



CITY OF URBANA, ILLINOIS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

MEMORANDUM

TO: Mayor Laurel L. Prussing and Members of the City Council

FROM: William R. Gray, Public Works Director
Bradley M. Bennett, Assistant City Engineer

DATE: July 9, 2015

RE: Campus Communications Group Agreement for Use of Right-of-Way

Action Requested

Approval of the attached ordinance entitled “AN ORDINANCE APPROVING AN AGREEMENT FOR USE OF RIGHT-OF-WAY WITH CAMPUS COMMUNICATIONS GROUP, INC.”

Background and Facts

Campus Communications Group of Champaign, Illinois, proposes to install fiber optic cables below ground in conduits within the rights-of-way of the City on Stoughton Street between Gregory Street and Lincoln Avenue. In accordance with City policy, a license agreement, which is required for that installation, is attached for Council consideration. The proposed routing of the fiber optic cable is depicted in Exhibit B attached to the proposed agreement.

Financial Impact

The proposed installation will be at no cost to the City. Campus Communications Group is not subject to the City’s utility maintenance fee for right-of-way occupation because it is a retailer of telecommunications services as defined under the Illinois Simplified Telecommunications Tax Act.

Recommendations

It is recommended that the City Council approve the attached ordinance entitled “AN ORDINANCE APPROVING AN AGREEMENT FOR USE OF RIGHT-OF-WAY WITH CAMPUS COMMUNICATIONS GROUP, INC.”

Attachments: AN ORDINANCE APPROVING AN AGREEMENT FOR USE OF RIGHT-OF-WAY WITH CAMPUS COMMUNICATIONS GROUP, INC.
AGREEMENT FOR USE OF RIGHT-OF-WAY (Campus Communications Group, Inc.)

ADMINISTRATION • ARBOR • ENGINEERING • ENVIRONMENTAL MANAGEMENT
EQUIPMENT SERVICES • OPERATIONS • PUBLIC FACILITIES

ORDINANCE NO. 2015-07-072

AN ORDINANCE APPROVING AN AGREEMENT FOR USE OF RIGHT-OF-WAY WITH
CAMPUS COMMUNICATIONS GROUP, INC.

(Stoughton Street between Gregory Street and Lincoln Avenue)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Urbana,
Champaign County, Illinois, as follows:

Section 1. An Agreement for Use of Right-of-Way between the City of Urbana,
Illinois, and Campus Communications Group, Inc., in substantially the form of
the copy of said Agreement attached hereto and hereby incorporated by
reference, be and the same is hereby authorized and approved.

Section 2. The Mayor of the City of Urbana, Illinois, be and the same is
hereby authorized to execute and deliver and the City Clerk of the City of
Urbana, Illinois, be and the same is hereby authorized to attest to said
execution of said Agreement as so authorized and approved for and on behalf
of the City of Urbana, Illinois.

Section 3. This Ordinance shall not be construed to affect any suit or
proceeding pending in any court, or any rights acquired, or a liability
incurred, or any cause or causes of action acquired or existing prior to the
effective date of this Ordinance; nor shall any right or remedy of any
character be lost, impaired, or affected by this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its
passage and publication in accordance with Section 1-2-4 of the Illinois
Municipal Code.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays"
being called, of a majority of the members of the Council of the City of
Urbana, Illinois, at a meeting of said Council.

PASSED BY THE CITY COUNCIL this ____ day of _____, _____.

AYES:

NAYS:

ABSENT:

ABSTAINED:

Phyllis D. Clark, City Clerk

APPROVED BY THE MAYOR this ____ day of _____, _____.

Laurel Lunt Prussing, Mayor

After recording return to:

City of Urbana Legal Division
400 S. Vine Street
Urbana, IL 61801

AGREEMENT FOR USE OF RIGHT-OF-WAY

Campus Communications Group, Inc.

