

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council:

**SUBJECT: City Manager – Adopt Ordinance granting ExxonMobil Oil Corporation,
a Pipeline Franchise in the City of Torrance.**

RECOMMENDATION

Recommendation of the City Manager that City Council adopt an ORDINANCE granting ExxonMobil Oil Corporation a Pipeline Franchise to repeal and replace expired Franchise Ordinance No. 3149 to construct, lay, operate, test, maintain, use, renew, repair, replace, move, change the size and number of, and remove or abandon in place a system of pipelines and appurtenances, for the purpose of conducting, transporting, conveying and carrying gas, oil, petroleum products and water, on, along, in, under and across public streets, ways, alleys and places within the City of Torrance and approve an ordinance summary for publication.

FUNDING

No funding is required for the requested action.

BACKGROUND/ANALYSIS

The subject pipeline was covered under Franchise Ordinance No. 3149. Staff has been working with ExxonMobil to develop a new Franchise Ordinance prior to the expiration date in August 2010; ExxonMobil has continued to pay on the expired Franchise.

The new Franchise incorporates the expired Franchise existing pipeline of 10,286 feet of 10" pipeline. This Franchise differs from previous Franchise Ordinance requests as it is what is known as a "proprietary pipeline" as opposed to a "common carrier" pipeline. The difference is that common carrier lines have their franchise fees set by the California Public Utilities Commission (CPUC) and proprietary lines are set by the local agency. In order to develop a fee structure staff researched other municipalities' fee structure. The structure being recommended is the same used by the City of Carson. The rate set by the City of Carson is recognized by local pipeline companies as acceptable in the industry and utilization of this rate structure will allow for base granting fees as well as a predictable rate structure and annual increases for the City of Torrance. The rate structure being recommended for this line is as follows:

Base granting fee: ¼ mile or over \$7,500
Pipeline Fee for 10" \$1.109 per linear foot

This equates to a fee of \$7,500 for the initial granting of the Franchise and \$7,500 for each renewal; in addition the pipeline fee will equate to an annual revenue stream of \$11,407 (to be adjusted each year by CPII) which matches the current revenue stream from this Franchise.

The initial term of the proposed Franchise is ten (10) years with two additional ten-year extensions; provided the City receives written notice and the City approves the extension.

Respectfully submitted,

LeROY J. JACKSON
City Manager



By: Brian K. Sunshine
Assistant to the City Manager

CONCUR:



LeRoy J. Jackson
City Manager

Attachments: A) Franchise Ordinance
B) Ordinance Summary

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE GRANTING TO EXXONMOBIL OIL CORPORATION, A FRANCHISE, TO CONSTRUCT, LAY, OPERATE, TEST, MAINTAIN, USE, RENEW, REPAIR, REPLACE, MOVE, CHANGE THE SIZE AND NUMBER OF, AND REMOVE OR ABANDON IN PLACE A PIPELINE AND ITS APPURTENANCES, FOR THE PURPOSE OF CONDUCTING, TRANSPORTING, CONVEYING AND CARRYING GAS, OIL, PETROLEUM PRODUCTS AND WATER, ON, ALONG, IN, UNDER AND ACROSS PUBLIC STREETS, WAYS, ALLEYS AND PLACES WITHIN THE CITY OF TORRANCE.

The City Council of the City of Torrance does ordain as follows:

Section 1 DEFINITIONS: Whenever in this Ordinance the words or phrases defined in this section are used, it is intended that they will have the respective meanings assigned to them in the following definitions (unless, in the given instance, the context in which they are used clearly imports a different meaning):

(a) The word "Grantee" means legal person, corporation or entity to which the Franchise contemplated in this Ordinance is granted and its lawful successors and assigns.

(b) The word "City" means the City of Torrance, a municipal corporation of the State of California, in its present incorporated form or in any later reorganized, consolidated, enlarged or reincorporated form.

(c) The word "streets" means the public streets, ways, alleys and places as the same now or may hereafter exist within the City.

(d) The phrase "pipelines and appurtenances" means pipe, pipeline, cable, main, flanges, vent, vault, manhole, meter, gauge, regulator, valve, conduit, attachment, cathodic protection equipment and any other property located or to be located in, upon, along, across, under or over the streets of the City, and used or useful in, or in carrying on the business of, conducting, transporting, conveying and carrying gas, oil, petroleum products, and water.

