

**City of Tekoa**  
**COUNCIL MEETING AGENDA**  
***Monday – September 9, 2024***  
*Meeting time –6:00 p.m.*  
*Tekoa City Hall*

- I. CALL TO ORDER:**
- II. PLEDGE OF ALLEGIENCE:**
- III. ROLL CALL:**
- IV. AGENDA MODIFICATIONS:**
- V. AUGUST 19, 2024, COUNCIL MEETING MINUTES:**
- VI. PUBLIC COMMENTS, PUBLIC HEARINGS AND CORRESPONDENCE:**
  - A. PUBLIC HEARING: WIFIBER FRANCHISE AGREEMENT:**
  - B. PUBLIC COMMENTS FROM THE AUDIENCE:**
  - C. COMMUNITY GROUP UPDATES:**
- VII. UNFINISHED BUSINESS:**
  - A. CARGO CONTAINER ORDINANCE PROPOSAL:**
  - B. ALLEY IMPROVEMENT:**
  - C. CRISTY MOORE-HANGAR LEASE:**
- VIII. NEW BUSINESS:**
  - A. SHANE MONROY: VARIANCE REQUEST:**
  - B. WATER METER ORDINANCE CLARIFICATION:**
- IX. ANNOUNCEMENTS AND REPORTS:**
  - A. MAYOR’S REPORT:**
  - B. STAFF REPORT:**
  - B. COUNCIL REPORTS:**
- X. MAYOR AND COUNCIL NEW BUSINESS AND NEW INITIATIVES:**

**XI. APPROVAL OF VOUCHERS AND CLAIMS:**

**XII. CONTINUED PUBLIC COMMENTS:**

**XII. ADJOURNMENT:**

**Next meeting – Monday, September 23, 2024 – 6:00 P.M.**

Agenda

**City of Tekoa**  
**COUNCIL MEETING MINUTES**  
**Monday – August 19, 2024, 6 P.M.**  
**Tekoa City Hall**

- I. **CALL TO ORDER & ROLL CALL:** Mayor Schulz called the meeting to order at 6:00 P.M. Councilmembers\* in attendance were Mike Hale, Pete Martin, Dave Tysz, Mandi Prince, Lydia Fletcher, Marge Jaeger and Shelly Ausmus. Also in attendance were Atty. Eric Hanson, Clerk/Treasurer Eliza Evans-Teague, and Public Works Superintendent Steven Thomas.

\*In the following paragraphs, Councilmember(s) will be abbreviated as "C."

- II. **PLEDGE OF ALLEGIANCE:** Mayor Schulz led in the Pledge of Allegiance.
- III. **AGENDA:** C. Jaeger would like to add Dana Wilkinson meter repair charges to the agenda. All council members were in favor of adding them except C. Fletcher, who arrived at that time and did not vote.
- IV. **AUGUST 5, 2024, COUNCIL MEETING MINUTES:** C. Hale moved to accept the August 5, 2024, council meeting minutes and C. Fletcher seconded the motion. C. Ausmus opposed due to the comment from the audience and believes she is pointed out more than other members of this group. C. Hale, Tysz, Martin, Prince, Jaeger and Fletcher voted affirmatively. The motion passed.
- V. **COMMENTS FROM THE AUDIENCE:**
- A. Shane Monroy commented on behalf of WiFiber and Tobra Coffee: WiFiber would like to introduce a franchise agreement between the city and WiFiber to use the city's utility right-of-way. WiFiber would have to design the fiber-builds and come to the city for approval. Shane will come to the next meeting for a public hearing, Sept. 9, 2024. Shane also spoke about getting a variance to build out their business, Tobra Coffee, to the south of the business up to the property line. He will be on the agenda for the Sept. 9, 2024, meeting.
- B. Grayson Cross introduced himself as the new owner of the hardware building. He spoke about his intentions in the city. He plans to invest heavily over the next three to five years. He welcomes input from the community. There was discussion.
- VI. **CORRESPONDENCE:** None.
- VII. **UNFINISHED BUSINESS:**
- A. **RESOLUTION 24-04: COUNCIL RULES & PROCEDURES:** There was discussion. C. Ausmus moved to pass Resolution 24-04. C. Fletcher seconded the motion. The motion passed unanimously.
- B. **UNFIT DWELLING COMMITTEE:** C. Tysz updated the council on the Keegan Bldg. He noted the Haxton email that says the building is structurally sound except for a back corner. There was discussion. C. Tysz recommended the city be finished with the Keegan building. He will take it to the unfit dwelling committee. C. Tysz mentioned that Otto Tanner has passed and that when the estate settles, they would like to sell the properties, so he would like to not pursue those buildings while in probate. There was discussion.

- C. CARGO CONTAINER ORDINANCE PROPOSAL:** C. Ausmus reported she gave the ordinance to the attorney. It is not back yet but likely will be finished for the next meeting.
- D. TINY HOMES:** The council will revisit tiny homes at the next meeting.
- E. ALLEY IMPROVEMENT:** C. Ausmus noted alley improvement is about graveling the alley. She reiterated the proposal of the mayor that the city would spread gravel to some degree if the citizen paid for the gravel. She would like to see the city maintain the high-use alleys and that it is the citizens' responsibility to clear brush, etc. in the alley for emergency vehicles. C. Martin asked the volume of gravel needed. There was discussion re: cost and priority. There was discussion about the nature of alleys. Grayson Cross asked questions about contributing to alley maintenance. C. Ausmus suggested asking the opinion of the citizens. There was discussion. The council will revisit the discussion next meeting.
- F. RESOLUTION 99-24.2:** C. Hale moved to approve Res. 99-24.2. C. Martin seconded the motion. The motion passed unanimously.
- G. WATER METER REPAIR BILL:** C. Jaeger spoke about her concerns re: Dana Wilkinson's water meter repair bill. C. Jaeger moved that the mayor should further investigate the matter and report back to the council. C. Martin seconded the motion. C. Ausmus brought up the last meeting. She iterated some views of the community. She brought up fair and consistent treatment and city liability. There was discussion about what the city has to do in such situations. C. Martin clarified that it is an enforcement issue. The mayor clarified the shut-off process over time. He also clarified the process he has been walking through with Dana Wilkinson. He mostly monitors irregular circumstances. The mayor spoke with the attorney on this matter today, and Atty. Hanson suggested having Mike Bogenreif look into it. There was discussion. The motion passed unanimously. C. Ausmus would like to clarify the wording of the ordinance to improve documentation of such issues re: meter tampering. This will be on the next agenda for the council to consider re: the ordinance.

#### **VIII. NEW BUSINESS:**

- A. CRISTY MOORE/MARK LANGE HANGAR SALE & LEASE TERMS:** Cristy Moore explained the terms of most of the leases of hangers she has owned. Her prospective buyer, Mark Lange, would like a long-term lease of 60 years for stable use and value. C. Hale spoke about potential improvements coming to the airport. Mark Lange and C. Hale will negotiate a lease to bring back to the council.
- B. NEW COPIER LEASE:** Clerk Evans-Teague asked the council to approve a new black and white and color copier lease to replace the current black and white copier lease and a separate color copier. The cost will remain stable. C. Tysz moved to approve the new copier lease. C. Hale seconded the motion. The motion passed unanimously.
- C. BURN PILE:** C. Ausmus asked when the burn pile will re-open. Dept. of Ecology says the city cannot burn until there is significant rain. Superintendent Thomas has tidied up the pile. C. Ausmus noted that the council was asked last year to vote on keeping the pile open year-round. She mentioned accumulating debris that needs to be addressed. The mayor will get this done as soon as possible. There was discussion. The mayor will have it put on the sign when the pile is open.

#### **IX. REPORTS:**

**A. MAYOR'S REPORT:** Tomorrow Washington and Ramsey will be scrub-sealed; it should be two to three days until the project is finished. Volunteers from Upper Columbia Academy will be coming Sept. 15, 2024. The city is lining up projects. Please let the mayor know what needs to happen. He would like to see Tekoa youth pair up with the UCC kids. Ideas need to be in around Sept. 1, 2024, or ASAP, so preparations can be made. Mayor Schulz reported the Port of Whitman is looking to install a well at the new industrial park outside of town. The Port will come to Tekoa and talk to the council about it next year. Jeff Latkowski has been working for the city this summer. The mayor would like him to be able to be involved in the Sienknecht easement work. C. Tysz would like to be able to keep Jeff on for specific needs, like the burn pile. There was discussion.

