

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Department of Transportation

AGENDA DATE: Introduction: August 23, 2011
Public Hearing: August 30, 2011

CONTACT PERSON NAME AND PHONE NUMBER: Mirian D. Spencer, (915) 541-4482,
Spencermd@elpasotexas.gov

DISTRICT(S) AFFECTED: 3

SUBJECT:

An Ordinance Granting a Special Privilege License to Walter and Eva Parker permitting the encroachment of a 44.0 square foot portion of an existing staircase within portions of City right-of-way on Frutas Avenue adjacent to the property located at 3801 Frutas Avenue NESV11-00029 (District 3).

BACKGROUND / DISCUSSION:

The applicant is requesting to Special Privilege License permitting the encroachment of a 44 square foot portion of an existing staircase within portions of City right-of-way on Frutas avenue. The staircase has been in existence since the building was built. The applicants are requesting to legalize the existing encroachment.

The term of the License is for fifteen years with an option to renew up to two additional fifteen year terms. In order to renew, the applicants will be required to submit written notification of their intention to renew three months prior to the expiration date of the permit. The annual fee for the permit is \$105.00.

PRIOR COUNCIL ACTION:

There is a related rezoning request (PZRZ11-00021) to change the zoning from M-1 (Light Manufacturing) to C-3 (Commercial).

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The Development Coordinating Committee approved the special privilege permit request on August 3, 2011.

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

**Daryl W. Cole, Director
Department of Transportation**

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL PRIVILEGE LICENSE TO WALTER AND EVA PARKER PERMITTING THE ENCROACHMENT OF A 67.5 SQUARE FOOT PORTION OF AN EXISTING STAIRCASE WITHIN PORTIONS OF CITY RIGHT-OF-WAY ON FRUTAS AVENUE ADJACENT TO THE PROPERTY LOCATED AT 3801 FRUTAS AVENUE.

WHEREAS, Walter and Eva Parker have requested to keep an existing staircase within portions of City right-of-way on Frutas Avenue adjacent to the property located at 3801 Frutas Avenue; and

WHEREAS, the City may grant a Special Privilege License for use of City right-of-way for specified uses; and

WHEREAS, the City Council finds that the grant of a Special Privilege License upon the terms and conditions hereinafter set forth is not inconsistent with and will not unreasonably impair the public use of the right-of-way; and

WHEREAS, the Traffic Engineer received a favorable recommendation from the Development Coordinating Committee on August 3, 2011 regarding the request to keep the encroachment.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

The City of El Paso (hereinafter called "City") hereby grants to Walter and Eva Parker (hereinafter referred to as "Grantees") a Special Privilege License (the "License") for use of City right-of-way as follows:

1. DESCRIPTION. This License is granted to Walter and Eva Parker to keep an existing 44.0 square foot portion of a staircase within portions of City right-of-way on Frutas Avenue adjacent to the property located at 3801 Frutas Avenue, as shown in Exhibit "A," which is attached hereto and made a part hereof for all purposes, and which is hereinafter referred to as "License Area."

2. TERM. The term of this License shall be for fifteen (15) years from the date of execution of this agreement. The City shall have the sole option to renew this License upon the request of the Grantees for up to two (2) additional fifteen (15) year terms. If the Grantees desire that the City re-new this License for an additional fifteen (15) year term, Grantees shall submit a

request in writing to the City no later than three (3) months prior to the expiration date of this License or any previously granted extension thereto.

This License shall expire without notice at the end of such term unless a request for renewal is submitted in writing to the City by the Grantees as herein required. Grantees understand, agree, and accept that the City may require that the terms, conditions, and provisions of this License be modified as a condition for renewing the grant of the encroachment upon or through public rights-of-way as permitted by this License.

3. WORK DONE BY OTHERS

Throughout the term of this License, the City expressly reserves the right to install, repair, or reconstruct the City right-of-way used or occupied by Grantees, any streets or alleys and all ancillary public uses, usual and customary, in connection with streets and alleys, expressly including but not limited to, drainage facilities and structures.