(e) The phrase "lay and use" means to lay, construct, excavate, erect, install, encroach, operate, maintain, use, repair, replace, relocate, or remove.

(f) The word "Franchise" means and includes any authorization granted by this ordinance in terms of a Franchise, privilege, permit, license or otherwise to lay and use a system of pipelines and appurtenances for conducting, transporting, conveying, and carrying gas, oil, petroleum products and water for any and all purposes in, along, across, upon, over, and under streets within the City. Any authorization, in whatever terms granted, means and includes any license or permit required for the privilege of transacting and carrying on the Grantee's pipeline business within the City.

Section 2 NATURE OF FRANCHISE: A Franchise is granted to ExxonMobil Oil Corporation, its successors and assigns, to construct, lay, operate, test, maintain, use, renew, repair, replace, move, change the size and number of and remove or abandon in place a pipeline and its appurtenances, not to exceed ten inches in internal diameter, together with such valves, fittings, manholes, vaults, pumps and other appliances, appurtenances, attachments or equipment as the

Grantee, its successors and assigns may deem necessary or convenient for the purpose of conducting, transporting, conveying and carrying gas, oil, petroleum products and water, on, along, in, under, over and across the public streets, ways, alleys and places within the City of Torrance, as described on the attached Exhibit A, which is incorporated into this ordinance by this reference, upon the terms and conditions set forth in the Franchise Act of 1937.

The pipeline and its appurtenances will be operated, maintained, replaced or repaired in conformity with all ordinances, rules or regulations in effect at the time of granting of this franchise, or as prescribed by the City Council and in accordance with the terms and conditions of any permit issued by the Community Development Director or designee.

Section 3 LOCATION OF PIPELINES AND APPURTENANCES: So far as is practicable, any pipelines and appurtenances laid pursuant to this Franchise will be located along the edge or shoulder of the streets or in the parking areas adjacent to the streets so as not to unreasonably disturb the flow of traffic and where possible will be laid in the unpaved portion of the street.

All pipelines and appurtenances will be located in conformity with the orders of the Community Development Director of the City of Torrance (the "Community Development Director").

Section 4 RIGHT TO CONSTRUCT AND MAINTAIN PIPELINES AND APPURTENANCES: The Grantee will have the right to construct and maintain pipelines and appurtenances as may be necessary or convenient for

the proper maintenance and operation of the pipelines and appurtenances under the Franchise. The Grantee has the right, subject to such ordinances, rules, or regulations as are now or may hereafter be in force, to make all necessary excavations in the streets, for the construction, testing, and repair of new or existing pipelines and appurtenances.

Section 5 TERM: This franchise is hereby granted to Grantee for a term of ten-years (the "Initial Term") from the effective date of this franchise, subject to all of the limitations and restrictions herein contained. Grantee shall further have the option to extend this franchise for two additional ten-year terms (the "Subsequent Terms") as agreed to by the parties. Grantee may exercise its rights to extend this franchise by notifying the City of its election in writing no later than ninety days prior to the expiration of the then current term.

Section 6 COMPENSATION:

A. First Year

As consideration for the franchise herewith granted, the Grantee shall pay to the City the following fees:

(1) A base granting fee of seven thousand five hundred dollars (\$7,500) for pipelines with a total length of 1/4 mile or more or one thousand six hundred dollars (\$1,600) for pipelines with a total length of less than 1/4 mile shall be paid within thirty (30) days after Council adopts the ordinance granting the franchise and prior to signing the written acceptance of the franchise.

(2) As further consideration for the franchise herewith granted, the Grantee shall pay to the City annually on each anniversary of the

Effective Date, a base franchisee fee for the pipeline area occupied by the pipelines during the life of the franchise, including the year of granting the franchise, the following annual rate:

<u>Internal Diameter</u>	<u>Rate Per Lineal Foot</u>
6	\$0.449
8	\$0.742
10	\$1.109
12	\$1.549

For pipelines with an internal diameter not listed above, the fees shall be computed at an annual rate of one dollar and sixty-eight cents (\$1.68) per cubic foot.