**B. STAFF REPORT:** None.

**C. COUNCIL REPORTS:** C. Ausmus had some financial questions and noted that the town is looking good. She thanked the public works. C. Martin reported that the cemetery budget will be balanced at the end of the year. C. Tysz would like to see the city have a planning commission. C. Tysz will help recruit and the mayor will put it in the newsletter. C. Martin noted that public works will help install the interpretive panels in Memorial Park.

**X. COMMENTS FROM THE AUDIENCE:** Allan VanVoorhis spoke about the progress with the containers on his lot. He is working on the layout of his storage building plan. He offered drawings for the council to look at re: his use of the lot on the corner of Warren and Crosby St. He is hoping to have the containers on their footings this fall. C. Ausmus clarified that these are for storage. Allan VanVoorhis agreed. Todd Jensen noted the issues he perceived with the Dana Wilkinson meter repair issue.

**XI. PAY THE BILLS:** C. Tysz moved to approve the payroll EFT and check payments #17296-17324 totaling \$88,646.95 and the payroll EFT and check payments #17340-17373 totaling \$64,952.47. C. Fletcher seconded the motion. The motion passed unanimously.

**XII. ADJOURNMENT:** C. Ausmus moved to adjourn the meeting. C. Martin seconded the motion. Mayor Schulz adjourned the meeting at 8:14 P.M.

**APPROVED:**

\_\_\_\_\_  
Roy Schulz - Mayor

**ATTEST:**

\_\_\_\_\_  
Eliza M. Evans-Teague- Clerk/Treasurer

Ordinance No. \_\_\_\_\_  
**CITY OF TEKOA WASHINGTON**

**AN ORDINANCE OF THE CITY OF TEKOA, WASHINGTON, GRANTING A  
NONEXCLUSIVE TELECOMMUNICATIONS FRANCHISE TO CASCADES DIGITAL  
FORENSICS LLC AND OTHER MATTERS PROPERLY RELATING THERETO.**

An Ordinance granting a franchise (the “franchise” to Cascades Digital Forensics LLC – DBA WIFIBER, a limited liability corporation organized under the laws of the State of Washington (hereinafter referred to as “Grantee”). To locate, construct, operate and maintain poles, wires, fiber optics line, underground cables and appurtenances over, under, along and across all of the Grantor’s rights of way and public property in the City of TEKOA, State of Washington, and setting forth conditions accompanying the grant of Franchise; and,

WHEREAS, the Grantor duly fixed the time and place for hearing said application and due and timely notice of said hearing on such application was given pursuant to statute and ordinance, and hearing on said application having been held as prescribed by law, and the Grantor having been fully advised in the premises and having determined that it is in the public interest to grant such Franchise in the manner herein set forth; and,

WHEREAS, Grantee is authorized to engage in the business of providing telecommunication services to customers consistent with applicable laws and regulations, and Grantor has determined it is in the interest of the persons and businesses in this jurisdiction to have access to Grantee’s services; and,

WHEREAS, the City Council has determined that it is in the best interest of and consistent with the convenience and necessity of the City to grant a Franchise within the confines of the City to the Franchisee, and on the terms and conditions hereinafter set forth.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEKOA, WASHINGTON, as follows:

**ARTICLE I. DEFINITIONS**

For the purpose of this Franchise the following terms, phrases, words, and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number, and the use of any gender shall be applicable to all genders whenever required. The word “shall” is mandatory and “may” is permissive. Words not defined shall be given their common and ordinary meaning.

- A. “City” is the City of TEKOA, Washington, a City in the State of Washington.
- B. “City Council” shall mean the governing body of the City.
- C “Franchisee” means the Cascades Digital Forensics LLC – DBA WIFIBER, the grantee of rights under this Franchise ordinance or its lawful successor, transferee or assignee.
- D. “Easement” shall be limited to those Rights-of-Way owned or controlled by the City.

- E. "Facilities" means any and all fiber optic line, equipment and related appurtenances in any way comprising a part of the System.
- F. "*Force Majeure*" means any delays caused by reason of (1) civil commotion; (2) riots; (3) Acts of God and nature, including but not limited to floods, earthquakes, ice storms and tornadoes; (4) strikes or labor unrest; (5) the inability to secure materials; and (6) any other event or circumstances reasonable beyond the control of the Franchisee.
- G. "Franchise" means the initial authorization, or renewal thereof, issued by the City, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, agreement, or otherwise, which authorizes the construction or operation of the System in, on and under the City's Rights-of-Way.
- H. "Franchise Area" shall mean the area within the City limits of the City of TEKOA, Washington, including areas annexed during the term of this Franchise.
- I. "Rights-of-Way" or "Right-of-Way" means the surface, the air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, easement or similar property in which the City holds any property interest or exercises any rights of management or control and which, consistent with the purposes for which it was acquired or dedicated, may be used for the installation and maintenance of the System. No reference in this Franchise to a "Right-of-Way" shall be deemed to be a representation or guarantee by the City that its interests or other rights in such property are sufficient to permit its use for the installation and maintenance of the System, and the Franchisee shall be deemed to gain only those rights which the City has the right and power to give and only to the extent necessary to carry out the purposes of this Franchise.
- J. "System" means the poles, wires, fiber optic lines and all necessary or desirable appurtenances for the purpose of a wholesale communications business in accordance with applicable law.

## ARTICLE II. GRANT OF FRANCHISE

### SECTION 1. Grant.

- A. There is hereby granted to the Franchisee a non-exclusive right, privilege, and Franchise to have, acquire, construct, reconstruct, maintain, use and operate within the corporate limits of the City, the System and to have, acquire construction, reconstruct, maintain, use and operate in, over, under, along, and across the present and future Rights-of-Way all necessary or desirable wires, cables, underground conduits, manholes and other structures and appurtenances in connection with the System.
- B. Limited Rights. This Franchise is intended to convey limited rights and interests only as to those Rights-of-Way in which the City has an actual interest. It is not a warranty of title or interest in any Right-of-Way; it does not provide the Franchisee with any interest in any particular location within the Right-of-Way; and it does not confer rights other than as expressly provided in the grant hereof. This Franchise does not deprive the City of any

powers, rights or privileges it now has, or may later acquire in the future, to use, perform work on or to regulate the use of and to control the City's Rights-of-Way covered by this Franchise, including without limitation the right to perform work on its roadways, streets or appurtenant drainage facilities, water and wastewater facilities including construction, altering, paving, widening, grading or excavating such streets.

#### **SECTION 2. Term.**

The Franchise granted hereunder shall be for a term of twenty-five (25) years from and after the effective date of this ordinance, unless otherwise lawfully terminated in accordance with the terms of this Franchise.

#### **SECTION 3. Franchise Subject to Other Laws.**

This Franchise is subject to and shall be governed by all applicable provisions of law. Notwithstanding any other provisions of this Franchise to the contrary, the Franchisee shall at all times comply with all laws and regulations of the state and federal government or any administrative agencies thereof. Provided, however, if any such law or regulations shall require the Franchisee to perform any service, or shall permit the Franchisee to perform any service, or shall prohibit the Franchisee from performing any service, in conflict with the terms of this Franchise, City ordinance, or any regulation of the City Council, then as soon as possible following knowledge thereof, the Franchisee shall notify the attorney for the City of the point of conflict believed to exist between such regulation or law and regulations of the City Council, the City's ordinance or this Franchise.

#### **SECTION 4. Other Franchises.**

This Franchise shall not be construed as any limitation upon the right of the City to grant to other persons rights, privileges, or authorities similar to the rights, privileges, and authorities herein set forth, in the same or other Rights-of-Way, public ways or public places. The City specifically reserves the right to grant at any time during the term of this Franchise or renewal thereof, if any such additional Franchises as it deems appropriate, upon similar material terms and conditions to this Franchise.

#### **SECTION 5. Waivers.**

- A. The failure of the City on one or more occasions to exercise a right or to require compliance or performance under this Franchise, or any other applicable law shall not be deemed to constitute a waiver of such right or a waiver of compliance or performance by the City, nor shall it excuse the Franchisee from complying or performing, unless such right or such compliance or performance has been specifically waived in writing by the City.
- B. No waiver by the City of any breach or violation or any provision of this Franchise or any ordinance shall be deemed to be a waiver or a continuing waiver by the City of any subsequent breach or violation of the same or any other provision. Neither the granting of the Franchise, nor any provision herein, nor any action by the City hereunder shall constitute a waiver of or a bar to the exercise of any governmental right or power of the City, as provided for under state and federal law, including without limitation the right of eminent domain.