West Stoughton Street between North Gregory Street and North Lincoln Avenue

This Agreement is made and entered into by and between the CITY OF URBANA, a municipal corporation of the State of Illinois ("City"), and CAMPUS COMMUNICATIONS GROUP, INC. ("Company") and is effective on the last date signed by a party hereto. The City and the Company agree as follows:

1. **Right-of way.** West Stoughton Street between North Gregory Street and North Lincoln Avenue ("right-of-way") is a roadway of at least sixty feet in width of dedicated right-of-way.
2. **Grant of license.** The City hereby grants the Company a limited license to construct a Facility ("Facility"), consisting of a single 1.25-inch HDPE conduit with a four strand drop fiber installed in the duct, within such right-of-way, as described in Exhibit A and as shown in Exhibit B, both of which exhibits are attached hereto and are made a part hereof.
 - A. The license granted under this Agreement is wholly dependent upon the Company fully and faithfully performing and complying with all the terms, conditions, and covenants contained in this Agreement. This license is subject to the rights of any public utility or other person or entity currently having rights, licenses, franchises, or easements in and about the right-of-way.
 - B. The license granted under this Agreement is immediately revocable at the option of the City in the event that the Company fails to perform or comply with any term, condition, or covenant set forth in this Agreement, provided that the Company will have a period in which to cure any such failure as set forth in this Agreement.
 - C. The license granted under this Agreement may not be transferred or assigned.
 - D. The license granted under this Agreement does not convey any right, title, or interest in any right-of-way but is deemed a license only to use and occupy the

right-of-way for the limited purposes and term stated herein. The license will not be construed as any warranty of title.

- E. The license granted under this Agreement is non-exclusive and at all times is subordinate to the City's and the public's use of said right-of-way for purposes normally associated with such a public right-of-way. Accordingly, if necessary to accommodate repair, maintenance, or construction of City utilities or improvements to the right-of-way, the Company shall, at its sole cost, relocate or remove all or any portion of the Facility not more than ninety (90) days after the City's Public Works Director ("Director") directs such relocation or removal in writing.

3. **Compliance with governmental requirements.**

- A. **Right-of-way permit.** The construction and installation of the Facility or any change thereof including without limitation extension, reduction, or removal of the Facility shall be subject to the issuance of a right-of-way permit or permits therefore by the Director. No Facility shall be constructed in any streets, alleys or in, on, or over any other public way until a permit therefore is issued by the Director. Said permit will indicate the time, manner and place of constructing the Facility. The City will approve the permit if the proposed improvements are consistent with the use of the license granted by this Agreement. The Company shall comply with all conditions of permits issued to it. Each application for a permit must be accompanied by prints, plans and maps showing the proposed location and design of the Facility to be constructed, the location of each conduit to be entered, and the number and placement of manholes or other openings to gain access to said conduit, along with the appropriate surety bond, insurance certificate, and permit fees required by the Urbana City Code. The Company shall use its best efforts to maintain contractors on any work project involving the Facility and to work toward its timely completion, barring inclement weather or other situations beyond the Company's control. In the event of an emergency which the Company believes poses a threat of immediate harm to the public or to any of the Company's facilities, the Company will be permitted access to the public way to mitigate the threatened harm without the benefit of a permit; provided, however, the Company shall advise the City of the emergency at the earliest reasonable opportunity and shall seek a proper permit within a reasonable period of time thereafter and in the manner as hereinbefore stated.

- B. **Ordinances.** The Company shall comply with all ordinances of the City, including without limitation all generally-applicable provisions regarding rights-of-way and their uses, as such ordinances are now or hereafter amended, except to the extent that such ordinances directly and irreconcilably conflict with an express provision of this Agreement.

4. **Plan submission.** The Company shall provide as-built plans to the City upon completion of construction of the Facility in an electronic format compatible with the City's Geographic Information System.

5. **Simplified Municipal Telecommunications Tax.** The Company is a retailer of telecommunications services, as contemplated under the Simplified Municipal Telecommunications Tax Act (35 ILCS 636/5-1 *et seq.*), as amended from time to time, and collects the taxes provided for under that Act and any other taxes that it may be required

by law to collect. Accordingly, the Company is exempt from any licensing or right-of-way permit fees.

6. **Facility maintenance and repair.** The Company shall be fully responsible and shall bear all costs associated with any and all maintenance or repair of the Facility.

7. **Right-of-way repair.** After doing any work, the Company at its sole cost and expense shall promptly repair and restore to the extent practicable any right-of-way disturbed by the Company, including without limitation all sidewalks, parkways, or pavements, to the condition in which they existed before performance of the work.