B. Adjustments: The amount of the base fee specified in subsection A.2 of this Section shall be increased annually on each anniversary of the Effective Date as described in Section 29 in proportion to the percentage increase, if any, in the Consumer Price Index, All Urban Consumers (1982-84 = 100) for the Los Angeles-Riverside-Orange County (the "Index") issued by the United States Bureau of Labor Statistics, Department of Labor (the "Bureau") for the month 60-days prior to the anniversary date. If the Bureau discontinues the preparation and publication of the Index, then the City shall prescribe a mutually agreed to index adjustment of the annual franchise fee payment which shall vary in as close proportion as the prescribed Index in this section.

C. Removal or Abandonment

(1) Notwithstanding the provisions of Sections A and B of Section 6 the Grantee shall be liable to pay the City the annual fee for the period to and including the date of either actual removal of the facilities, or the effective date of the properly-approved abandonment "in place" authorized by the City, and until the Grantee shall have fully complied with all the provisions of law or ordinances relative to such abandonments.

(2) In the event of partial abandonment of facilities with the approval of the City as elsewhere in the ordinance provided, or in the event of partial removal of such facilities by the Grantee, the payments otherwise due the City for occupancy of the streets by such facilities shall be prorated beginning with the first day of the next succeeding franchise year, and for each franchise year thereafter, at the adjusted base rate due on each anniversary of the Effective Date for each linear foot of pipeline abandoned or removed; provided however, that the said base rate shall be modified to reflect the Price Index adjustment (per Paragraph B of this Article 7) applicable to such abandoned or removed pipeline at the beginning of the next succeeding franchise year following abandonment or removal.

D. Place of Payment: All payments shall be paid to the office of the Director of Finance of the City at 3031 Torrance Boulevard, Torrance, California 90503, or such place as the City shall from time to time designate in writing.

Section 7 MAPS AND CAPITAL IMPROVEMENT PLAN: Within ninety days following the date in which any pipelines and appurtenances or additional pipelines and appurtenances have been laid or constructed under this Franchise, the Grantee will file a map or maps in such forms as may be required by the Community Development Director showing the accurate location and size of all its pipelines and appurtenances then in place, and will, upon installation of any additional pipelines and appurtenances, or upon removal, change, or abandonment of all or any portion of the pipelines and appurtenances, file a revised map or maps showing the location and size of all such additional, removed, or abandoned pipelines and appurtenances as of that day.

Every three years (3) from the date of adoption of this Franchise, the Grantee will submit a projected three-year capital improvement plan for its facilities subject to this ordinance. Scheduling for repair, replacement or modifications will be described by year and location in order to provide information to the City for coordination with its public works capital improvement program. Projects not on such a schedule may be denied a permit unless the work is an emergency or the need was unforeseen. Justification may be required from the Franchisee as to why it is an emergency or why it was unforeseen at the time of the capital improvement plan.

Section 8 CONSTRUCTION OF PIPELINES AND APPURTENANCES:

A. Terms of Construction. The pipelines and appurtenances operated, replaced, repaired, constructed or maintained in any manner pursuant to section 4 of this ordinance will be constructed and maintained in a good, workmanlike manner and in conformity with all applicable ordinances, rules or regulations now or subsequently adopted or prescribed by the City Council. All pipelines laid under this Franchise will meet State Fire Marshal standards.

Except in an emergency, the Grantee may not excavate in a City street right-of-way without having first applied for and obtained a Construction - Excavation Permit from the Community Development Director. Such application may include a traffic control plan and other information as required by the Community Development Director. The Grantee will pay reasonable fees (including inspection) required by such permit.

B. Restoration of Streets. The work of constructing, maintaining or repairing all pipelines and appurtenances will be conducted with the least practicable hindrance to the use of the streets for purposes of travel,

and as soon as such work is completed, all portions of the street that have been excavated or otherwise damaged will be placed in as good condition as they were before the commencement of such work, to the satisfaction of the Community Development Director. All street repair work will be made by the Grantee at the expense of the Grantee in accordance with the ordinances of the City and the conditions of the Construction – Excavation Permit issued by the Community Development Director.