- C. No waiver of any provisions of this Franchise shall be effective unless authorized in writing by the City.

**SECTION 6. Franchise Acceptance; Prior Franchise Superseded and Repealed.**

- A. Upon adoption of this Franchise and acceptance hereof by the Franchisee, the Franchisee agrees to be bound by all the terms and conditions contained herein, which acceptance shall constitute an absolute and unconditional acceptance of the Franchise and promise to comply with and abide by all its provisions, terms and conditions. The Franchisee's signature at the end of this Franchise shall constitute compliance with this section.
- B. By accepting the Franchise, the Franchisee: (1) acknowledges and accepts the City's legal right to issue and enforce the Franchise; (2) accepts and agrees to comply with each and every provision of this Franchise; and (3) agrees that the Franchise was authorized pursuant to processes and procedures consistent with applicable law, and that it will not raise any claim to the contrary.

**SECTION 7. Police Powers.**

In accepting this Franchise, the Franchisee acknowledges that its rights hereunder are subject to the police powers of the City to adopt and enforce general ordinances necessary to the safety and welfare of the public, and the Franchisee agrees to comply with all generally applicable laws and ordinances enacted by the City pursuant to such power that do not alter the Franchisee's material obligations under this Agreement.

Any conflict between the provisions of this Franchise and any other present or future lawful exercise of the City's police powers shall be resolved in favor of the latter, except that any such exercise that is not of general application in the jurisdiction or applies specifically to the Franchisee or which contains provisions inconsistent with this Franchise shall prevail only if upon such exercise, the City finds an emergency exists constituting a danger to health, safety, property or general welfare or such exercise is mandated by law.

**SECTION 8. Permits Required.**

In addition to this Franchise, in order for the Franchisee to be allowed to occupy or use the Rights-of-Way of the City, the Franchisee shall obtain all other required authorizations, certificates, licenses and permits, in accordance with federal, state and local law. The City shall not unreasonably withhold any permits requested by the Franchisee as determined by applicable law.

**ARTICLE III. STANDARDS FOR USE OF RIGHT OF WAY**

**SECTION 1. Uses of Rights-of-Way.**

- A. Non-exclusive Grant. This grant for the use of all City Rights-of-Way is nonexclusive and does not establish priority for use over other franchise holders, permit holders and the City's own use of public property. Additionally, Franchisee shall respect rights and property of the

City and other authorized users of the Rights-of-Way. Disputes between the Franchisee and other entities over the use of the Rights-of-Way shall first be submitted to the Director of Public Works of the City for possible resolution.

- B. **Interference with Persons and Improvements.** The Franchisee's System shall be located, erected and maintained so that none of its facilities shall endanger or interfere with the lives of persons, or interfere with any improvements the City may deem proper to make, or unnecessarily hinder or obstruct the free use of Rights-of-Way or other public property. The City shall have power at any time to order and require the Franchisee to remove and abate any pole, wire, cable, or other structure that is dangerous to life or property, and in case Franchisee, after notice fails or refuses to act within a reasonable time, the City shall have the power to remove or abate the same at the expense of the Franchisee.
- C. **Relocation of the Facilities.** In the event that at any time during the period of this Franchise the City shall elect to alter or change the grade of any Right-of-Way, the Franchisee, upon reasonable notice by the City, shall begin removing and/or relocating as necessary, its poles, wires, cables, underground conduits, manholes and other fixtures at the Franchisee's expense, provided if Franchisee's wires, cable, or other fixtures are placed within or attached to conduit, poles, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal or relocation in cooperation with the public utility. If Franchisee fails or refuses to act within thirty days (30), of notice from the City, the City shall have the power to remove or abate the same at the expense of the Franchisee.
- D. **Interference with Utilities.** The Franchisee with the consent of the Public Works Director shall place poles, equipment or other fixtures in such a manner that does not unreasonably interfere with existing gas, electric or telephone facilities, traffic control signalization, street lights, fire alarm lines or communications lines, or obstruct or hinder in any manner the various utilities serving the City.
- E. **Additional Easements.** If additional private easements are necessary, it shall be the Franchisee's responsibility to secure the same. The grant of this Franchise is limited to the City's control of its Rights-of-Way and does not extend to any other public or private property.
- F. **Cooperation with Building Movers.** The Franchisee shall, at the request of any person holding a building-moving permit issued by the City, temporarily raise or lower its wires to permit the moving of buildings. The expense of such temporary removal, raising or lowering of wires shall be paid by the person requesting the same, and the Franchisee shall have the authority to require such payment from such person in advance. The Franchisee shall be given not less than four (4) calendar days advance notice to arrange for such temporary wire changes.

G. Construction and Maintenance; Excavation

1. Engineering plans for construction in Rights-of-Way shall be submitted to and approved by the City prior to construction.

2. Except in an emergency, as solely determined by the City, the Franchisee shall comply with generally applicable City ordinances, policies and rules pertaining to notification when excavating pavement in any Right-of-Way.

H. Coordination or Placement of Manholes. The Franchisee shall coordinate the placement of its manholes, if any, with the affected City Departments.

I. Movement of Facilities During Emergencies. During emergencies, the City may move the Franchisees Facilities, but shall first make reasonable attempts to notify the Franchisee.

J. Payment of the City's Locate Costs. The Franchisee shall only pay for the City's locate costs that specifically relate to the Franchisee and so long as those costs are not already included in the permit fees. The Franchisee shall be required to obtain verifiable locates prior to any digging, trenching or excavation.

K. Acquisition of Facilities. Upon the Franchisee's acquisition of Facilities in any Right-of-Way, or upon the addition or annexation of any area in which the Franchisee owns or operates any Facility, the Franchisee shall, at the City's request, submit to the City a statement describing all Facilities involved, whether authorized by the Franchise, permit, license or other prior right, and specifying the location of all such Facilities to the extent the Franchisee has possession of such information. Such Facilities shall immediately be subject to the terms of this Franchise.

L. Disconnecting Use of Facilities. Whenever the Franchisee intends to discontinue using any Facility within the Rights-of-Way, the Franchisee shall submit for the City's approval a complete description of the Facility and the date on which the Franchisee intends to discontinue using the Facility. The Franchisee may remove the Facility or request that the City permit it to remain in place. Notwithstanding the Franchisee's request that any such Facility remain in place, the City may require the Franchisee to remove the Facility from the Right-of-Way, or modify the Facility as a condition of its remaining in place to protect the public health, welfare, safety or convenience, or otherwise serve, the public interest. The Franchisee shall complete such removal or modification in accordance with a schedule to be mutually agreed upon. In no event shall Franchisee fail to remove said facility within ninety (90) days of written demand by the City. Until such time as the Franchisee removes or modifies the Facility, or until the rights to and responsibility for the Facility are accepted by another Person having authority to construct and maintain such Facility, the Franchisee shall be responsible for all necessary repairs and relocations of Facility, as well as maintenance of the Right-of-Way, in the same manner and degree as if the Facility were in the active use, and the Franchisee shall retain all liability for such Facility.

M. Hazardous Substances.

1. The Franchisee shall comply with all applicable local, state and federal laws, statutes, regulations, ordinances and orders concerning hazardous substances relating to the Franchisee's System in the Rights-of-Way.
2. The Franchisee shall maintain and inspect its System located in the Rights-of-Way. At any time, the City may inspect the Franchisee's Facilities in the Rights-of-Way to determine if any release of hazardous substances has occurred, or may occur, from or related to the Franchisee's System. In removing or modifying the Franchisee's Facilities as provided in this Franchise, the Franchisee, at the Franchisee's cost, shall also remove and properly dispose of all residue of hazardous substances related thereto.
3. The Franchisee shall indemnify and hold the City harmless against any and all liability, claims, costs, and expenses, of any kind, whether direct or indirect, incurred by the City arising out of a release of hazardous substances caused by the Franchisee's System in the Rights-of-Way.

N. Completion of Work by the City. On failure of the Franchisee to commence, pursue or complete any work required by law or by the provisions of this Franchise or any applicable permit to be done in any Right-of-Way, within the time prescribed and to the satisfaction of the City, the City may at its discretion cause the work to be done. The Franchisee shall pay to the City the reasonable costs of the work in the itemized amount reported by the City to the Franchisee within thirty (30) days after receipt of the itemized report.

