

INTRODUCED: April 11, 2022

AN ORDINANCE No. 2022-115

As Amended

To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of a non-exclusive easement over, under, through, upon, and across certain portions of the property located at 8850 West Huguenot Road for the laying, construction, operation, and maintenance of one or more lines of underground conduits and cables and all equipment, accessories, and appurtenances necessary in connection therewith to provide electrical service for the construction of new water capacity facilities and a pump station by the County of Chesterfield on a portion of Lewis G. Larus Park located at 8850 West Huguenot Road in the city of Richmond with a certain Right of Way Agreement.

\_\_\_\_\_  
Patron – Mayor Stoney

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 9 2022 AT 6 P.M.

WHEREAS, following the introduction of this ordinance, the City Clerk has caused to be advertised, once a week for two successive weeks in a newspaper of general circulation published in the city of Richmond, a descriptive notice of the Right of Way Agreement attached to this ordinance, which notice:

1. included a statement that a copy of the full text of the ordinance is on file in the office of the City Clerk;

AYES: 8 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: MAY 23 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

2. invited bids for the easement, franchise, privilege, lease or right offered to be granted in and by this ordinance, which bids were to be:
  - a. delivered in writing to the presiding officer of the Council of the City of Richmond at its regular meeting to be held on [~~April 25~~] May 23, 2022, at 6:00 p.m., in open session;
  - b. presented by the presiding officer to the Council; and
  - c. then dealt with and acted upon in the mode prescribed by law;
3. required that all bids for the franchise, rights and privileges hereby offered to be granted shall be submitted in writing as required by law; and
4. reserved the Council's right to reject any and all bids; and

WHEREAS, the deadline for the receipt of bids has passed, all bids have been received, and the Council is prepared to act in accordance with sections 15.2-2102 or 15.2-2103, or both, of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That there shall be granted in the manner prescribed Article VII, Section 9 of the Constitution of Virginia and Title 15.2, Chapter 21, Article 1, §§ 15.2-2100—15.2-2108.1:1 of the Code of Virginia (1950), as amended, a non-exclusive easement over, under, through, upon, and across certain portions of the property located at 8850 West Huguenot Road and identified as Tax Parcel No. C001-0891/016 in the 2022 records of the City Assessor for the laying, construction, operation, and maintenance of one or more lines of underground conduits and cables and all equipment, accessories, and appurtenances necessary in connection therewith to provide electrical service for the construction of new water capacity facilities and a pump station by the County of

Chesterfield on a portion of Lewis G. Larus Park located at 8850 West Huguenot Road in the city of Richmond with a certain Right of Way Agreement as set forth in the Right of Way Agreement, a copy of which is attached to and incorporated into this ordinance, to the following grantee:

Dominion Energy Virginia.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute the Right of Way Agreement between the City of Richmond as grantor and the grantee identified in section 1 of this ordinance to grant a non-exclusive easement to certain portions of the property located at 8850 West Huguenot Road and identified as Tax Parcel No. C001-0891/016 in the 2022 records of the City Assessor for the laying, construction, operation, and maintenance of one or more lines of underground conduits and cables and all equipment, accessories, and appurtenances necessary in connection therewith to provide electrical service for the construction of new water capacity facilities and a pump station by the County of Chesterfield on a portion of Lewis G. Larus Park located at 8850 West Huguenot Road in the city of Richmond by such grantee, provided that:

(a) The Right of Way Agreement has first been approved as to form by the City Attorney and is substantially in the form of the document attached to this ordinance;

(b) The grantee identified in section 1 of this ordinance has first executed a bond, with good and sufficient security, in favor of the City of Richmond, Virginia, in the amount of \$50.00 and conditioned upon the laying, construction, operation, and maintenance of one or more lines of underground conduits and cables and all equipment, accessories, and appurtenances necessary in connection therewith to provide electrical service for the construction of new water capacity facilities and a pump station by the County of Chesterfield on a portion of Lewis G. Larus Park located at 8850 West Huguenot Road in the city of Richmond as provided for in the granted non-

exclusive easement, with such bond in a form acceptable to the Chief Administrative Officer and approved as to form by the City Attorney; and

(c) The grantee identified in section 1 of this ordinance has first paid all costs incurred in connection with the advertisement of this ordinance, in accordance with section 15.2-2101 of the Code of Virginia (1950), as amended.

§ 3. This ordinance shall be in force and effect upon adoption.