If the pipelines and appurtenances are laid across or along the paved portion of a street, the repair of the street, after the pipelines and appurtenances have been laid, will be made by the Grantee at the expense of the Grantee. If the Grantee fails or neglects to make the repairs, then thirty days after notice is given to the Grantee by the City, the City may repair the street at the expense of the Grantee, and upon presentation of a bill for the expense, the Grantee will pay the bill at once. The amount chargeable to the Grantee will be the actual reasonable cost of the repair.

C. Conformance Requirements. The pipelines and appurtenances will be operated, maintained, replaced or repaired in compliance with all applicable laws, ordinances, resolutions, regulations, policies, rules and orders in force at the time the Franchise becomes effective or as may be amended or added from time to time during the term of this Franchise.

(1) Certified Test Results: For those pipelines and appurtenances subject to the provisions of the Pipeline Safety Act of 1981 (Government Code §51010, et seq.) the testing will be performed in accordance with State Fire Marshal requirements, and certified test results will be requested by the City from the Fire Marshal. In the event the State Fire Marshal fails to

provide certified test results to the City, Grantee will provide the test results to the City upon request.

(2) Conformance Requirements: The pipelines and appurtenances will be operated, maintained, replaced or repaired in accordance with the latest applicable revision of the "American National Standard Code for Pressure Piping ANSI/ASME B31.4-1979;" the American Petroleum Institute Standard 1104; the Code of Federal Regulations, Part 195, Title 49 U.S.C. or other applicable standards and codes, whichever is the most stringent. The pipelines and appurtenances will further be operated, maintained, replaced or repaired in accordance with all applicable Federal and/or State standards for the construction of intrastate pipelines as set forth in Federal laws, rules and regulations. Whenever there is a conflict in Federal or State standards, the more stringent standard will prevail.

Section 9 EMERGENCY EQUIPMENT AND CREWS: At all times during the term of this Franchise, the Grantee will maintain on a twenty-four hour a day basis adequate equipment and a properly trained crew, or qualified contractors, with the ability to quickly shut off the pressure and the flow of contents of the pipelines and appurtenances in the event of an emergency resulting from an earthquake, act of war, civil disturbance, flood, computer malfunction or other cause.

Section 10 BREAKS OR LEAKS: If any portion of any street is damaged by reason of breaks or leaks in any pipe or appurtenance constructed under this Franchise, the Grantee will, at its own expense, immediately following written or oral notification, repair any such damage and put the street in as good

condition as it was in before the break or leak, to the satisfaction of the Community Development Director.

Section 11 REARRANGEMENT OF PIPELINES AND APPURTENANCES:

A. Expense of Grantee.

(1) If any of the Grantee's pipelines and appurtenances endanger the public safety in the use of the public streets or interfere with or obstruct the use of any street by the public or for the public purposes, the City will have the right to require the Grantee, at the Grantee's expense, to move, alter or relocate the pipelines and appurtenances (the "rearrangement") to avoid such danger, interference or obstruction, in conformity with the written notice of the Community Development Director.

(2) Whenever, during the existence of this Franchise, the City changes the grade, width or location of any street or improves any street in any manner, including the laying of any city sewer, storm drain, conduits, gas, water or other pipelines, or constructs any pedestrian tunnels, or other work of the City, (the right to do all of which is specifically reserved to the City without any admission on its part that it would not otherwise have such rights) and such work will, in the opinion of the Community Development Director, render necessary any change in the position or location of any pipelines and appurtenances of the Grantee in the street, while such work is being done or performed, the Grantee will, at its own cost and expense, do any and all things reasonable to effect such change in position, in conformity with the written notice of the Community Development Director if the work is for city purposes; provided, however, that the City will not require the Grantee to remove its pipelines and its appurtenances entirely from the street.

(3) In case the Grantee fails to commence work in compliance with written notice provided in subsection B(1), within one hundred and twenty days after service of the notice upon Grantee, (unless Grantee is unable to comply with such notice by reason of strikes, riots, acts of God, or acts of public enemies, or any other uncontrollable reason), the Community Development Director may cause the work required in the notice to be performed by the City or, at the election of the City, by a private contractor qualified to perform work on petroleum pipelines and their appurtenances. The Grantee agrees to pay the reasonable costs within sixty (60) days after delivery of an itemized bill. The cost of doing the work will be considered the actual cost. If the Grantee is dissatisfied with any determination of the Community Development Director permitted by this section, it may petition the City Manager to review the Community Development Director's decision within ten days after the Community Development Director's decision. During the pendency of such petition, the work required to be done will be suspended.