**SECTION 2. Use of the Franchisee Facilities.**

The City shall have the right, at no cost, during the life of this Franchise, to make additional use, for any public purpose, of any poles or conduits controlled or maintained exclusively by or for the Franchisee, providing that such uses do not unreasonably interfere with the operations of the Franchisee.

**SECTION 3. Joint Use of Poles, Trenches, and Conduits.**

- A. The Franchisee may be required to attach its wires to poles owned and maintained by another person or entity, or to permit the wires of another person or entity to be attached to the poles owned by the Franchisee, upon reasonable terms and for just compensation. All of the Franchisee's requirements pertaining thereto must be in accordance with applicable law.
- B. Lines shall be located on poles in compliance with applicable safety standards and shall not interfere with the erection, replacement, operation, repair, or maintenance of the wires and appurtenances of the persons or entities occupying the poles.
- C. The Franchisee may be required by the City to share trench space with another person or entity for the placement of facilities underground. Compensation to the Franchisee as well as terms or sharing trench space shall be resolved between the affected entities. Ducts, cables, or wires shall be placed in trenches in compliance with applicable safety standards and, pursuant to the space allocation plan of the City.

#### **SECTION 4. Changes for Governmental Purposes.**

- A. Whenever by reason of changes in the grade of any Right-of-Way or in the location or manner of construction any water pipe, gas pipe, sewer or other underground or overhead structure for any governmental purpose whatsoever, it shall be deemed necessary by the Director of Public Works of the City to remove, alter, change, adapt, or conform the underground or overhead facilities of the Franchisee, such alterations or changes shall be made as soon as practicable by the Franchisee and begin within thirty (30) days of notice from the City, without claim for reimbursement or damages against the City; provided, however, if said requirements impose a financial hardship upon the Franchisee, the Franchisee shall have the right to present alternative proposals for the City's consideration, provided, further if Franchisee's wires, cable, or other fixtures are placed within or attached to poles, conduits, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal, alteration, change or adaption in cooperation with the public utility. Except for Franchisee revocation or termination of System abandonment, the City shall not require Franchisee to remove its facilities entirely from a Right-of-Way unless suitable alternatives are available for relocation at a reasonable cost. If Franchisee fails or refuses to begin such alterations or changes within such thirty (30) day period the City shall have the power to remove or abate the same at the expense of the Franchisee, all without compensation or liability for damages to the Franchisee.
- B. In cases of emergency the City may require relocation of the Franchisee's facilities at the Franchisee's expense in the event the emergency creates an immediate threat to the public safety, health and welfare.

#### **SECTION 5. Work by Others.**

- A. The City reserves the right to lay, and permit to be laid, sewer, electric, phone, gas, water, and other pipelines, cables, conduits and related appurtenances, and to do and permit to be done any underground or overhead work in, across, along, over, or under a Right-of-Way or other public place occupied by the Franchisee. The City also reserves the right to construct new streets and to alter the design of existing streets. In performing such work, the City shall not be liable to the Franchisee for any damages so occasioned but nothing herein shall relieve any other person or entity from the responsibility for damages to the facilities of the Franchisee.
- B. In the event that the City subsequently authorizes someone other than the Franchisee to occupy space under the surface of a Right-of-Way, such grant shall be subject to the rights herein granted or heretofore obtained by the Franchisee. In the event that the City shall close or abandon any Right-of-Way which contains existing facilities of the Franchisee, any conveyance of land within such closed or abandoned Right-of-Way shall be subject to the rights herein granted or heretofore obtained by Franchisee; provided that the Franchisee may be ordered to vacate any land so conveyed if an alternate route is practicable and if the Franchisee is reimbursed by the person to whom the property is conveyed for the reasonable costs of service disruptions, removal and relocation of facilities.
- C. If the City shall require the Franchisee to adapt or conform its facilities or in any way or manner to alter, relocate, or change its facilities to enable any other entity or person, except

the City, to use, or use with greater convenience, said Right-of-Way, the Franchisee shall not be bound to make any such changes until such other entity or person shall have undertaken, with good and sufficient bond, to reimburse the Franchisee for any costs, loss, or expense which will be caused by, or arise out of such change, alteration, or relocation of Franchisee's property; provided, however, that the City shall never be liable for such reimbursement.

#### **SECTION 6. Construction Provision.**

- A. **Standards.** The Franchisee's System constructed within the City shall comply with all applicable federal, state and local laws.
- B. **Tree Trimming and Removal.** To the extent permitted by law, the Franchisee shall have the authority after obtaining any consent legally required from any affected property owner to trim trees or other natural growth overhanging any of its Cable System in the City so as to prevent branches from coming in contact with the Franchisee's wires, cables, or other equipment. The Franchisee shall be permitted to charge persons who own, or are responsible for, such trees or natural growth for the cost of such trimming, (except the City) provided that similar charges are assessed by and paid to the utilities or the City for Tree trimming. The Franchisee shall reasonably compensate the City or property owner for any damages caused by such trimming, or shall, at its own cost and expense, reasonably replace all trees or shrubs damaged as a result of any construction, operation or maintenance of the System. The Franchisee shall make reasonable efforts not to harm such trees or shrubs. Any pruning or removal of trees or shrubs in the City shall comply with practices outlined in the American National Standards Institute, Ind., (ANSI) Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance - Standard Practiced and City Code Provisions, including licensing and permitting provisions.
- C. **Inspections.** The City shall have the right to inspect all construction and installation work performed by the Franchisee pursuant to this Franchise as it shall find necessary to ensure compliance by the Franchisee. Such inspection shall be in accordance with the provisions of this Franchise.
- D. **Restoration of City Property.** The Franchisee at its own cost and expense and in the manner approved by the City shall replace and restore all City property, including Right-of-Way, which is disturbed by the Franchisee's construction, installation, maintenance or operation of its Facilities, to its condition prior to such construction, installation, maintenance or operation of the Franchisee's facilities. Nothing herein shall prevent the City from charging the Franchisee its usual and customary fees or general applicability for inspection of such restoration or replacement work. The Franchisee shall be solely responsible for protecting the public health, safety and welfare on such City property from the time of disturbance until proper restoration. Failure of the Franchisee to replace or restore such City property within a reasonable time period after written notification by the City, shall entitle the City to cause the proper restoration to be made at the Franchisee's expense. The Franchisee shall pay to the City the cost thereof, in the itemized amounts reported by the City to the Franchisee, within thirty (30) days after receipt of such itemized report. Such payment shall not excuse a breach of the Franchise caused by the Franchisee's failure to commence, pursue or complete the required work.
- E. **Restoration of Property.** Whenever the Franchisee shall cause or any person acting on its behalf shall cause any disturbance, injury or damage to any private property or City property by or because of the installation, maintenance or operation of its Facilities, such disturbance,

- injury or damage shall be remedied fully by the Franchisee at its expense. Further, the Franchisee shall, at its own cost and expense, replace and restore the respective property to its condition prior to such construction, installation, maintenance, or operation of Franchisee's facilities. Nothing in the paragraph shall be construed as requiring the Franchisee to replace or restore any trees and shrubs lying within the public utility easements, provided, however, that the Franchisee shall make reasonable efforts not to harm such trees and shrubs, and other property.
- F. Construction Necessary for Operation. Subject to applicable laws, regulations and ordinances of the City and the provisions of this Franchise, the Franchisee may perform all construction necessary for the operation of its System. All construction and maintenance of any and all Facilities within the Right-of-Way incident to the Franchisee's Cable System shall, regardless of who performs the construction, be and remain the Franchisee's responsibility.
- G. Joint Trenching and boring. Upon the consent of the City, the Franchisee may make excavations in the Rights-of-Way for any Facility needed for the maintenance or extension of the Franchisee. Prior to doing such work, the Franchisee shall give the appropriate notice to the City and the notification association in accordance with applicable law (namely the Northwest Utility Notification Center). When obtaining a permit, the Franchisee shall inquire in writing about other construction currently in progress, planned or proposed, in order to investigate thoroughly all opportunities for joint trenching or boring. Whenever it is possible and reasonably practicable to joint trench or share bores or cuts, the Franchisee shall work with other providers, licensees, permittees, and franchisees so as to reduce so far as possible, the number of street cuts within the City. If the Franchisee reasonably anticipates that trenching will encounter tree roots, the Franchisee shall consult with the City prior to trenching.
- H. Emergency Repairs. In the event that emergency repairs are necessary to any part of its System, the Franchisee shall immediately notify the City of the need for such repairs. The Franchisee may initiate such emergency repairs, and shall apply for appropriate permits within seventy-two (72) hours after discovery of the emergency. The Franchisee shall comply with all applicable City regulations relating to such excavations or construction, including the payment of permits or license fees.
- I. Location of Facilities. The Franchisee shall be a member of the Northwest Utility Notification Center. After any City department, franchisee, licensee, permittee notifies the Franchisee of a proposed street excavation, in accordance with the rules applicable to such a member, the Franchisee shall, at the Franchisee's expense:
1. Mark on the surface all of its locatable underground Facilities within the area of the proposed excavation;
  2. Notify the excavator of any unlocatable underground Facilities in the area of the proposed excavation, or
  3. Notify the excavator that the Franchisee does not have any underground Facilities in the vicinity of the proposed excavation.
- J. Restoration of Streets. If the Franchisee excavates the surface of any Right-of-Way, the Franchisee shall be responsible for restoration of the Right-of-Way to its prior condition. The

