a corporation.

Item **b.** is amended to include:

This condition will not be considered breached unless the breach occurs after such claim or "suit" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership; or

(3) An executive officer or insurance manager, if you are a corporation.

**L. Unintentional Failure To Disclose Hazards**

**SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 6. Representations** is amended to include the following:

It is agreed that, based on our reliance on your representations as to existing hazards, if you should unintentionally fail to disclose all such hazards prior to the beginning of the policy period of this Coverage Part, we shall not deny coverage under this Coverage Part because of such failure.

**M. Transfer of Rights of Recovery Against Others To Us**

**SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 8. Transfer of Rights of Recovery Against Others To Us** is deleted in its entirety and replaced by the following:

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

Therefore, the insured can waive the insurer's Rights of Recovery prior to the occurrence of a loss, provided the waiver is made in a written contract.

**N. Liberalization**

**SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**, is amended to include the following:

If we revise this endorsement to provide more coverage without additional premium charge, we will automatically provide the additional coverage to all endorsement holders as of the day the revision is effective in your state.

**O. Bodily Injury – Mental Anguish**

**SECTION V – DEFINITIONS**, Paragraph **3.** is deleted in its entirety and replaced by the following:

"Bodily injury":

- a. Means bodily injury, sickness or disease sustained by a person, and includes mental anguish resulting from any of these; and
- b. Except for mental anguish, includes death resulting from the foregoing (Item a. above) at any time.

**P. Personal and Advertising Injury – Abuse of Process, Discrimination**

If **COVERAGE B PERSONAL AND ADVERTISING INJURY LIABILITY COVERAGE** is not otherwise excluded from this Coverage Part, the definition of "personal and advertising injury" is amended as follows:

1. **SECTION V – DEFINITIONS**, Paragraph **14.b.** is deleted in its entirety and replaced by the following:
  - b. Malicious prosecution or abuse of process;
2. **SECTION V – DEFINITIONS**, Paragraph **14.** is amended to include the following:



Discrimination based on race, color, religion, sex, age or national origin, except when:

- a.** Done intentionally by or at the direction of, or with the knowledge or consent of:
  - (1)** Any insured; or
  - (2)** Any executive officer, director, stockholder, partner or member of the insured;
- b.** Directly or indirectly related to the employment, former or prospective employment, termination of employment, or application for employment of any person or persons by an insured;
- c.** Directly or indirectly related to the sale, rental, lease or sublease or prospective sales, rental, lease or sub-lease of any room, dwelling or premises by or at the direction of any insured; or
- d.** Insurance for such discrimination is prohibited by or held in violation of law, public policy, legislation, court decision or administrative ruling.

The above does not apply to fines or penalties imposed because of discrimination.



**UTAH WAIVER OF SUBROGATION ENDORSEMENT**

This endorsement applies only to the insurance provided by the policy because Utah is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule. Our waiver of rights does not release your employees' rights against third parties and does not release our authority as trustee of claims against third parties.

Schedule

1. **Waiver Type**      Specific

Contractor Name      Park City Municipal Corporation

Address                PO Box 1480 Park City, UT 84060-1480

Contract Description      8/05/2022 to 8/07/2022 Art Festival

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

Endorsement Effective      07/01/2023

Policy No.      3428883

Endorsement No.

Insured      KIMBALL ART CENTER

Premium

PO BOX 1478

PARK CITY, UT 84060

Insurance Company      WCF Mutual Insurance Company

Countersigned by \_\_\_\_\_