- A. If any such sidewalk, parkway or pavement becomes uneven, unsettled, or otherwise requires repairing, because of such disturbance by the Company, the Company, as soon as climatic conditions reasonably permit shall promptly, and no more than fifteen (15) days from receipt of notice from the City to do so, cause such sidewalk, parkway or pavement to be repaired or restored to the condition in which it existed before said sidewalk, parkway or pavement was disturbed by the Company. Such restoration shall be completed within ten (10) days after the date of commencement of such restoration work. If the Company fails to commence and complete the restoration work in the manner and within the time periods prescribed herein, the City has the right to, but has no obligation to, perform such work and recover from the Company any costs and expenses the City incurs.
- B. If such right-of-way or improvement cannot be so repaired, replaced or restored, the Company shall compensate the City for the cost or reasonable value of such improvements in an amount estimated by an independent architect, engineer, or contractor mutually agreed upon by the parties.
- C. All excavations in lawns or grassy parkways shall be immediately backfilled, tamped, and then restored within a reasonable time thereafter to the original condition with seed or mulch in accordance with the applicable provisions of this Agreement. In the event any shrubs, bushes, or trees existing within the right-of-way are disturbed by reason of the construction, maintenance, or repair of the Facility, the Company shall repair or replace such shrubs, bushes, or trees as the case may warrant as determined by the Director.
- D. The Company shall keep all structures constructed pursuant to this Agreement in a reasonably safe condition at all times and shall maintain such traffic control and protection during the construction, repair, or renewal work performed hereunder as will reasonably avoid danger to life, limb, and property.
- E. The Company shall promptly repair and restore at its own expense all damage it causes to any other utility, including but not limited to storm and sanitary sewers and their services, street lighting, traffic signals, field tiles or facilities from any other utility company.

8. **Lapse and termination.** The license shall be limited solely to the construction, maintenance, and use of the Facility. Upon cessation of such use, as determined by the Director, this Agreement will immediately and automatically lapse and terminate. If the Director believes the Company is no longer using the Facility or that it otherwise has been abandoned, he or she shall notify the Company in writing that the City is asserting its right to declare this Agreement lapsed and terminated. Such notice shall state that the Company

has thirty (30) days in which reassert its rights under this Agreement and demonstrate that it has not in fact abandoned use of the license granted by this Agreement. If the Company demonstrates within the thirty (30) day period that it has not abandoned the Facility, this Agreement shall remain in force and effect according to its terms. If the Company does not demonstrate within the thirty (30) day period of the notice that it has not abandoned the Facility, this Agreement will be deemed lapsed, terminated, and no longer in effect. Any additional use other than that specifically named herein, without the further express written consent of the City, is a violation of this Agreement.

9. **Facility removal.**

- A. In the event of the existence of one or more of the following, the Company consents and agrees that the City or its duly authorized agent may remove the Facility, or any portion thereof, and charge all costs and expenses incurred in such removal, disposal, and restoration to the Company:
- (1) An emergency that presents imminent peril to person or property.
 - (2) Non-compliance with any term, provision, or covenant in this Agreement that is not cured within the time period provided herein following notice of such non-compliance tendered to the Company.
 - (3) The Director or other responsible City official, in good faith, deems the procedure in Paragraph 7 impracticable under the circumstances present.
 - (4) Termination of this Agreement for any reason.
 - (5) Abandonment of the Facility's use in accordance with the provisions in Paragraph 8 of this Agreement.
 - (6) Expiration of this Agreement in the absence of any renewal thereof.
- B. If the Contractor fails in any way to make timely payment to the City for such costs and expenses, the Contractor agrees to pay, in addition to any amount so owed, actual attorneys' fees and court costs incurred in the collection of such amount.

10. **Indemnity.** The Company, at its sole cost and expense, shall defend and indemnify the City from and against any and all claims, suits, actions, causes of actions, judgments, decrees, damages, rights, remedies, and/or liabilities, whether in law or in equity, for or in connection with the death or injury to any person or damage to any property, real or personal, brought against the City in connection with the Company's construction, maintenance, repair, use, or removal of the Facility, unless such claim, suit, action, cause of action, judgment, decree, damages, or liability arises solely and exclusively from a negligent or intentional act or omission by the City or any of its employees, agents or contractors.