The City reserves the right, subject to further conditions described in this paragraph, to lay and permit to be laid, utility lines, including, but not limited to, storm and sanitary sewer, gas, water, and other pipelines or cables, and to do and permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the governing body of the City in, across, along, over or under the City right-of-way occupied by Grantees, and to change any curb or sidewalk or the street grade of any street. The City shall notify Grantees of work to be performed as herein described. The City shall not be liable to Grantees for any damage resulting therefrom, nor shall the City be liable to Grantees for any damages arising out of the performance of any work by the City, its contractors or subcontractors, not willfully and unnecessarily occasioned; provided, however, nothing herein shall relieve any other persons or entities from liability for damage to the staircase. If the City requires Grantees to, alter, change, adapt, remove, or relocate the portion of staircase because of changes in the grade of the City right-of-way or in the location or manner of constructing a water pipe, sewer pipe or other underground or aboveground pipes owned by the City, Grantees shall make the alterations or changes as soon as practicable when ordered in writing by the City without claim for reimbursement or damages against the City. If these requirements impose a financial hardship upon Grantees, Grantees shall have the right to present alternative proposals for the City's consideration. If the City requires Grantees to remove, alter, change, adapt or relocate its portion of the staircase or any portion thereof to enable any other entity or person, except the City, to use, or to use with greater convenience, the City right-of-way, Grantees shall not be required to make such changes until

such other entity or person shall have undertaken with solvent bond, to reimburse Grantees for any loss and expense which will be caused by or arise out of such removal, alteration, change, adaptation or conformance of the portion of the staircase; provided, however, the City shall not be responsible nor liable for such reimbursement.

4. RESERVATION OF SURFACE, SUBSURFACE, AND AIRSPACE RIGHTS

The City reserves the right to use the surface or subsurface or airspace within the License Area for any public purposes allowed by law and deemed necessary by the City and to do or permit to be done any work in connection therewith which may be deemed necessary or proper by the City on, across, along, under or over said City right-of-way occupied by Grantees provided such use does not interfere with Grantees' use of the License Area. Whenever by reason of said work in connection with said purposes it shall be deemed necessary by the City to alter, change, adapt, conform or relocate any or all portions of the staircase, such alteration or change or relocation shall be made by Grantees when ordered in writing by the Traffic Engineer without any claim for reimbursement or damages against the City.

5. CONSIDERATION. As consideration for this License, Grantees shall pay to the City the fee of One Hundred Five and No/100 Dollars (\$105.00) per year for the use of City right-of-way. The annual fee shall be due the first month in which the License is granted by the El Paso City Council. The annual fee shall remain the same for a period of one year from the date the license is granted, and shall be subject to change after each one year period the license remains in effect. Grantees expressly agree to pay any additional amounts as consideration for this License, which could result from a re-computation or assessment of fees pursuant to enactment or any future amendments to 15.08.120. The City shall notify the Grantees of any proposed changes in fees as prescribed in Paragraph 14.E (Notice) of this License. This License is granted on the condition the Grantees pay for all costs associated with the portion of the staircase, as well as all costs for the restoration of the License Area upon the termination of this License.

The first annual fee shall be due prior to execution of this License by the El Paso City Council. The advance payment shall be in the form of a business or cashier's check payable to the "City of El Paso" and delivered to the Department of Transportation. If the License is disapproved by the El Paso City Council, the City shall make full refund of the advance payment within fifteen (15) days of the denial action.

6. USE OF PROPERTY. This License is granted solely for the encroachment onto City right-of-way by Grantees. This License shall not be construed to waive any City permit requirements. Grantees shall be responsible for all maintenance. Nothing contained herein shall grant or be construed to grant any real property interest to the Grantees, nor shall it give rise to any vested right in the Grantees, their assigns or successors in interest who shall not have a cause of action for damages upon revocation of this License.

7. IMPROPER USE. This License shall not permit or be construed to permit any other private use of the City's right-of-way, which impairs its function as a right-of-way. Grantees shall not construct any additional improvements, or make any additions or alterations on or over the City right-of-way, without the prior written consent of the El Paso City Manager.

8. REPAIRS. Grantees shall keep the portion of the staircase in good repair during the term of the License. Grantees shall repair any damage to the License Area regardless of the cause of such damage, at Grantees' sole expense.