B. City Utility Systems; Rearrangement at Expense of Others.

(1) The City will have the right to require the Grantee to rearrange any part of the Grantee's pipelines and appurtenances for the accommodation of the City when such rearrangement is done for the accommodation of any water, electric, gas or other utility system now or hereafter owned or operated by the City. Except as otherwise provided in subsection B(2) of this section 11, such rearrangement will be at the Grantee's expense.

(2) When such rearrangement is done for the accommodation of any person, firm or corporation other than one of the utility systems owned or operated by the City, the cost of such rearrangement will be borne by the accommodated party. The accommodated party, in advance of any

rearrangement, will deposit with the Grantee or the City Clerk cash or a corporate surety bond in an amount based upon an itemized statement of costs for such rearrangement, as prepared by Grantee, and the accommodated party will execute an instrument agreeing to indemnify and hold harmless the Grantee from any and all damages or claims caused by the rearrangement.

(3) The rearrangement referred to in subsection (1) of this subsection B of this section 11 will be accomplished in conformity with the written notice of the Community Development Director. Should Grantee fail to commence work in compliance with the written notice within one hundred and twenty days after service of the notice upon the Grantee (unless the Grantee is unable to comply with the notice by reason of strikes, riots, acts of God, or acts of public enemies or any other uncontrollable reason), the Community Development Director may cause the work required in the notice to be done to be performed by the City or, at the election of the City, by private contractor qualified to perform work on petroleum pipelines and their appurtenances. The Grantee agrees to pay to the City within sixty (60) days after delivery of an itemized bill covering the reasonable cost of performing the work.. The cost of doing the work will be considered the actual cost. If the Grantee is dissatisfied with any determination of the Community Development Director permitted by this section, it may petition the City Manager to review the decision within ten days after the determination.

C. Rearrangements of the Pipelines and Appurtenances of Others: Nothing in this Franchise will be construed to require the City, or any person, firm or corporation now or hereafter owning a public utility system of any type or nature, to move, alter or relocate any part of its system upon the streets for the convenience, accommodation or necessity of the Grantee.

D. Notice: Grantee will be given not less than one hundred twenty (120) days written notice of any rearrangement of pipelines and appurtenances, which Grantee is required to make under this Franchise. The notice will specify in reasonable detail the work to be done by the Grantee and will specify the time that the work is to be accomplished. In the event that the City changes the provisions of any such notice given to Grantee, then Grantee will be given an additional period not less than thirty business days to accomplish the work.

Section 12 REMOVAL OR ABANDONMENT OF PIPELINES AND APPURTENANCES: At the time of expiration, revocation, or termination of this Franchise or of the permanent discontinuance of the use of its pipelines and appurtenances, the Grantee will, within sixty business days thereafter, make a written application to the Community Development Director for authority to engage in one of the following: (1) abandon all, or a portion, of such pipelines and appurtenances in place; (2) remove all, or a portion, of such pipelines and appurtenances; or (3) to transfer ownership of the pipelines and appurtenances to the City to use as a conduit. Such application will describe the pipelines and appurtenances desired to be abandoned by reference to the map or maps required by section 7 of this ordinance and will also describe with reasonable accuracy the relative physical condition of the pipelines and appurtenances. Thereupon, the Community Development Director will determine whether any abandonment, removal or transfer that is proposed may be effected without detriment to the public interest or under what conditions the proposed abandonment, removal or transfer may be safely effected and will then notify the Grantee of any such requirements and to either remove all, or a portion of such pipelines and appurtenances, abandon in place all, or a portion, of such

pipelines and appurtenances, or transfer ownership of the pipelines and appurtenances to the City to use as a conduit.

If, for any reason, Grantee suspends operations of any of the pipelines contained in this franchise for a period in excess of ninety (90) days, he will notify the Community Development Director. During this period of suspended operations, the Grantee will maintain its pipelines pursuant to State Fire Marshal standards. This will continue until such a time as the pipeline is returned to service, abandoned or no longer an asset of Grantee's. This section shall apply only to those pipelines suspended from service subsequent to the enactment of the California Pipeline Safety Act of 1981.