11. **Term; termination.** The initial term of this Agreement is twenty (20) years from the effective date. Upon expiration of this initial term or any renewal term, this Agreement automatically renews for a subsequent term of five (5) years, unless, no fewer than ninety (90) days prior to the scheduled expiration of the current term, either party provides written notice to the other party of the intent not to renew. This Agreement may be terminated at any time without notice upon the express written consent of both parties. Either party may terminate this Agreement for cause by giving written notice to the other party at least forty-

five (45) days prior to the proposed termination. Such notice of termination shall specify the reason or reasons for such termination and shall specifically state that such termination shall become effective thirty (30) days after the date thereof in the event the reason or reasons for such notice of termination are not fully and completely cured.

12. **Entire agreement.** This Agreement and any written exhibits or addenda to it constitute the entire Agreement between the parties and may be changed, modified, or amended only by mutual written agreement executed by them.

13. **Notices.** All notices required under this Agreement must be in writing. Notices must be personally hand delivered or mailed by certified U.S. mail, return receipt requested, addressed to the respective party as shown below, or to any changed address either party may have fixed by notice. Notice will be deemed effective upon actual receipt of the notice, or, if certified mail delivery is not accomplished, notice will be deemed given on the date of the mailing. Either party may designate by written notice a different address to which notices must be sent.

Campus Communications Group, Inc.

City of Urbana

Peter Acord
GIS Coordinator
Campus Communications Group, Inc.
206 N. Randolph Street, Suite 200
Champaign, Illinois 61820-3980

Director of Public Works
City of Urbana
706 S. Glover Avenue
Urbana, Illinois 61802

14. **Non-waiver.** The Company will not be excused from complying with any of the terms and conditions of this Agreement by any failure of the City upon any one or more occasions to insist upon or to seek compliance with any such terms or conditions.

15. **Governing Law.** This Agreement will be construed in accordance with the laws of the State of Illinois, and the parties agree that any action to interpret, construe, or enforce this Agreement shall be initiated and maintained in the Circuit Court for the Sixth Judicial Circuit, Champaign County, Illinois. Each party hereto acknowledges that this Agreement is the product of good faith negotiations by and between the parties hereto and, as such, neither party may seek to have this Agreement strictly construed against the other party as drafter of this Agreement by reason of the principles of evidence or contract law.

16. **Amendment.** This Agreement may be amended only by a writing which is fully and duly executed by the parties hereto.

17. **Due Authorization.** Each party hereto acknowledges that the individual who has executed this Agreement has the due and full authority to do so.

18. **Recording.** This Agreement will be recorded in the Office of the Champaign County Recorder of Deeds at the expense of the Company.

19. **Execution by counterpart.** This Agreement may be executed in counterparts, each of which will for all purposes be deemed to be an original and will together constitute one and the same instrument.

The parties are signing this Agreement at Champaign County, Illinois, on the dates as stated below.

City of Urbana, Illinois:

Laurel Lunt Prussing
Mayor

Date

ATTEST:

Phyllis Clark
City Clerk

Campus Communications Group, Inc.:

Mark Scifres
Chief Executive Officer

Date

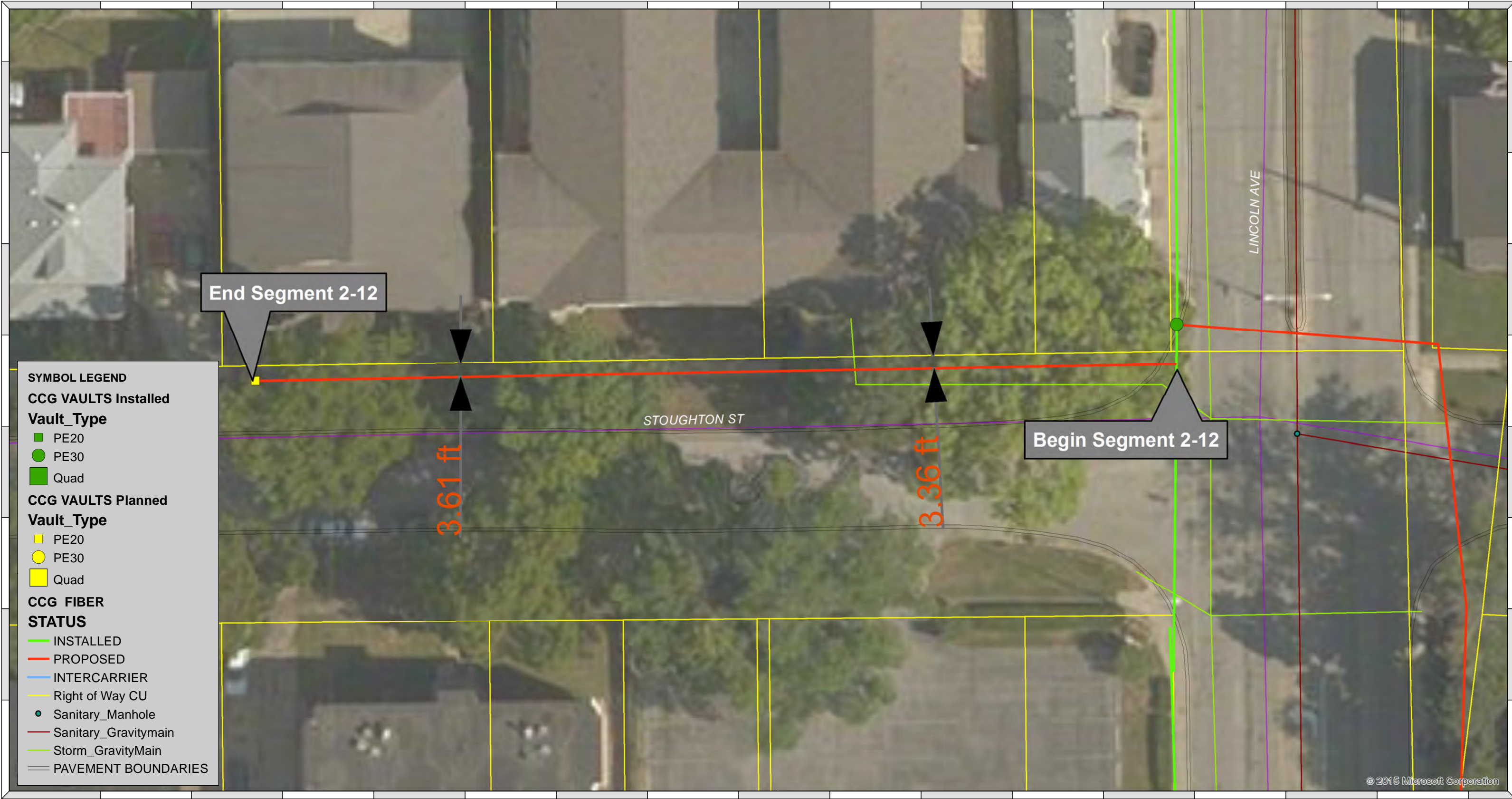
ATTEST:

Michael O'Linc
President

Attachments: Exhibit A Written description (1 page)
 Exhibit B Segment map (1 page)

Exhibit A

Segment 2-12- Segment 2-12 begins on the northwest corner of North Lincoln Avenue and West Stoughton Street at coordinates 40.113640, -88.219501 heading west for 230 feet before ending at coordinates 40.113628, -88.220284.



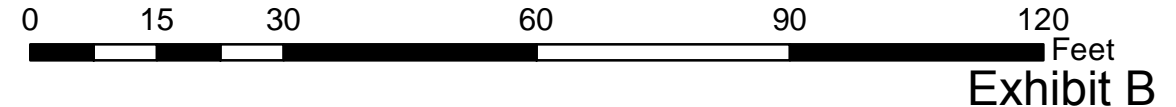
- SYMBOL LEGEND**
- CCG VAULTS Installed**
- Vault_Type**
- PE20
 - PE30
 - Quad
- CCG VAULTS Planned**
- Vault_Type**
- PE20
 - PE30
 - Quad
- CCG FIBER STATUS**
- INSTALLED
 - PROPOSED
 - INTERCARRIER
 - Right of Way CU
 - Sanitary_Manhole
 - Sanitary_Gravitymain
 - Storm_GravityMain
 - PAVEMENT BOUNDARIES

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CHAMPAIGN URBANA BUILD MAP

Segment 2-12

Coordinate System: NAD 1983 StatePlane Illinois East FIPS 1201 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 984,250.0000
 False Northing: 0.0000
 Central Meridian: -88.3333
 Scale Factor: 1.0000
 Latitude Of Origin: 36.6667
 Units: Foot US



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