9. MAINTENANCE. Grantees shall maintain the portion of the staircase and the License Area in good condition, in a clean, orderly, and attractive condition for the duration of the License.

10. INDEMNITY. As a condition of the License, the Grantees or their insurer shall **INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, its officers, agents, servants and employees FOR AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, LIABILITY, DAMAGES OR EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES AND COSTS), FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY, OR ANY ILLNESS, INJURY, PHYSICAL OR MENTAL IMPAIRMENT, LOSS OF SERVICES, OR DEATH TO ANY PERSON ARISING OUT OF OR RELATED TO THIS AGREEMENT.** Without modifying the conditions of preserving, asserting, or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to the Grantees every demand, notice, summons, or other process received by the City in any claim or legal proceeding contemplated herein. Grantees will 1) investigate or cause the investigation of accidents or occurrences involving such injuries or damages; 2) negotiate or cause to be negotiated the claim as Grantees may deem expedient; and 3) defend or cause to be defended on behalf of the City all suits for damages even if groundless, false, or fraudulent, brought on because of such injuries or damages. Grantees shall pay all judgments in actions defended by Grantees pursuant to this section along with all attorney's fees and costs incurred by the City

including interest accruing to the date of the payment by Grantees, and premiums on any appeal bonds. The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. The City will not be responsible for any loss of or damage to Grantees' property from any cause.

11. LIABILITY INSURANCE. Grantees shall obtain and provide a commercial general liability policy with a minimum one million dollar (\$1,000,000.00) limit, per occurrence, for personal injury, death, and property damage, with a minimum one million dollar (\$1,000,000.00) general aggregate limit. These amounts are not a limitation upon the Grantees' agreement to indemnify and hold the City harmless.

Grantees shall maintain said insurance with a solvent insurance company authorized to do business in Texas. The policy shall provide that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, servants or employees and Grantees, their officers, agents, servants or employees. All policies shall name the City of El Paso, its officers, agents, servants, and employees as additional insureds to the full amount of the policy limits.

No License shall be granted by El Paso City Council until Grantees file a copy of the policy or certificate of liability insurance as herein set forth with the Departments of Transportation and Financial Services – Capital Assets Division. Such policy or certificate shall provide that the insurance cannot be cancelled or the amount of coverage changed without thirty (30) days prior written notice to the City's Department of Transportation and the Financial Services – Capital Assets Division, or ten (10) days prior written notice to the City's Department of Transportation and the Financial Services – Capital Assets Division for cancellation based on non-payment of insurance premiums. Failure to keep the policy in full force and effect throughout the term of the License shall be grounds for cancellation of this License. Certificates of Insurance that state that the insurer shall endeavor to give notice and/or that there shall be no liability for the failure to give the notice required herein shall not meet the requirements of this section.

12. CANCELLATION. Should the City at any time or for any reason decide that the right-of-way onto which any of the encroachments are needed for public use, the City may upon thirty (30) calendar days written notice, cancel this License at no cost to the City and may take possession of the City right-of-way. All rights of Grantees in/to the City right-of-way shall then be terminated. If the City cancels this License, the Grantees may receive a refund of the paid

annual consideration for the months remaining in the License year (the twelve month period beginning on the effective date of the License) in the amount of EIGHTY-FOUR AND NO/100 DOLLARS (\$84.00) per month. If the City cancels the License due to the Grantees' failure to cure any default under this License or if the Grantees abandon the License Area as described hereafter, Grantees shall not be entitled to any refund of its annual consideration it has paid to the City.

Grantees may cancel this License, for any reason, upon thirty (30) calendar days prior written notice to the City, and all rights of the Grantees shall then be terminated. If this License is cancelled by the Grantees, Grantees shall not be entitled to any refund of the annual consideration for the License year. In addition, if, for a period of six (6) months, Grantees cease to use or occupy the property for the purposes herein contemplated, or if Grantees default in any of his obligations under this License and fail to correct such defaults within fifteen (15) calendar days after written notice to do so; the City may cancel this License and take possession. All rights of the Grantees on the City right-of-way shall then terminate.