# City of Richmond

## Intracity Correspondence

### O&R REQUEST

**DATE:** March 10, 2022 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Robert C. Steidel, Deputy City Administrator, Operations

**THROUGH:** April M. Bingham, Director, DPU

**FROM:** Jonathan Cosby, Interim Engineering Manager, DPU *Jonathan Cosby 3/10/11*

**RE:** To Authorize Chief Administrative Officer to Enter Into Right of Way Agreements with Virginia Electric and Power Company at 8850 W Huguenot Road (Parcel No. C0010891016) and 8800 W Huguenot Road (Parcel No. C0010891020)

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To authorize the Chief Administrative Officer to enter into Right of Way Agreements with Virginia Electric and Power Company, a Virginia public service corporation doing business in Virginia as Dominion Energy Virginia (“Dominion”), and the City of Richmond (the “City”) regarding the creation of a new water pump station on City property.

**REASON:** The City entered into an agreement with Chesterfield County in 2017 allowing Chesterfield County to purchase additional City water at this location. This agreement also allows Chesterfield County to construct and operate a water pump station and ground storage tank (New Facilities) at this location. In order to build these New Facilities, the City needs to grant right of way to Dominion to allow Dominion to transmit and distribute electric power.

**RECOMMENDATION:** Approval of the Right of Way Agreements

**BACKGROUND:** The City entered into an agreement with Chesterfield County in 2017 allowing Chesterfield County to purchase additional City water at this location. This agreement also allows Chesterfield County to construct and operate a water pump station and ground storage tank (New Facilities) at this location. In order to build these New Facilities, the City needs to grant right of way to Dominion to allow Dominion to transmit and distribute electric power.

**FISCAL IMPACT / COST:** None

**FISCAL IMPLICATIONS:** N/A

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** N/A

**DESIRED EFFECTIVE DATE:** On approval.

**REQUESTED INTRODUCTION DATE:** April 11, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** April 25, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing and Transportation  
(April 19, 2022)

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Parks, Recreation and Community Services; Richmond Fire Department; Department of Emergency Communications

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Authorizes Right of Way Agreements to complete work described in Ord. No. 2017-209

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Right of Way Agreements (2), Ord. No. 2017-209

**STAFF:** Jonathan Cosby, Interim Engineering Manager, Department of Public Utilities

**E-COPIES TO:** Christopher E. Frelke, Director Parks, Recreation and Community Services; Stephen M. Willoughby, Director Emergency Communications; Melvin D. Carter, Fire Chief; Stephen Morgan, Interim Deputy Director Senior, DPU

## Right of Way Agreement

THIS RIGHT OF WAY AGREEMENT, is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between

CITY OF RICHMOND

("GRANTOR") and \_\_\_\_\_ ("GRANTEE").

### WITNESSETH:

1. That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, GRANTOR grants and conveys unto GRANTEE, its successors and assigns, the privilege and non-exclusive easement over, under, through, upon and across the property described herein, for the purpose of transmitting and distributing electric power by one or more circuits; for its own internal telephone and other internal communication purposes directly related to or incidental to the generation, distribution, and transmission of electricity, including the wires and facilities of any other public service company in aid of or to effectuate such internal telephone or other internal communication purposes; and for lighting purposes; including but not limited to the right:

1.1 to lay, construct, operate and maintain one or more lines of underground conduits and cables including, without limitation, one or more lighting supports and lighting fixtures as GRANTEE may from time to time determine, and all wires, conduits, cables, transformers, transformer enclosures, concrete pads, manholes, handholes, connection boxes, accessories and appurtenances desirable in connection therewith; the width of said non-exclusive easement shall extend VARIABLE (VARIABLE) feet in width across the lands of GRANTOR; and

1.2 to construct, operate and maintain a pole line including, without limitation, all wires, poles, attachments, ground connections, one or more lighting supports and lighting fixtures as GRANTEE may from time to time deem advisable, equipment, accessories and appurtenances desirable in connection therewith, including the right to increase or decrease the number of wires; the width of said non-exclusive easement shall extend VARIABLE (VARIABLE) feet in width across the lands of GRANTOR.