City may, after providing notice that the Franchisee, resurface any opening made by the Franchisee in the Right-of-Way, and the expense thereof shall be paid by the Franchisee. The City may, after providing notice to the Franchisee, remove and/or repair any work done by the Franchisee which, in the determination of the City, is inadequate or unsatisfactory. The cost thereof, including the costs of inspection and supervision, shall be paid by the Franchisee. All of the Franchisee's work under this Franchise, and this Section, in particular shall be performed and completed in strict compliance with all generally applicable rules, regulations and ordinances of the City.

K. Reservation of City Rights. Nothing in this franchise shall prevent the City from construction or establishing any public work or improvement. All such work shall be done, insofar as practicable, so as not to obstruct, injure or prevent the use and operation of the Franchisee's System. However, if any of the Franchisee's System unreasonably interferes with the construction, maintenance or repair of any public improvement, the Franchisee's System shall be removed or replaced. Any and all such removal or replacement shall be at the expense of the Franchisee. Should the Franchisee fail to remove, adjust or relocate its Facilities by the date established by the City's written notice to the Franchisee, the City may affect such removal, adjustment or relocation, and the expense thereof shall be paid by the Franchisee.

L. Building Codes.

1. The Franchisee shall strictly adhere to all building and zoning codes currently or hereafter in effect. The Franchisee shall arrange its lines, cables, and other appurtenances, on both public and private property, in such a manner as to cause no unreasonable interference with the use of said public or private property by any person. In the event of such interference, the City may require the removal or relocation of the Franchisee's lines, cables, and other appurtenances from the property in question.
2. All plans for aerial crossings near existing or proposed traffic signals, signs, flashers, or other traffic control devices shall be submitted to the City for approval. No crossings shall be permitted that obstruct traffic signals or other official traffic control devices.

M. Undergrounding and Overhead Construction.

1. Preference for Underground Installation. In all sections of the City where the cables, wires, utilities or other like facilities are placed underground, the Franchisee shall place its wires, cables, utilities or other like facilities anywhere in the City shall be changed from an overhead to an underground installation, the Franchisee shall, convert its facilities to an underground installation. If Franchisee's wire, cable, utilities or other facilities are to be placed underground in a common trench or bore shared by others, Franchisee shall share equally the expense of the trenching and/or boring in proportion to the number of joint users. The Franchisee shall pay for all cable, wire conduit, or facilities installed for the Franchisee's own use. Where no overhead poles, exist, all wires and facilities shall be constructed underground.



2. Overhead. In the areas of the City where electrical or telephone systems are installed on poles above ground, the Franchisee shall have the option of installing its System in like manner above ground or, alternatively, underground.

N. Rights-of-Way Occupancy.

1. Nothing in this Franchise shall give the Franchisee the right to attach its Cable System to structures or poles owned by the City without consent of the City.
2. The Franchisee shall: Locate and install all transmission lines, equipment and structures so as to cause minimum interference with the rights and reasonable convenience of property owners; keep and maintain all transmission lines, equipment and structures in a safe condition, and in good order and repair; and employ professional care; place any fixtures in any Right-of-Way in such manner as not to interfere with the usual travel of the Right-of-Way or cause unsafe conditions of any sort, submit a traffic control plan to the City for approval and receive such approval at least 48 hours prior to commencing construction except in the case of emergency. Such traffic control plan shall be available for public inspection on the construction site at all times; and notify adjacent property owners, businesses, residents, and others specified by the City prior to construction and major maintenance projects.
3. The Franchisee shall not make street cuts or curb cuts unless absolutely necessary and only after a permit has been obtained from the City under such conditions as the City shall in its sole discretion determine.
4. Before beginning any excavation or other construction activity on a Right-of-Way which crosses or abuts any private property, the Franchisee shall clearly mark and delineate with flags, stakes or non-polluting water-soluble spray paint the boundaries of that Right-of-Way where it abuts or crosses private property. After such excavation or other construction activity, the Franchisee shall restore such property to not less than the City's standards.
5. The Franchisee shall locate, mark and map any of its installed System for the City at no expense to the City. The Franchisee shall install underground warning tape with a metallic tracer at least twelve (12) inches above all feeder and trunk lines and above all fiber optic cable.

O. Stop Work.

1. On notice from the City that any work is being performed contrary to the provisions of this Franchise, or in an unsafe or dangerous manner as determined by the City, or in violation of the terms of any applicable permit laws, regulations, ordinances, or standards, the work may immediately be stopped by the City.
2. The City shall issue a stop work order which shall be:
  - a. In writing or, in the case of an emergency, verbally given;
  - b. Given to the individual doing the work, or posted on the work site;

- c. Sent to the Franchisee by overnight delivery at the address given herein;
- d. Indicate the nature of the alleged violation or unsafe condition; and
- e. Establish conditions under which work may be resumed.

P. Franchisee's Contractors.

The Franchisee and its contractors shall be licensed and bonded in accordance with the City's ordinances, regulations and requirements for any contractors working in the Rights-of-Way. Any act or omission of any contractor of the Franchisee which violates any provision of this Franchise shall be considered an act or omission of the Franchisee for the purposes of this Franchise.

Q. Private Property.

Except in the case of an emergency involving public safety or service interruption to a large number of subscribers, the Franchisee shall give reasonable notice to the property owners or legal tenants prior to entering upon any private premises, and said notice shall specify the work to be performed; provided that in the case of construction operations, such notice shall be delivered or provided at least forty-eight (48) hours prior to entry. If any damage is caused by any Franchisee activity or omission, the Franchisee shall reimburse the property owner one hundred percent (100%) of the cost of the damage or replace the damaged property. In the case of an emergency, the Franchisee shall attempt to contact the property owner or legal tenant in person, and shall leave a door hanger notice in the event personal contact is not made.

#### **ARTICLE IV. ADMINISTRATION AND REGULATION**

##### **SECTION 1. Transfer of Ownership or Control.**

- A. This Franchise shall not be assigned or transferred, leased or disposed of either in whole or in part by voluntary sale or involuntary sale, merger, or consolidation, either legal or equitable or any right, interest or property therein, pass to or vest in any person, or entity without prior written consent of the City Council, which consent shall not be unreasonable withheld. No consent will be required for a transfer in trust, mortgage, or other hypothecation as a whole or in part to secure an indebtedness.
- B. The Franchisee shall promptly notify the City in writing of an actual or proposed change in, or transfer of, or disposition of or acquisition by any other party of, control of the Franchisee. The word "control" as used herein is not limited to major stockholders but includes actual working control in whatever manner exercised. Every change, transfer, or acquisition of control of the Franchisee shall make the Franchise subject to cancellation unless and until the City Council shall have consented thereto, which consent will not be unreasonably withheld. For the purpose of determining whether it shall consent to such change, transfer, disposition, or acquisition of control, the City Council may inquire into the qualifications of the prospective controlling party, and the Franchisee shall assist the City Council in any such inquiry.

