

CITY OF BALTIMORE
ORDINANCE 21.102
Council Bill 21-0083

Introduced by: The Council President
At the request of The Administration (Department of Recreation and Parks)
Introduced and read first time: May 17, 2021
Assigned to: Economic and Community Development Committee

Committee Report: Favorable
Council action:
Read second time: November 15, 2021

AN ORDINANCE CONCERNING

Franchise – Gas Regulator Station Utility at Lower Gwynns Falls Park

FOR the purpose of granting a franchise to Baltimore Gas and Electric Company to construct, use, and maintain a gas regulator station utility, subject to certain terms, conditions, and reservations; and providing for a special effective date.

BY authority of
Article VIII - Franchises
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That a franchise or right is granted to Baltimore Gas and Electric Company, its tenants, successors, and assigns (collectively, the “Grantee”) to construct, use, and maintain, at Grantee’s own cost and expense, and subject to the terms and conditions of this Ordinance, a gas regulator station utility at Lower Gwynn’s Falls Park, the location being described as follows:

Beginning for the same at a point on the northeasterly side of Hurley Avenue, 33 feet wide, as shown on Baltimore City Plat File Nos. 100-B-40, 248-A-7A & 132-A-1D the point being distant North 28° 51’ 24” West 184.21 feet from the intersection formed by the northerly side of Wilkens Avenue 100 feet wide, and the northeasterly side of Hurley Avenue; thence departing the point so fixed and binding on and running with the northerly side of Hurley Avenue by the following 2 courses and distances, with all bearings herein being referred to the Baltimore City Coordinate System as now surveyed:

(1) North 28° 51’ 24” West for a distance of 11.47 feet to a point; and thence:

(2) North 33° 06’ 50” West for a distance of 3.54 feet to a point; thence departing Hurley Avenue and running through Lot 2 of “Lower Gwynn’s Falls Park” by the following 8 courses and distances

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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- 1 (3) North 61° 08' 36" East for a distance of 16.05 feet to a point; thence
- 2 (4) South 89° 19' 59" East for a distance of 57.76 feet to a point to a point; thence
- 3 (5) North 00° 40' 01" East for a distance of 20.45 feet to a point; thence
- 4 (6) North 89° 19' 59" West for a distance of 10.00 feet to a point to a point; thence
- 5 (7) North 00° 40' 01" East for a distance of 20.00 feet to a point; thence
- 6 (8) South 89° 19' 59" East for a distance of 10.00 feet to a point to a point; thence
- 7 (9) North 00° 40' 01" East for a distance of 14.55 feet to a point; thence
- 8 (10) South 89° 19' 59" East for a distance of 36.88 feet to a point to a point intersecting
- 9 in transit, the line of division between Lot 1 and Lot 2, as shown on Baltimore City
- 10 Block Plat 2135A, at 30.50 feet the intersection point being located North 00° 40'
- 11 01" East 234.45 feet from the northerly side of Wilkens Avenue; thence continuing
- 12 through Lot 1 by the following three (3) courses
- 13 (11) South 82° 12' 53" East for a distance of 174.10 feet to the westerly side of a 40' gas
- 14 easement as described in Baltimore City Ordinance 1007, dated May 17, 1979, as
- 15 Easement #2; thence binding on the easement,
- 16 (12) South 23° 45' 38" West for a distance of 15.00 feet to a point; thence departing the
- 17 gas easement and continuing through Lot 1,
- 18 (13) South 82° 12' 53" East for a distance of 168.87 feet to a point; thence through Lot 1
- 19 and Lot 2,
- 20 (14) North 89° 19' 59" West for a distance of 15.94 feet to a point to a point intersecting
- 21 in transit, the line of division between Lot 1 and Lot 2, as shown on Baltimore City
- 22 Block Plat 2135A, at 5.44 feet, said point being located North 00° 40' 01" East
- 23 219.49 feet from the northerly side of Wilkens Avenue; thence
- 24 (15) South 00° 40' 01" West for a distance of 55.00 feet to a point; thence
- 25 (16) North 89° 19' 59" West for a distance of 73.80 feet to a point and thence
- 26 (17) South 61° 08' 36" West for a distance of 11.84 feet to a point to the place of
- 27 beginning.

28 Containing 5,463 square feet or 0.1254 acres of land as per survey calculations.

29 Being the same lands as shown on a plat attached hereto and intended to
30 be recorded herewith entitled, "City of Baltimore Department of Public
31 Works, Office of Engineering and Construction, Perpetual Easement for
32 Municipal Utilities and Services through the Property of Mayor and City

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1 Council,” prepared for Baltimore Gas & Electric Company, prepared by
2 EN Engineering and dated August 19, 2020.