Initials: \_\_\_\_\_

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VAROWNo(s). 05-21-0083

Tax Map No. C0010891016

Form No 728493-1 (Aug 2013)

## Right of Way Agreement

2. The easement granted herein shall extend across the lands of GRANTOR situated in the CITY OF RICHMOND, Virginia, as more fully described on Plat(s) Numbered 05-21-0083, dated 10/21/2021 attached to and made a part of this Right of Way Agreement; the location of the boundaries of said easement being shown in broken lines on said Plat (s), reference being made thereto for a more particular description thereof.
3. All facilities constructed hereunder shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, reconstruct, remove, repair, improve, relocate on the easement, and make such changes, alterations, substitutions, additions to or extensions of its facilities as GRANTEE may from time to time deem advisable.
4. Subject to the limitations of City of Richmond Ordinance No. 93-340-281 and any future superseding franchise agreement established between Grantor and Grantee, its successors and assigns (the "Ordinance"), GRANTEE shall have the right to keep the easement clear of all buildings, structures, trees, roots, undergrowth and other obstructions which would interfere with its exercise of the rights granted hereunder, including, without limitation, the right to trim, top, retrim, retop, cut and keep clear any trees or brush inside and outside the boundaries of the easement that may endanger the safe and proper operation of its facilities. All trees and limbs cut by GRANTEE shall remain the property of GRANTOR.
5. For the purpose of exercising the right granted herein, GRANTEE shall have the right of ingress to and egress from this easement over such private roads as may now or hereafter exist on the property of GRANTOR. The right, however, is reserved to GRANTOR to shift, relocate, close or abandon such private roads at any time. If there are no public or private roads reasonably convenient to the easement, GRANTEE shall have such right of ingress and egress over the lands of GRANTOR adjacent to the easement. GRANTEE shall exercise such rights in such manner as shall occasion the least practicable damage and inconvenience to GRANTOR.
6. GRANTEE shall repair damage to roads, fences, or other improvements (a) inside the boundaries of the easement (subject, however, to GRANTEE's rights set forth in Paragraph 4 of this Right of Way Agreement) and (b) outside the boundaries of the easement and shall repair or pay GRANTOR, at GRANTEE's option, for other damage done to GRANTOR's property inside the boundaries of the easement (subject, however, to GRANTEE's rights set forth in Paragraph 4 of this Right of Way Agreement) and outside the boundaries of the easement caused by GRANTEE in the process of the construction, inspection, and maintenance of GRANTEE's facilities, or in the exercise of its right of ingress and egress; provided GRANTOR gives written notice thereof to GRANTEE within sixty (60) days after such damage occurs.

Initials: \_\_\_\_\_



## Right of Way Agreement

7. GRANTOR, its successors and assigns, may use the easement for any reasonable purpose not inconsistent with the rights hereby granted, provided such use does not interfere with GRANTEE's exercise of any of its rights hereunder. GRANTOR shall not have the right to construct any building, structure, or other above ground obstruction on the easement; provided, however, GRANTOR may construct on the easement fences, landscaping (subject, however, to GRANTEE's rights in Paragraph 4 of this Right of Way Agreement), paving, sidewalks, curbing, gutters, street signs, and below ground obstructions as long as said fences, landscaping, paving, sidewalks, curbing, gutters, street signs, and below ground obstructions do not interfere with GRANTEE's exercise of any of its rights granted hereunder. In the event such use does interfere with GRANTEE's exercise of any of its rights granted hereunder, GRANTEE may, in its reasonable discretion, relocate such facilities as may be practicable to a new site designated by GRANTOR and acceptable to GRANTEE. In the event any such facilities are so relocated, GRANTOR subject to all necessary approvals, the appropriation of funds by Richmond City Council (the "Council"), and the Ordinance and other applicable law, shall reimburse GRANTEE for the cost thereof and convey to GRANTEE an equivalent easement at the new site.

8. GRANTEE'S right to assign or transfer its rights, privileges and easements, as granted herein, shall be strictly limited to the assignment or transfer of such rights, privileges and easements to any business which lawfully assumes any or all of GRANTEE'S obligations as a public service company or such other obligations as may be related to or incidental to GRANTEE'S stated business purpose as a public service company; and any such business to which such rights, privileges and easements may be assigned shall be bound by all of the terms, conditions and restrictions set forth herein.

9. If there is an Exhibit A attached hereto, then the easement granted hereby shall additionally be subject to all terms and conditions contained therein provided said Exhibit A is executed by GRANTOR contemporaneously herewith and is recorded with and as a part of this Right of Way Agreement.

10. Whenever the context of this Right of Way Agreement so requires, the singular number shall mean the plural and the plural the singular.

Initials: \_\_\_\_\_

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VAROW No(s). 05-21-0083

Form No 728493-3 (Aug 2013)

11. GRANTOR hereby represents to GRANTEE that, to the best of GRANTOR'S knowledge, (a) GRANTOR is seized of and has the right to convey this easement and the rights and privileges granted hereunder; and (b) GRANTEE shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement, rights and privileges.