If any pipelines and appurtenances to be abandoned in place subject to prescribed conditions are not abandoned in accordance with all such conditions, then the Community Development Director may make additional appropriate orders, including, if he deems desirable, an order that the Grantee remove all such pipelines and appurtenances in accordance with applicable requirements. In the event the Grantee fails to remove any pipelines and appurtenances which it is obligated to remove in accordance with such applicable requirements as may be prescribed by the Community Development Director, then the City may remove such pipelines and appurtenances at the Grantee's expense and the Grantee will pay to the City the actual reasonable cost of removal.

Should any pipelines and appurtenances under this Franchise be abandoned in accordance with directives of the State Fire Marshal and without City approval, whether or not payments have terminated, and the pipelines and appurtenances interfere at a future time with any public works project, Grantee will, upon request of the Community Development Director,

remove the pipelines and appurtenances at Grantee's expense. This section 12 will survive the termination or expiration of this ordinance.

Section 13 COMPLETION OF WORK: Whenever the Grantee fails to complete any work required of the Grantee by the terms of this Franchise within the time limits required under this Franchise, the City may cause the work to be completed by the City or, at the election of the City, by a qualified private contractor. The Grantee agrees to pay to the City within sixty days after delivery of an itemized bill covering the reasonable cost of performing the work. The cost of doing the work will be considered the actual cost. If the Grantee is dissatisfied with the determination of the amount, it may petition the City Manager to review the amount within ten days after such determination.

Section 14 INSURANCE:

A. Grantee must maintain at its sole expense the following insurance, subject to self insurance provisions:

(1) Automobile Liability, including owned, non-owned and hired vehicles, with at least the following limits of liability:

(a) Primary Bodily Injury with limits of at least \$250,000 per person, \$500,000 per occurrence; and

(b) Primary Property Damage of at least \$100,000 per occurrence, or combined single limits of at least \$1,000,000.

(2) General Liability including coverage for premises, products and completed operations, independent contractors/vendors, personal injury and contractual obligations with combined single limits of coverage of at least \$5,000,000 per occurrence.

(3) Pollution Liability including coverage for bodily injury or property damage arising out of the sudden and accidental discharge, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals or gases, waste materials or other irritants, contaminants or pollutants into or upon land, the atmosphere, or any watercourse or bodies of water with combined single limits of coverage of at least \$5,000,000.

(4) Workers' Compensation with limits as required by the State of California and Employers Liability with limits of at least \$500,000.

B. City, the City Council, and each member thereof, members of boards and commissions, every officer, agent, official, employee and volunteer must be named as additional insured under the general liability policy.

C. Except as permitted in subsection "F" of this section 15, Grantee must provide certificates of insurance and/or endorsements to the City Clerk of the City of Torrance at the request of the City Clerk.

D. Each insurance policy required by this section must contain a provision that no termination, cancellation or change of coverage can be made without thirty days notice to City.

E. Insurance required by this Franchise will be satisfactory only if issued by companies admitted to do business in California, rated "B+" or better in the most recent edition of Best's Key Rating Guide, and only if they are of a financial category Class VII or better, unless these requirements are waived by the Risk Manager of City ("Risk Manager") due to unique circumstances. In the event the Risk Manager determines that an increased or decreased risk of loss is posed to City, Grantee agrees that the minimum limits of any insurance policies or performance bonds required by this Agreement may be changed accordingly upon receipt of written notice from the Risk Manager; provided that Grantee will have the right to appeal a determination of increased coverage by the Risk

Manager to the City Council of City within 10 days of receipt of notice from the Risk Manager.

F. Grantee will have the option to self-insure such risks and insurance obligations, for which Grantee will, at the request of the City, provide its standard letter of self-insurance, in a form acceptable to City, for risks and insurance obligations agreed to under this Franchise.