3 This metes and bounds land description and the related survey work were
4 prepared in accordance with the requirements of COMAR Title 9
5 Department of Labor, Licensing and Regulations Subtitle 13, Chapter 06,
6 Minimum Standards of Practice as amended in May of 2017.

7 **SECTION 2. AND BE IT FURTHER ORDAINED**, That to become effective, the franchise or right
8 granted by this Ordinance (the “Franchise”) must be executed and enjoyed by the Grantee within
9 6 months after the effective date of this Ordinance.

10 **SECTION 3. AND BE IT FURTHER ORDAINED**, That as compensation for the Franchise, the
11 Grantee shall pay to the Mayor and City Council of Baltimore a one-time franchise charge of \$
12 0.00. The franchise charge must be paid within 30 days following the effective date of this
13 Ordinance.

14 **SECTION 4. AND BE IT FURTHER ORDAINED**, That:

15 (a) The term of the Franchise shall commence on the effective date of this Ordinance and
16 terminate 25 years thereafter.

17 (b) Upon the request of the Grantee, at any time within one year prior to expiration of the
18 rights granted herein, the City may, by ordinance, renew the grants by additional periods of 25
19 years each subject to all the terms and conditions of the renewing Ordinance.

20 **SECTION 5. AND BE IT FURTHER ORDAINED**, That the Mayor and City Council of Baltimore
21 expressly reserves the right at all times to exercise, in the interest of the public, full municipal
22 superintendence, regulation, and control over and in respect to all matters connected with the
23 Franchise and not inconsistent with the terms of this Ordinance.

24 **SECTION 6. AND BE IT FURTHER ORDAINED**, That the Grantee, at its own cost and expense,
25 shall maintain in good condition and in compliance with all applicable laws and regulations of
26 Baltimore City, all structures for which the Franchise is granted. The maintenance of these
27 structures shall be at all times subject to the regulation and control of the Director of the
28 Department of Recreation and Parks. If any structure for which the Franchise is granted must be
29 readjusted, relocated, protected, or supported to accommodate a public improvement, the Grantee
30 shall pay all costs and expenses in connection with the readjustment, relocation, protection, or
31 support.

32 **SECTION 7. AND BE IT FURTHER ORDAINED**, That at the option of the Mayor and City
33 Council of Baltimore, acting by and through the Director of the Department of Recreation and
34 Parks, the Grantee’s failure to comply with any term or condition of this Ordinance constitutes a
35 forfeiture of the Franchise. Immediately on written notice to the Grantee of the exercise of this
36 option, the Franchise terminates.

37 **SECTION 8. AND BE IT FURTHER ORDAINED**, That at any time and without prior notice, the
38 Mayor of Baltimore City may revoke the Franchise if, in the Mayor’s judgment, the public
39 interest, welfare, safety, or convenience so requires. Immediately on written notice to the
40 Grantee of the exercise of this right, the Franchise terminates.

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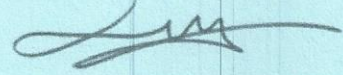
1 **SECTION 9. AND BE IT FURTHER ORDAINED,** That on cancellation, expiration, forfeiture,
2 revocation, or other termination of the Franchise for any reason, the Grantee shall remove all
3 structures for which the Franchise is granted. The removal of these structures shall be
4 (I) undertaken at the cost and expense of the Grantee, without any compensation from the Mayor
5 and City Council of Baltimore, (ii) made in a manner satisfactory to the Director of the
6 Department of Recreation and Parks, and (iii) completed within the time specified in writing by
7 the Director of the Department of Recreation and Parks.

8 **SECTION 10. AND BE IT FURTHER ORDAINED,** That the Grantee is liable for and shall
9 indemnify and save harmless the Mayor and City Council of Baltimore against all suits, losses,
10 costs, claims, damages, or expenses to which the Mayor and City Council of Baltimore is at any
11 time subjected on account of, or in any way resulting from, (I) the construction, use, operation,
12 maintenance, alteration, repair, location, relocation, or removal of any of the structures for which
13 the Franchise is granted, or (ii) any failure of the Grantee, its officers, employees, or agents, to
14 perform promptly and properly any duty or obligation imposed on the Grantee by this Ordinance,
15 except for activities caused by the sole negligent act or omission of the City, its elected/appointed
16 officials, employees, agents, and volunteers arising from the activities permitted by this
17 Franchise.

18 **SECTION 11. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
19 is enacted.

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Certified as duly passed this 09 day of December, 2021

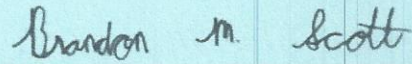


President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 09 day of December, 2021

Natalina B. Austin
Chief Clerk

Approved this 29 day of December, 2021



Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 10th Day of December, 2021.

Elena R DiPietro

Chief Solicitor