12. The individual executing this Right of Way Agreement on behalf of GRANTOR warrants that they have been duly authorized to execute this easement on behalf of said GRANTOR.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

IN WITNESS WHEREOF, GRANTOR has caused its name to be signed hereto by its authorized officer or agent, described below, on the date first above written.

APPROVED AS TO FORM:

CITY OF RICHMOND

By: *Domina G. Vestry*  
Title: Assistant City Attorney

By: \_\_\_\_\_

Title: \_\_\_\_\_

State of \_\_\_\_\_

County/City of \_\_\_\_\_, to wit:

I, \_\_\_\_\_, a Notary Public in and for the State of Virginia at Large, do

hereby certify that this day personally appeared before me in my jurisdiction aforesaid

\_\_\_\_\_, on behalf of \_\_\_\_\_  
(Name of officer or agent) (Title of officer or agent)

County, Virginia, whose name is signed to the foregoing writing dated this \_\_\_\_\_ day of

\_\_\_\_\_, and acknowledged the same before me.

Given under my hand \_\_\_\_\_.

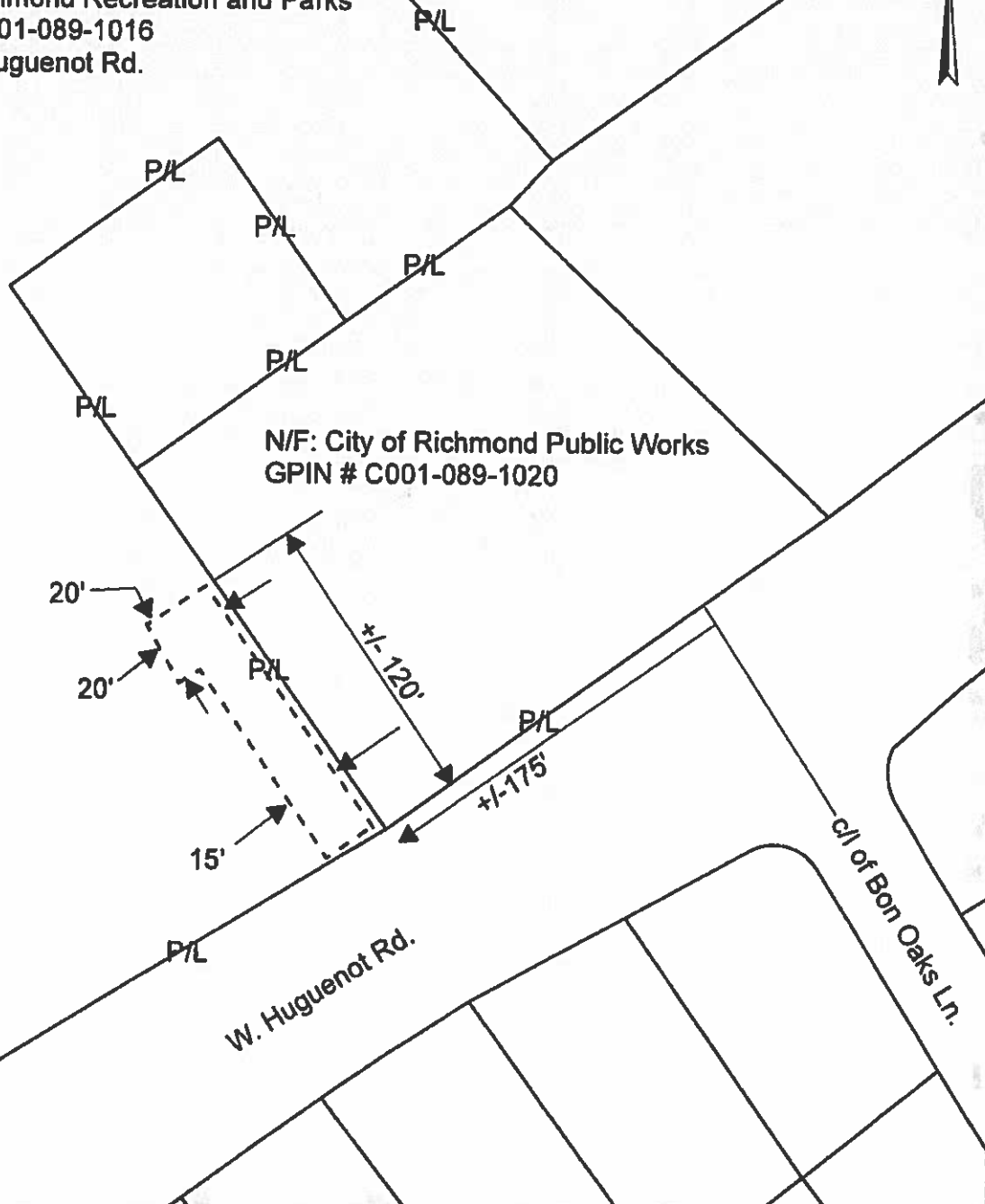
\_\_\_\_\_  
Notary Public (Print Name)

