

Interlocal Cooperation Agreement

THIS INTERLOCAL COOPERATION AGREEMENT (this “*Agreement*”) is made effective _____, 2019, by and between **SALT LAKE COUNTY**, a body corporate and politic of the state of Utah (the “*County*”), and **SANDY CITY CORPORATION**, a Utah municipal corporation (the “*City*”). The County and the City are sometimes referred to individually in this Agreement as a “Party” and collectively as the “Parties.”

RECITALS:

A. UTAH CODE ANN. §11-13-202 and other provisions of the Interlocal Cooperation Act (codified as UTAH CODE ANN. § 11-13-101, *et seq.*) (the “*Act*”) provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

B. UTAH CODE ANN. §11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon.

C. The County and the City are public agencies for purposes of the Act.

D. The County acquired title to certain real property located at approximately 9800 South and 9901 South Wasatch Boulevard, Sandy, Utah, identified as Parcel Nos. 28-11-427-044, 28-11-427-024, 28-11-427-031, 28-11-427-029, 28-11-427-034, 28-11-427-046, 28-11-427-036, 28-11-427-037, and 28-11-427-025 (collectively the “*Wasatch Blvd Property*”), for the purpose of constructing Wasatch Boulevard.

E. At the time the County acquired the Wasatch Blvd Property, these parcels were located in an unincorporated area of the County.

F. Over time, the area where the Wasatch Blvd Property is located has been annexed into and become part of the City’s incorporated area, and the City is responsible for the ongoing maintenance and repair of portions of Wasatch Boulevard located within the City’s jurisdiction.

G. County heretofore has transferred similar “remnant” parcels acquired for public right-of-way purposes to other incorporated municipalities.

H. In addition, the County owns certain parcels of real property located at approximately 8318 South 300 East and 8336 South 300 East, Sandy, Utah, identified as Parcel Nos. 22-31-329-001 and 22-31-327-029 (collectively the “*300 East Property*”), which were conveyed to the County after the tax sale in 1986 and 1985 respectively.

I. Back taxes are owed to the Salt Lake County Assessor on the 300 East Property in the amount of \$1,633.29.

J. The 300 East Property and a portion of the Wasatch Blvd Property are subject to street light assessments imposed by the City, which have not been paid by the County.

K. The County is willing to convey the Wasatch Blvd Property and the 300 East Property to the City on the following conditions: (1) the Wasatch Blvd Property shall be maintained by the City for public purposes; (2) the unpaid and accrued street light assessments for both the Wasatch Blvd Property and the 300 East Property shall be deemed fully satisfied by the City, and the City shall pay the back taxes owed on the 300 East Property.

L. The parties, wishing to memorialize their arrangement, enter into this Agreement.

A G R E E M E N T:

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Conveyance.** Contemporaneously with the signing of this Agreement, County shall:

(a) convey and transfer the Wasatch Blvd Property to the City by executing and delivering to City a quitclaim deed (the “*Wasatch Blvd Deed*”) in the form attached hereto as Exhibit A.

(b) convey and transfer the 300 East Property to the City by executing and delivering to the City a quitclaim deed (the “*300 East Deed*”) in the form attached hereto as Exhibit B.

Section 2. **Consideration.** In exchange for receiving title to the Wasatch Blvd Property and the 300 East Property in the form of the deeds identified in Section 1, the City shall:

(a) covenant that the Wasatch Blvd Property will be used for public purposes.

(b) deem the unpaid and accrued street light assessments owed by the County for both the Wasatch Blvd Property and the 300 East Property fully satisfied and shall no longer assess the County for these properties.

(c) pay the back taxes owed on the 300 East Property in the amount of \$1,633.29.

Section 3. **Use Restriction.** The Wasatch Blvd Property shall be used only for public purposes as part of the public right-of-way for Wasatch Boulevard.

Section 4. **Duration and Termination.** This Agreement shall take effect upon execution and terminate upon the performance by the parties of all the obligations described herein. The parties intend that the conveyance of the Property described in Exhibits A and B shall be accomplished promptly. Any provision of this Agreement which contemplates performance subsequent to the exchange of title to real property contemplated by this Agreement shall so survive such exchange of title and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years.

Section 5. **Additional Interlocal Act Provisions.** In compliance with the requirements of the Act and other applicable law:

(a) No Interlocal Entity. The parties agree that they do not by this Agreement create an interlocal entity.

(b) Joint Board. As required by UTAH CODE ANN. § 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's Mayor or designee and the City's Chief Administrative Officer or designee. Any real or personal property used in the parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(c) Financing Joint Cooperative Undertaking and Establishing Budget. There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) Attorney Review. This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the County and the City in accordance with UTAH CODE ANN. § 11-13-202.5.

(e) Copies. Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each party, pursuant to UTAH CODE ANN. § 11-13-209.

(f) Manner of Acquiring, Holding or Disposing of Property. The Wasatch Blvd Property and 300 East Property shall be acquired, held or disposed of pursuant to the terms of this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

Section 6. **General Provisions**. The following provisions are also integral parts of this Agreement:

(a) Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

(b) Captions. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

(e) Waiver of Breach. Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) Cumulative Remedies. The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

(g) Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

(h) Time of Essence. Time is the essence in this Agreement.

(i) Interpretation. This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the parties at their respective addresses.

(k) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) Governmental Immunity. Both parties are governmental entities under the Governmental Immunity Act, UTAH CODE ANN. § 63G-7-101, *et seq.* (the “Immunity Act”). Consistent with the terms of the Immunity Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses or limits of liability otherwise available under the Immunity Act and all other applicable law, and both parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) Ethical Standards. The parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County’s Ethics, Gifts and Honoraria ordinance (Chapter 2.07, SALT LAKE COUNTY CODE OF ORDINANCES [2001]); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

IN WITNESS WHEREOF, the City, by resolution duly adopted by its City Council, caused this Agreement to be signed by its Mayor and attested by its City Recorder; and the County, by resolution of its County Council, caused this Agreement to be signed by the Mayor, or his designee, his or her signature being duly notarized.

SALT LAKE COUNTY

By: _____
Mayor or Designee

Approved As To Form and Legality:

R. Christopher Preston, Deputy District Attorney

SANDY CITY, a Utah municipality

By _____
Kurt Bradburn, Mayor

ATTEST:

Wendy Downs, City Recorder

Approved As To Form and Legality:

Jeffrey Robinson, Senior Civil Attorney

Exhibit A
To Interlocal Cooperation Agreement
Quit Claim Deed for Wasatch Blvd Property

Exhibit B
To Interlocal Cooperation Agreement
Quit Claim Deed for 300 East Property