Section 15 INDEMNIFICATION BY GRANTEE: Grantee will indemnify, defend, and hold harmless City, the City Council, each member thereof, present and future, its officers, agents and employees from and against any and all liability, expenses, including defense costs and legal fees, and claims for damages whatsoever, including, but not limited to, those arising from breach of contract, bodily injury, death, personal injury, property damage, loss of use, or property loss arising out of Grantee's exercise of its rights under this Franchise. The obligation to indemnify, defend and hold harmless includes, but is not limited to, any liability or expense, including defense costs and legal fees, arising from the negligent acts or omissions, or willful misconduct of Grantee, its officers, employees, agents, subcontractors or vendors in the exercise of its rights under this Franchise. It is further agreed, Grantee's obligations to indemnify, defend and hold harmless will apply except to the extent of concurrent negligence, sole negligence, or willful misconduct, on the part of City, the City Council, each member thereof, present and future, or its officers, agents, employees, contractors, subcontractors or vendors.

Section 16 ASSIGNMENT: The Grantee will file with the legislative body of the municipality within sixty (60) days after any sale, transfer, assignment, or lease of the Franchise or any part thereof, or any of the rights or privileges granted thereby, written evidence of the transaction certified to by the Grantee or its duly authorized officers. Grantee may assign or transfer all or any part of this Franchise to any purchaser, transferee, or assignee of all, or any part of, the oil pipeline system assets covered by this franchise. The new Grantee will pay to the City a sum of money sufficient to reimburse it for all expenses incurred by it in connection with the approval of the sale, transfer, assignment, or lease of this Franchise; said payment to be made within thirty (30) days after the City will have furnished said Grantee with a written statement of such expenses.

Section 17 DEFAULT:

A. Noncurable Default.

In the event that the Grantee defaults in the performance of any of the terms, covenants or conditions contained in this Franchise and the default is not curable, the City may declare this Franchise forfeited. Upon giving written notice of the forfeiture to the Grantee, this Franchise will be void and the rights of the Grantee under this Franchise will cease and terminate and the Grantee will execute an instrument of surrender and deliver the surrender to the City.

B. Curable Default.

In the event that the Grantee defaults in the performance of any of the terms, covenants and conditions contained in this Franchise and the default is curable, the City will give written notice to the Grantee of the default. In the event that the Grantee does not commence the work necessary to cure the

default within one hundred and twenty (120) days after notice is sent or fails to prosecute the work diligently to completion, the City may declare this Franchise forfeited. Upon giving written notice of the forfeiture to the Grantee, this Franchise will be void and the rights of the Grantee under this Franchise will cease and terminate and Grantee will execute an instrument of surrender and deliver the surrender to the City.

C. exclusive remedy, or to afford the exclusive procedure, for the enforcement of the terms and conditions, but the remedies and procedure provided in this Franchise, in addition to those provided by law, will be deemed to be cumulative.

Section 18 SUPERSEDURE: This Franchise will be in lieu of any like Franchise, if any has been previously granted by the City to the Grantee for same pipeline and appurtenances and any such other Franchise, if any, will be deemed to be and will be repealed as of the date upon which the grant of this Franchise is effective, and the rights, liabilities and obligations of the Grantee under such other Franchise will thereupon cease and terminate. Should the foregoing be applicable to the grant of this Franchise, the Grantee will pay to the City any and all amounts accrued up to the effective date of this Franchise under such other Franchise so repealed as shown by statement of such amounts in the form required by such other Franchise filed not later than ninety days after this ordinance becomes effective. Payment of such amounts will be made with the filing of such statement.

Section 19 SCOPE OF RESERVATION: Nothing contained in this Franchise will ever be construed so as to exempt the Grantee from compliance with all applicable ordinances of the City now in effect or which may

be subsequently adopted which are not inconsistent with the terms of this Franchise. The enumeration in this Franchise of specific rights reserved will not be construed as exclusive, or as limiting the general reservation in the Franchise made or as limiting such rights as the City may now or hereafter have in law.

Section 20 NOTICE: Any notice required to be given under the terms of this Franchise, the manner of service of which is not specifically provided for, may be served as follows:

Upon the City, by serving the City Clerk personally, or by addressing a written notice to the City Clerk of the City of Torrance, City Hall, 3031 Torrance Boulevard, Torrance, California, 90509-2970 and depositing such notice in the United States mail, postage prepaid.

Upon the Grantee, by addressing a written notice to Grantee, addressed to:

Place of Business (Original):
ExxonMobil Oil Corporation
Attn: Rights of Way and Claims Department
12851 E. 166th Street
Cerritos, CA 90710

Headquarters (Copy):
ExxonMobil Oil Corporation
Attn: Rights of Way and Claims Department
800 Bell Street
Houston, Texas 90703

(or such other address as may from time to time be furnished in writing by one party to the other and depositing the notice in the United States mail, postage prepaid.)