Any waiver by the City of any breach of any of the Grantees' obligations shall not be deemed a continuing waiver, and shall not prevent the City from exercising any remedy it may have for any succeeding breach of the same or another obligation of the Grantees.

Upon termination of this License for whatever reason, all encroachments shall become the property of the City and shall, at the option of the City, be removed by the Grantees without cost to the City. The City may require the Grantees to restore the License Area, to include removal of the said staircase at the expense of the Grantees.

13. LIENS AND ENCUMBRANCES. Grantees shall defend and indemnify the City against any liability and loss of any type arising from any lien or encumbrance on the property that arises or is alleged to have arisen from the Grantees' use of the City right-of-way.

14. ASSIGNMENT. The rights granted by this License insure to the benefit of the Grantees, and any parent, subsidiary, or successor entity now or hereafter existing. The rights shall not be assignable without the express advanced written consent of the El Paso City Manager.

15. RECORDS

The El Paso City Council and the Traffic Engineer or designee shall be kept fully informed by Grantees as to matters pertaining in any way to Grantees' exercise of its rights under this License, including the construction, replacement, reconstruction, maintenance, and repair of the portion of the staircase within the City right-of-way. Obtaining all applicable City permits shall be deemed sufficient to keep such parties informed. Grantees shall keep complete and accurate maps, construction drawings, and specifications describing the location of the encroachments within the City right-of-way. The City shall have the right, at reasonable times to inspect such maps, construction drawings, and specifications.

16. NOTICES: All notices provided for herein shall be sufficient if sent by certified or registered mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

City of El Paso
Attn: Traffic Engineer
Department of Transportation
7969 San Paulo Dr.
El Paso, Texas 79907

with copy to: City of El Paso
Attn: Financial Services – Capital Assets Division
#2 Civic Center Plaza, 7th Floor
El Paso, Texas 79901-1196

and: Walter and Eva Parker
3031 Wheeling Ave
El Paso, Texas 79930

or to such other address as the parties may designate to each other in writing from time to time.

17. LEASING OR DEDICATION OF FACILITIES

Grantees, without the advanced written consent of the El Paso City Manager or designee, shall not lease the License Area, to any non-Grantees person or entity.

18. NO PROPERTY RIGHTS

Nothing herein shall grant any real property interest to the Grantees nor give rise to any vested right in the Grantees, their assigns or successors in interest, none of who shall have a cause of action for damages upon revocation or termination of this License in accordance with the terms herein.

19. RIGHT OF ENTRY AND INSPECTION

The City's authorized representative shall have the right to enter upon the License area at all reasonable times for the purpose of inspecting the same and determining compliance with the terms of this License.

20. LAWS AND ORDINANCES

Grantees shall comply with all statutes, laws, codes and ordinances applicable to Grantees' construction, repair, renovation, alteration or use of the License Area.

21. ENTIRE AGREEMENT: This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.

22. SEVERABILITY: Every provision of this License is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the License.

23. LAW GOVERNING: The laws of the State of Texas shall govern the validity, performances, and enforcement of this License and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.

24. ADMINISTRATION. The Traffic Engineer is the principal City official responsible for the administration of this License and Grantees recognize that questions regarding the interpretation or application of this ordinance shall be referred to the Traffic Engineer.

25. RESTRICTIONS AND RESERVATIONS. This License is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. If, at any time during the initial term of this License, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantees' use of the License Area, Grantees shall have the right to terminate this License upon giving the City prior written notice of its intention to do so.

26. EFFECTIVE DATE. The effective date of this License shall be the date last entered below. This License shall not take effect unless Grantees file their written acceptance with the City prior to the inaction of this License by the El Paso City Council.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

ATTEST:

John F. Cook
Mayor

Richarda Duffy-Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Elizabeth Ruhmann
Assistant City Attorney

Daryl W. Cole, Director
El Paso Department of Transportation

ACCEPTANCE

The attached instrument, with all conditions thereof, is hereby accepted this ____ day of _____, 2011.

GRANTEE: Walter Parker

By: _____
Walter Parker, Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2011,
by Walter Parker as Grantee-Owner.