- C. The proposed assignee must show its legal and technical qualifications and its financial responsibility as determined by the City Council and must agree to comply with all the provisions of the Franchise. Unless the Franchisee and the City Council otherwise agree on an extension of time, the City Council shall be deemed to have consented to a proposed transfer or assignment in the event it has not acted within ninety (90) days of notice.
- D. The consent or approval of the City Council to any transfer of the Franchise shall not constitute a waiver or release of the right of the City, in and to the Rights-of-Way, and any transfer shall by its terms, be expressly subordinate to the terms and conditions of this Franchise.
- E. By its acceptance of this Franchise, the Franchisee specifically agrees that any such transfers occurring without prior approval of the City Council shall constitute a violation of this Franchise by the Franchisee. In no event shall a transfer of ownership or change of control be approved without the successor in interest becoming a signatory to this Franchise.
- F. Within 20 days of any transfer or sale and upon request, if approved or deemed granted by the City, the Franchisee shall file with the City a copy of the deed, agreement, or other written instrument evidencing such sale or transfer of ownership or control, certified and sworn to as correct by the Franchisee.
- G. Standards. The City may inquire into legal, technical and financial qualifications of the prospective controlling party or transferee, and the Franchisee shall assist the City in so inquiring. The City may condition said sale or transfer upon such terms and conditions as it deems reasonably appropriate; provided, however, the City shall not unreasonably withhold its approval and any such terms and conditions so attached shall be related to the legal, technical, and financial qualifications of the prospective controlling party or transferee and to the resolution of outstanding and unresolved issues of noncompliance with the terms and conditions of this Franchise by the Franchisee.
- H. Common Control Exemption. Notwithstanding anything to the contrary in this Section, the prior written approval of the City Council shall not be required for any sale, assignment or transfer of the Franchise, the System or ownership to an entity controlling, controlled by, or under the same common control as the Franchisee.

## **ARTICLE V. FINANCIAL AND INSURANCE REQUIREMENTS**

### **SECTION 1. Liability Insurance.**

- A. General Requirement. The Franchisee must have adequate insurance during the entire term of the Franchise to protect against claims for injuries to persons or damages to property which in anyway relate to, arise from or are connected with this Franchise or involve the Franchisee, its agents, representatives, contractors, subcontractors and their employees.
- B. Verification of Coverage. If requested, the Franchisee shall furnish the City with certificates of insurance and endorsements or a copy of the page of the policy reflecting blanket additional insured status. The certificates and endorsements for each insurance

policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements for each insurance policy are to be on standard forms or such forms as are consistent with standard industry practices. The Franchisee hereby warrants that its insurance policies satisfy the requirements of this Franchise.

- C. Other insurance. The Franchisee shall also provide Workers Compensation Insurance as required by Washington law.
- D. Insurance - No Limitation. The Franchisee's maintenance of insurance policies required by this Franchise shall not be construed to excuse unfaithful performance by the Franchisee or to limit the liability of the Franchisee to the coverage provided in the insurance policies or otherwise to limit the City's recourse to any other remedy available at law or in equity.

## **SECTION 2. Indemnity.**

The Franchisee shall, at its sole cost and expense, indemnify and hold harmless the City, City Council, and any officers, employees and agents who have acted in their official capacities, boards, and commissions, (collectively referred to as the "City" in this Section) and shall pay all damages and penalties which the City may be legally required to pay as a result of any act or omission by the Franchisee arising from or connected with, either directly or indirectly this franchise agreement.. Such damages and penalties shall include, without limitation, damages arising out of the copyright infringements, and the construction, erection, operation, maintenance and repair of the System, whether or not any act or omission complained of it's authorized, allowed or prohibited by this Franchise. If legal action is filed against the City, to recover for any claim or damages as a result of any act or omission by the Franchisee arising from or connected with, either directly or indirectly this franchise agreement, the Franchisee, upon notice to it by the City, shall defend the City against the action. The Franchisee shall have the right to defend, settle, or compromise any claims arising hereunder. In the event of a final judgment being obtained against the City as a result of any act or omission by the Franchisee arising from or connected with, either directly or indirectly this franchise agreement, the Franchisee shall pay the judgment and all costs and hold the City harmless therefrom. Nothing in this Franchise shall be interpreted to abridge or otherwise affect the City's right to intervene or participate in any suit, action or proceeding involving any provisions of this Franchise. The Franchisee shall pay all expenses incurred by the Franchisee and the City in defending with regard to all damages as set forth in this Section. These expenses shall include, without limitation, all out-of-pocket expenses, reasonable attorneys' fees, witness and discovery costs and the reasonable value of any services rendered by the City Attorney and its office, and any other agents and employees of the City.

The Franchisee will not be required to indemnify the City forth negligent act of the City of its officials, boards, commissions, agents, or employees. The City will indemnify and hold the Franchisee harmless from any claims or causes of action arising from any acts by the City involving the City's use of the access channel(s) or emergency alert system.

## **ARTICLE VI. ENFORCEMENT AND TERMINATION**

### **SECTION 1. Forfeiture and Termination.**

- A. In addition to all other rights and powers retained by the City under this Franchise of otherwise, the City reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this

Franchise's terms and conditions. A material breach by the Franchisee shall include, but shall not be limited to the following:

1. Violation of any material provision of the Franchise or any material rule, order, regulation or determination of the City Council made pursuant to the Franchise;
  2. Attempt to evade any material provision of the Franchise or practice any fraud or deceit upon the City;
  3. The Franchisee abandons the System or terminates the System's operations;
- B. The foregoing shall not constitute a breach if the violation occurs but it is without fault of the Franchisee or occurs as a result of circumstances beyond the Franchisee's control. The Franchisee shall not be excused by mere economic hardship nor by misfeasance or malfeasance of its director's officers or employees.
- C. The City shall make a written demand that the Franchisee comply with any such provision, rule, order, or determination under or pursuant to this Franchise. If the violation by the Franchisee continues for a period of twenty (20) days following such written demand without written proof that the corrective action has been taken or is being actively and expeditiously pursued, the City Council may appoint a hearing examiner to take under consideration the issue of termination of the Franchise. The City shall cause to be served upon the Franchisee, at least ten (10) days prior to the date of such hearing, a written notice of intent to request such termination and the time and place of the hearing. Public notice shall be given of the hearing and issue(s) which the City Council or hearing examiner is to consider.
- D. The City Council or hearing examiner, if appointed, shall hear and consider the issue(s) and hear any person interested therein, and determine in its discretion, whether or not any violation by the Franchisee has occurred. The Franchisee shall be entitled to participate fully in the hearing process, including a presentation or evidence and questioning of witnesses, so that the record will include all information pertaining to the alleged violation.

- E. If the City Council or hearing examiner, if appointed, shall determine the violation by the Franchisee was the fault of the Franchisee and within its control, the City Council or hearing examiner, if appointed, shall determine if the violation can be cured. If the violation cannot be cured, the Franchise may be forfeited or terminated. If the violation can be cured, the City Council or hearing examiner, if appointed, shall specify the action or actions to be taken by the Franchisee to cure the violation and set a compliance date. If there is no compliance within the period stated, then the City council may terminate the Franchise. Such determination shall be subject to judicial review.

## **SECTION 2. Foreclosure.**

Upon the foreclosure or other judicial sale of all or a substantial part of the System, or upon the termination of any lease covering all or a substantial part of the System, the Franchisee shall notify the City of such fact, and such notification shall be treated as a notification that a change in control of the Franchisee has taken place, and the provisions of this Franchise governing the consent of the City Council to such change in control of the Franchisee shall apply.

## **SECTION 3. Receivership.**

The City shall have the right to cancel this Franchise one hundred twenty (120) days after the appointment of a receiver, or trustee, to take over and conduct the business of the Franchisee, whether in receivership, reorganization, bankruptcy or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

- A. Within one hundred twenty (120) days after the election or appointment of a receiver or trustee, such receiver or trustee shall have fully complied with all the provisions of this Franchise and remedied all defaults hereunder; and,
- B. Such receiver or trustee, within said one hundred twenty (120) days, shall have executed an agreement, duly approved by the court having jurisdiction in the premises, whereby such receiver or trustee assumes and agrees to be bound by each and every provision of this Franchise.

## **SECTION 4. Bankruptcy.**

The City shall have the right to cancel this Franchise immediately should the Franchisee liquidate, become insolvent, make a transfer for the benefit of creditors, or reorganize and enter into an arrangement for the benefit of creditors or file a voluntary petition in bankruptcy; or an involuntary petition in bankruptcy is filed against the Franchisee and is not dismissed within one hundred twenty (120) days after the filing.