\_\_\_\_\_  
Notary Name (Signature)

Virginia Notary Reg. No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Owner:  
 City of Richmond Recreation and Parks  
 GPIN # C001-089-1016  
 8850 W. Huguenot Rd.  
 23235



N/F: City of Richmond Public Works  
 GPIN # C001-089-1020

<b>LEGEND</b> Location of Boundary Lines of Right-of-Way Var in Width. Indicates Property Line is Right-of-Way Boundary	District <b>Midlothian</b>	Scale <b>NTS</b>	<b>PLAT TO ACCOMPANY          RIGHT-OF-WAY AGREEMENT</b>	<b>OH/UG</b>
	District-Township-Borough Twin Valley/Old Gun/ Lobby Hill	County - City <b>Richmond</b>		
	Office <b>Midlothian</b>	Plat Number <b>05-21-0083</b>		
	Work Request Number <b>10471401</b>	Grid Number <b>G2201</b>		Page 5 of 6
DATE: 10/21/2021	BY: Miller	OWNER INITIALS: _____		

# Right of Way Agreement

## Exhibit A

THIS RIGHT OF WAY AGREEMENT dated \_\_\_\_\_, \_\_\_\_\_, by and between the

CITY OF RICHMOND

a political subdivision of the Commonwealth of Virginia ("GRANTOR"), and  
\_\_\_\_\_, ("GRANTEE") is hereby amended as follows:

1. This Right of Way Agreement shall be limited in duration and shall remain in force for a term of forty (40) years, except for any air rights together with easements for columns for support granted hereunder, in which case such air rights together with easements for columns for support shall exist for a term of sixty (60) years. At the end of any such term, this Right of Way Agreement shall expire unless GRANTOR agrees to renew this Right of Way Agreement for an additional term of years.
2. In the event that GRANTOR terminates this Agreement, or if the removal of GRANTEE's facilities is otherwise desired by GRANTOR, then GRANTOR agrees that it will pay the cost of removing GRANTEE's wires and facilities, and, if appropriate, the cost of replacing GRANTEE's wires and facilities. Upon such termination of this Right of Way Agreement, GRANTOR agrees to provide GRANTEE, if needed by GRANTEE, a suitable substitute easement subject to the same terms provided for herein for GRANTEE's wires and facilities. In the event that this Right of Way Agreement is revoked or terminated, all facilities constructed hereunder shall remain the property of GRANTEE.
3. GRANTOR covenants that in the event GRANTOR transfers the real property on which GRANTEE's wires and facilities are located by this Right of Way Agreement before the expiration of this Right of Way Agreement, a condition of such transfer shall be conveyance of a reasonably suitable permanent easement to GRANTEE where permitted by law. If such permanent easement is not in the same location as the easement granted by this Right of Way Agreement, an additional condition of such transfer shall be payment to GRANTEE for the reasonable cost of relocating GRANTEE's wires and facilities to the permanent easement.
4. All payments and other performances by GRANTOR under this Right of Way Agreement are subject to annual appropriations by the Richmond City Council, all necessary approvals, and applicable law. It is understood and agreed between GRANTEE and GRANTOR that GRANTOR will be bound under this Right of Way Agreement only to the extent of the funds available or which may hereafter become available for the purpose of this Right of Way Agreement. Under no circumstances shall GRANTOR's total liability under this Right of Way Agreement exceed the total amount of funds appropriated by the City Council for the payments under this Right of Way Agreement for the performance of GRANTOR.

APPROVED AS TO FORM

  
Assistant City Attorney

GRANTOR:

\_\_\_\_\_  
a political subdivision of the Commonwealth of Virginia

By: \_\_\_\_\_

Its: \_\_\_\_\_

VAROW No(s). 05-21-0083

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