Notary Public, State of Texas

Notary's Printed or Typed Name:

My Commission Expires:

ACCEPTANCE

The attached instrument, with all conditions thereof, is hereby accepted this ____ day of _____, 2011.

GRANTEE: Eva Parker

By: _____
Eva Parker, Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this ____ day of _____, 2011,
by Eva Parker as Grantee-Owner.

Notary Public, State of Texas

Notary's Printed or Typed Name:

My Commission Expires:

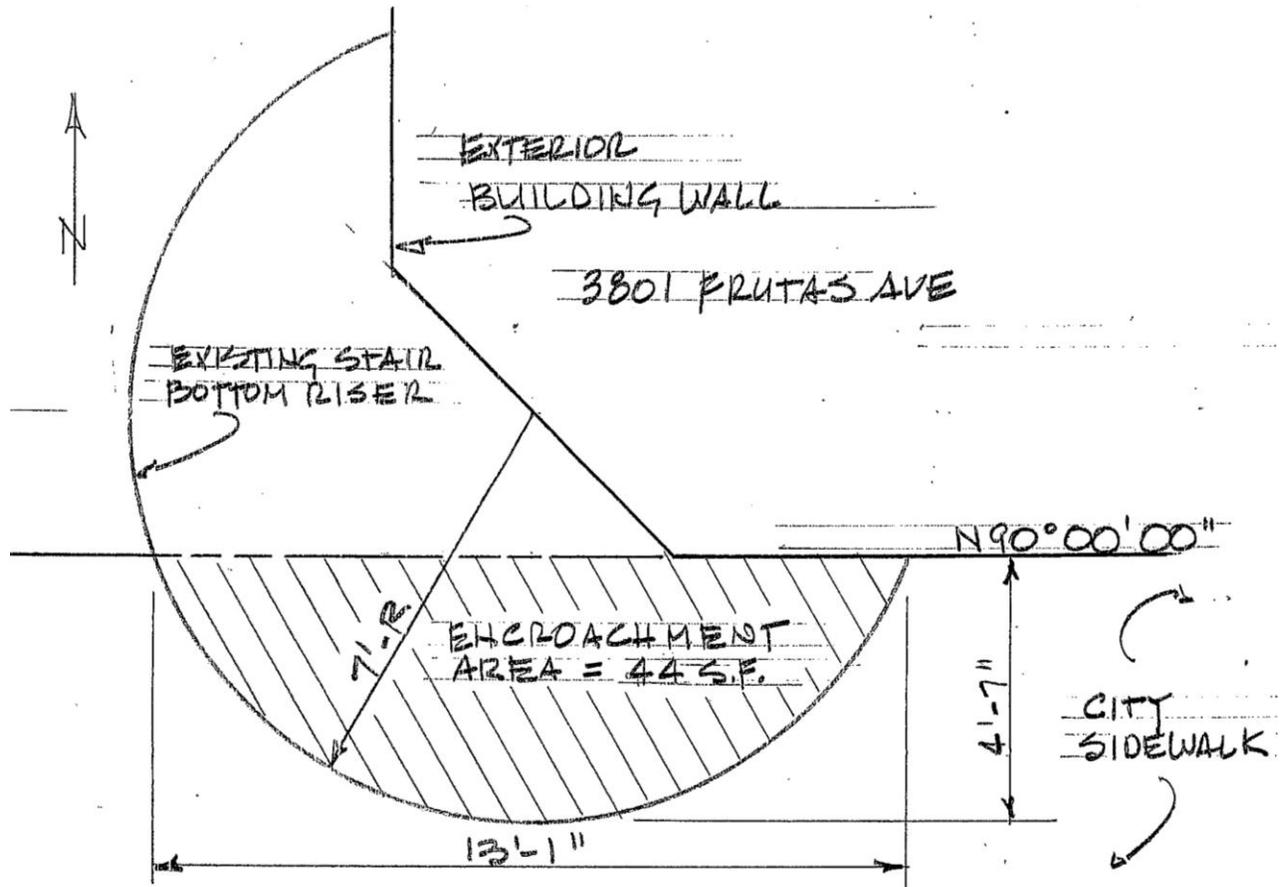
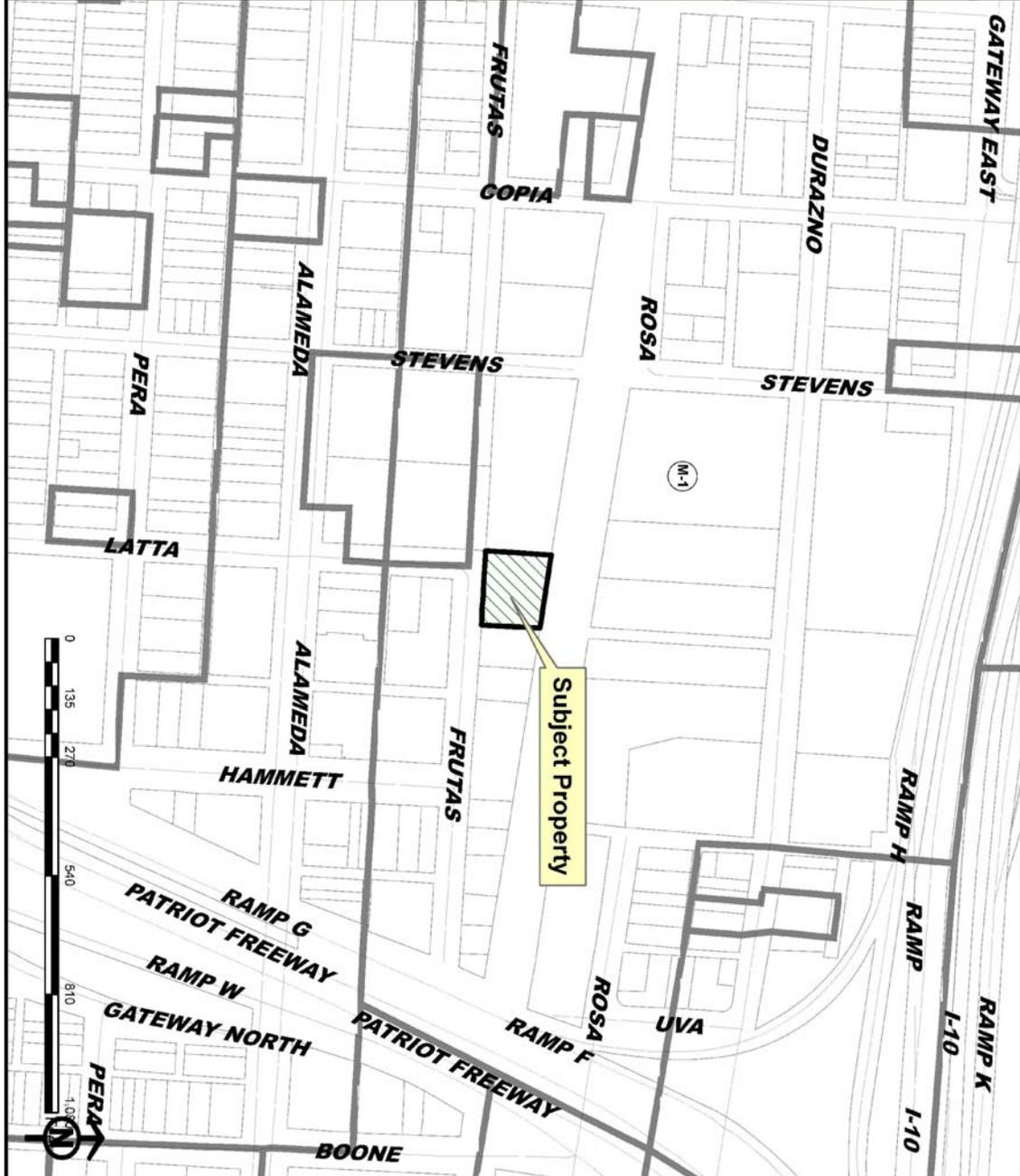


Exhibit A
PG. 2 of 2

LOCATION MAP

NESV11-00029



AERIAL MAP

NESV11-00029