## **SECTION 5. Removal of System.**

At the expiration of the term for which this Franchise has been granted, or upon its lawful termination or revocation as provided herein, the Franchisee shall forthwith, upon notice by the City, remove at the Franchisee's own expense all designated portions of the System from all Rights-of-Way within the City, and shall restore said Rights-of-Way to its condition prior to this franchise agreement; provided, however, the Franchisee shall have the right to sell its physical plant to a subsequent franchisee, subject to the City approval as provided in Article IV, Section 2, in which case said plant need not be removed and the Franchisee shall continue to operate the

System during such interim period prior to the sale. If the Franchisee fails to commence removing or operating its Facilities within thirty (30) days of request and proceed diligently with the removal, the City may perform the work at the Franchisee's expense. Any property of the Franchisee remaining in place in any Right-of-Way one hundred eighty (180) days after the expiration, termination or revocation of this Franchise shall be considered permanently abandoned and may become the property of the City at the City's discretion.

## **ARTICLE VII. MISCELLANEOUS PROVISIONS**

### **SECTION 1. Notices.**

All notices from the Franchisee to the City pursuant to this Franchise shall be to the Mayor, City of TEKOA, City Hall, 419 N Washington Street., TEKOA, WA 99033, or to another person as designated by the City. All notices to the Franchisee pursuant to this Franchise shall be sent to:

WIFIBER  
PO BOX 988  
Spokane, WA 99210

or to such other person or address as designated by the Franchisee. The Franchisee shall maintain with the Finance Director, throughout the term of the Franchise, an address for service of notices by mail. The Franchisee shall also maintain with the City, an office address and telephone number for the conduct of matters related to this Franchise during normal business hours. A new address and telephone number of the office shall be furnished to the Finance Director within fifteen (15) days after any change thereof.

### **SECTION 2. Time Limits Strictly Construed.**

Whenever this Franchise sets forth a time for any act to be performed by the Franchisee, such time shall be deemed to be of the essence, and any failure of the Franchisee to perform within the allotted time may be considered a material violation of this Franchise and sufficient grounds for the City to invoke any relevant remedy. However, in the event that the Franchisee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of *force majeure*, the Franchisee's performance shall be excused during the force majeure occurrence and the Franchisee thereafter shall, under the circumstances, promptly perform the affected obligations under this Franchise or procure a substitute which is satisfactory to the City.

### **SECTION 3. Cumulative Provision.**

The rights and remedies reserved to the City and the Franchisee by this Franchise are cumulative and shall be in addition to and not in derogation or any other rights or remedies which the City and the Franchisee may have with respect to the subject matter of this Franchise, and a waiver thereof at any time shall have no effect on the enforcement of such rights or remedies at a future time.

Further, either the City or the Franchisee may seek any legal or equitable relief allowed by law provided that if both parties agree, the City and the Franchisee may seek methods of alternative dispute resolution.

#### **SECTION 4. Compliance with Federal, State, and Local Laws.**

The Franchisee, its contractors, subcontractors, employees, and agents shall comply with all applicable federal, state, and local laws, rules, and regulations issued pursuant thereto. The Franchisee and the City have carefully reviewed this Franchise and believe that all provisions hereof are enforceable and in full compliance with all applicable local, state, and federal laws and regulations in effect on the date of execution. If the Franchisee shall discover that any significant aspect of the operation or of any provision of the plans, specifications, or configurations of the Franchisee's System is contrary to or inconsistent with any applicable law, ordinance, rule, or regulation, the Franchisee shall promptly report such fact to the City in writing. The Franchisee and the City shall also be entitled to all rights and be bound by all changes in applicable local, state, and federal law which in addition to all other rights and powers retained by the City under this Franchise of otherwise, the City reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this Franchise's terms and conditions. A material breach by the Franchisee shall include but shall not be limited to the following: occur subsequent to the date of this Franchise. The Franchisee and the City acknowledge that their rights and obligations under this Franchise are explicitly subject to all such changes.

#### **SECTION 5. Captions.**

The captions to sections and subsections contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

#### **SECTION 6. Construction of Agreement.**

This Franchise shall be governed, construed, and enforced in accordance with the laws of the State or Washington (as amended), and any other applicable local, state, and federal laws, rules, regulations, legislation, or orders (as such now exist, are later amended or subsequently adopted).

#### **SECTION 7. No Joint Venture.**

Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other.

#### **SECTION 8. Entire Agreement.**

This Franchise and all attachments represent the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersede all prior oral and written



negotiations between the parties. This Franchise can be amended, supplemented, modified, or changed only by an agreement in writing which makes specific reference to this Franchise or to the appropriate attachment and which is signed on behalf of both parties.

#### **SECTION 9. Actions of The City or The Franchisee.**

In any action by the City or the Franchisee mandated or permitted under the terms hereof, it shall act in a reasonable, expeditious, and timely manner, Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld.

#### **SECTION 10. Severability, Preemption, and Precedence.**

- A. If any section, subsection, sentence, clause, phrase, provision, or portion of this Franchise is for any reason held invalid or unenforceable by any court of competent jurisdiction, or any state or federal regulatory agency having jurisdiction thereof, the remainder of this Franchise shall not be affected thereby, and each remaining section, subsection, sentence, clause, phrase, provision, and portion of this Franchise shall be valid and enforceable to the fullest extent permitted by law.
- B. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Franchise, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding on the parties hereto, without the requirement of further action on part of the City or Franchisee, and any amendments to this Franchise negotiated as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

#### **SECTION 11. Venue.**

Any action concerning a dispute arising under this Franchise shall be convened in Whitman County, Washington.

#### **SECTION 12. Interpretation.**

As a further condition of this Franchise, the parties acknowledge that this Franchise shall be deemed and construed to have been prepared mutually by both parties.

#### **SECTION 13. Attorneys' Fees.**

In the event that either party shall take action, whether judicial or otherwise, to enforce or interpret any of the provisions of this Franchise, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonably incur in such action, including attorneys' fees and costs, whether incurred in a court of law or otherwise.

**SECTION 14. Effective Date.**

This Franchise shall be in full force and effect five (5) days after publication as required by law, and acceptance by the Franchisee.

PASSED BY THE CITY COUNCIL OF THE CITY OF TEKOA, this \_\_\_\_\_ day of \_\_\_\_\_  
2024.

CITY OF TEKOA

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Approved as to Form:

\_\_\_\_\_  
City Attorney

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2024, subject to applicable federal, state and  
local law.

CASCADES DIGITAL FORENSICS LLC – DBA WIFIBER

\_\_\_\_\_  
By: Marcus Munn, Owner

STATE OF WASHINGTON  
COUNTY OF SPOKANE

On \_\_\_\_\_, before me, a Notary Public in and for said State, personally appeared Marcus Munn, known to me to be the owner that executed the within Instrument, know to me to be the person who executed the within Instrument on behalf of the corporation therein named as Franchisee and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its directors.  
WITNESS my hand and official seal:

\_\_\_\_\_  
Notary Public In and for the State of Washington  
Residing at: \_\_\_\_\_, Washington  
My commission Expires: \_\_\_\_\_

## GROUND LEASE

**Reference No. of related documents: None.**

**Lessor: City of Tekoa**

**Lessee: Cristy Moore**

**Legal Description:**

**1. Pt. of the N. ½ of Sec. 17, T. 20, N., R. 46 E., W.M., Whitman County, Washington.**

**121 Stateline Road – Building E**

**GROUND LEASE for airport hangar building by and between:**

**LESSOR:** City of Tekoa, Washington, a municipal corporation organized under the laws of Washington, hereinafter “TEKOA”,

**and**

**LESSEE:** Cristy Moore hereinafter “LESSEE”.

**PREMISES:**

- A. TEKOA owns and operates a municipal airport. LESSEE desires to lease from TEKOA a parcel of ground adjacent to the runway of the airport for the location of an aircraft hangar building.
- B. TEKOA is willing to lease the ground to LESSEE, subject to the terms and conditions set forth below.

Now, therefore, in consideration of these premises, and in and for consideration of the terms and conditions set forth below, TEKOA leases to LESSEE, and LESSEE leases

4. **Use of Property.** Except as may otherwise be agreed to in writing from time-to-time between the parties, LESSEE shall use the property only for the following purposes: aircraft hangar to store and maintain personal aircraft

5. **Right to Use Common Areas.** The LESSEE shall have the right to the non-exclusive use, in common with others, of the airport parking areas, appurtenances and improvements; the right to install, operate and maintain, subject to TEKOA's approval in the interest of the safety and convenience of all concerned, all necessary equipment for the safe hangering of any aircraft to be kept on the property by LESSEE; the right of ingress and egress from the property; and the right in common with other authorized persons to use the common areas of the airport, including runways, taxiways, aprons, roadways, and other facilities for the take-off and landing of aircraft.

6. **Laws and Regulations.** The LESSEE agrees to observe and obey during the term of this lease, all laws, ordinances, rules and regulations promulgated and enforced by TEKOA, and by other proper authority having jurisdiction over the conduct of operations at the airport.

7. **Hold Harmless.** The LESSEE agrees to hold TEKOA free and harmless from loss from each and every claim and demand of whatever nature made upon the behalf of or by any person or persons for any wrongful act or omission on the part of LESSEE, his agents or employees, and from all loss or damages by reason of such acts or omissions.

8. **Insurance.** At all times during the term of this lease (and any renewals thereof), LESSEE shall maintain in full force and effect a policy of comprehensive liability insurance. The policy shall be issued by a company licensed to do business in the State of Washington and shall provide public liability coverage in an amount at least equal to \$1,000,000 per person per occurrence for injury or death; and \$500,000 for Ground Lease

LESSEE. LESSEE shall have the right to compromise and defend the suit to the extent of its own interest.

**11. Default.** The LESSEE shall be deemed in default upon:

- (A) Failure to pay rent within thirty (30) days after due date.
- (B) The filing of a petition under the Federal Bankruptcy Act or any amendment thereto including a petition for reorganization or any arrangement.
- (C) The commencement of a proceeding for dissolution or for the appointment of a receiver.
- (D) The making of any assignment for the benefit of creditors.
- (E) Violation of any restrictions in this lease, or failure to keep any of its covenants after written notice to cease such violation and failure to correct such violation within thirty (30) days.

Default by the LESSEE shall authorize TEKOA, at its option and without legal proceedings, to declare this lease void, cancel the same, and, upon not less than three days prior, written notice to LESSEE of the termination, to re-enter and take possession of the premises. Such notice shall be delivered to LESSEE in person or by mail, or both. If mailed, the notice shall be considered to have been received by LESSEE three days after it is postmarked.

**12. Surrender of Possession.**

- (A) On the expiration or termination of this lease, LESSEE's rights to use the premises, facilities and services described in this lease shall cease, and LESSEE shall vacate the premises without unreasonable delay.

14. **Right to Inspect.** TEKOA shall have the right, but not a duty, to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this lease.

15. **Taxes.** The LESSEE shall pay all taxes or assessments that may be levied against the personal property of the LESSEE or the buildings which he may erect on lands leased exclusively to him.

16. **Signs.** The LESSEE agrees that no signs or advertising matter may be erected without the consent of TEKOA.

17. **Lease Transfer, Assignment and Subletting.** The rights and obligations of this lease shall run to and be binding upon each respective party's personal representatives, heirs, assigns, and successors. At no time shall LESSEE assign any part of this agreement, nor shall LESSEE sublet any part of the property without TEKOA's prior, written consent; provided, such consent shall not be arbitrarily or capriciously delayed or denied, but shall be given upon TEKOA's reasonable satisfaction that the proposed assignee or sublessee is financially responsible and does not intend to use the property for any use other than that permitted under the terms of this agreement. Any such assignment or sublease which TEKOA may consent to shall be subject to a ONE HUNDRED DOLLAR (\$100.00) transfer fee, payable to TEKOA.

18. **Airport Development.** TEKOA reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of the LESSEE, and without LESSEE's interference or hindrance. If the development of the airport requires the relocation of the LESSEE, TEKOA agrees to provide a compatible

24. **Entire Lease.** This lease constitutes the entire agreement between the parties, and any prior understanding or representation of any kind preceding the date of this lease shall not be binding on either party except to the extent incorporated in this lease.

25. **Modification of Lease.** Any modification of this lease or additional obligation assumed by either party in connection with this agreement shall be binding only if in writing signed by each party or an authorized representative of each party.

IN WITNESS WHEREOF, the parties have hereto set their hand and seals this \_\_\_\_\_ day of \_\_\_\_\_ 2\_\_\_\_\_.

**CITY OF TEKOA:**

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

Attest: \_\_\_\_\_  
Clerk

**LESSEE:**

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

(Print Name) \_\_\_\_\_

(Title) \_\_\_\_\_



**2.22.130 – Meter Reading and Billing Procedures:**

A. All sums due for water service shall be the obligation of, and shall be payable by, the owner of the premises supplied with water service. For the purposes of this section, the term “owner” shall mean the taxpayer as shown on the rolls of the Whitman County Assessor, or the owner of record if different.

B. Water meters shall be read monthly, April through October. The City will read all meters located outdoors. Unless arrangements are made with the Public Works Supervisor to read a meter located inside a dwelling or other premises, the owner shall have the responsibility to read the meter each month, April through October, and report the reading to the Clerk/Treasurer not later than the 25<sup>th</sup> day of the particular month reported. Should the owner fail to report the reading by the 25<sup>th</sup> of the month, a late charge for the monthly reading shall be assessed as fixed from time-to-time by resolution of the City Council.

C. Charges for water service each month shall be billed as of the last day of the month, and shall be due not later than the 25<sup>th</sup> day of the following month. For example, water charges for January will be billed as of January 30, and will be due not later than February 25. If a water bill is not paid when due, it shall be considered delinquent and a later charge will be assessed as fixed from time-to-time by resolution of the City Council. The late charge will be included and become part of the delinquent payment for water service. If the delinquent payment is not then paid by the 15<sup>th</sup> day of the next month, a water shut-off notice will be posted on the property, notifying the owner that water service will be shut off if the delinquent payment is not paid by the 25<sup>th</sup> day of the month. For example, if a January water bill is not paid by February 25, a late charge will be assessed and added to the bill. If the delinquent payment is not paid by March 15, a shut-off notice will be posted on the property. If the delinquency is not then paid by March 25, water service will be shut off. (Ord. 816, §2, 11/13/2014).

**2.22.140 – Lien:** All water rates, reconnection charges, and related penalties, shall be charged against the premises. Such lien may be enforced by discontinuing the water service to the premises as hereinafter provided until such time as the delinquent unpaid charges, fees, and penalties, together with an additional re-connection fee (listed in Fee Resolution), has been paid to the Clerk/Treasurer.

**2.22.150 – Disconnection Procedure:** Shut off notice will be mailed to customers who do not pay their bill by the end of the second month after the bill is due, notifying them that they have 10 days to pay their bill in full, or make arrangements with the Mayor for payment. If after 10 days, they have not paid their bill or made arrangements, their water will be shut off for non-payment

**2.22.160 – Inoperative Water Meters:** The Water Department will bill the customer for water consumed while the meter was inoperative. The owner will be charged the average average amount during the same period of time, while the meter is inoperative, using a 3 month average

from the previous year. The previous years' 3 month average to include the previous month, the current month, and the following month.

**2.22.170 – Meter Ownership:** All water meters installed on water service connections by the department shall be and remain the property of the City and shall be removed only by the department.

**2.22.180 – Meters – Exchange and Reinstallation:** Whenever the owner of any premises desires to change or install a meter larger than 5/8" x 3/4", an application shall be made to the department, and upon approval, the exchange will be made at the expense of the owner.

Property owners shall be responsible for insulating or protecting meters and meter boxes against freezing from November 1 to March 1. All repair costs due to freeze damage will be the responsibility of the property owner.

**2.22.190 – Meter – Maintenance and Repair:** The department shall maintain and repair all service meters and shall replace meters periodically, when necessary, if rendered unserviceable by ordinary use.

When replacement or repairs to any meter are made necessary by the willful act, neglect or carelessness of the owner or occupant of the premises served, all expenses of such replacement shall be borne by the owner of the premises.

**2.22.200 – Meter Tests and Adjustment of Bill:** Upon the request from a customer, based upon a complaint that the water bill for any period has been excessive, the department shall have the meter re-read.

Should the customer then request that the meter be tested for accuracy, the customer shall have the privilege of being present when such test is made. In case the test discloses an error of more than three (3%) percent in favor of the City, a correct registering meter shall be installed at the expense of the City, and the Customer's account shall be credited with the excess consumption.

**2.22.210 – Cross Connections:** Cross connections shall be regulated in accordance with Tekoa Municipal Code Chapter 3.95.

**2.22.220 – Violation:** Any person found to have committed a violation of this Chapter shall be deemed to have committed a civil infraction, and upon conviction therefore, shall be subject to monetary penalty as fixed from time-to-time by resolution of the City Council. (Ord. 786, §3, 9/20/2010, Ord. 816, §1, 11/13/2014).