When the service of any such notice is made by mail, the time of such notice will begin with and run from the date of the deposit of the notice in the United States mail.

Section 21 SUCCESSORS: The terms and conditions of this Franchise will inure to the benefit of or will bind, as the case may be, the successors and assigns of the parties to this Franchise, subject, however, to the provisions of section 17.

Section 22 ACCEPTANCE OF FRANCHISE: This Franchise is granted and will be held and enjoyed only upon the terms and conditions contained within this Franchise, and the Grantee must, within thirty business days after the passage of the ordinance granting this Franchise, file with the City Clerk of the City of Torrance a written acceptance of the terms and conditions.

Section 23 FRANCHISE TO BE STRICTLY CONSTRUED AGAINST GRANTEE: This Franchise is granted upon each and every condition contained within this Franchise and will be strictly construed against Grantee. Nothing will pass hereby unless it be granted in plain and unambiguous terms. Each of the conditions is a material and essential condition to the granting of this Franchise.

Section 24 FORCE MAJEURE: The time within which Grantee is obligated under this Franchise to construct, erect, maintain, operate, repair, renew, change the size of and remove pipelines and appurtenances or other improvements will be extended for a period of time equal in duration to, and

performance in the meantime will be excused on account of and for and during the period of, any delay caused by strikes, threats of strikes, lockouts, war, threats of war, insurrection, invasion, acts of God, calamities, violent action of the elements, fire, action or regulation of any governmental agency, law or ordinance, impossibility of obtaining materials, or other things beyond the reasonable control of Grantee.

Section 25 DAMAGE TO PUBLIC PROPERTY:

Any damage done directly or indirectly to any public property by Grantee, in exercising directly or indirectly any right, power, or privilege under this Franchise, or in performing any duty under or pursuant to the provisions of this Franchise, will be promptly repaired by Grantee at its sole cost and expense.

Section 26 RECORDS AND PERIODIC REPORTS: At all

reasonable times and after prior written notice, Grantee will permit the City, at the request of the Community Development Director, to examine all property of Grantee erected, constructed, laid, operated or maintained pursuant to this Franchise, together with any appurtenant property of Grantee, and to examine and transcribe any and all books, accounts, papers, maps, and other records kept or maintained by Grantee or under its control, with regard to safety issues associated with this Franchise, excepting however such books or records that are classified proprietary or confidential in nature.

Annually during the life of this Franchise, and concurrently with provision of the annual payment pursuant to section 6, Grantee will file with the Community Development Director, for the immediately preceding Franchise period the length of lines in streets, the internal diameter of such lines, the rate per foot per year, and the total amount due to the City.

Section 27 PRIOR FRANCHISES: All pipelines and appurtenances erected, constructed, laid, operated or maintained by Grantee in the streets, whether installed by Grantee or not, in the area described in and by virtue of the authority provided by the ordinance granting this Franchise, prior to the effective date of this ordinance, except those maintained under prior right other than Franchise, will become subject to all the terms and conditions of this ordinance upon its effective date. The parties intend by this provision to ensure that no lineal footage of pipeline which is constructed, erected, maintained, operated, repaired, renewed, changed in size, or removed by Grantee within the City of Torrance is inadvertently omitted from this Franchise unless otherwise covered by separate agreement with the City.

Section 28 SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, the decision will not affect the validity of the remaining portions of the ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases are declared invalid or unconstitutional.

Section 29 EFFECTIVE DATE: This ordinance will take effect thirty (30) days after the date of its adoption. Within fifteen days following adoption, this ordinance or a summary of this ordinance, if authorized by the City

Council, will be published at least once in the Daily Breeze, a newspaper of general circulation, published and circulated in the City of Torrance.

Section 30 ATTORNEY'S FEES: Except as provided for in Paragraph 16, in any dispute, litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this ordinance (whether in contract, tort or both) or seeks a declaration of any rights or obligations under this ordinance, the prevailing party will be awarded reasonable attorney's fees, together with any costs and expenses, to resolve the dispute and to enforce any judgment.

INTRODUCED AND APPROVED this ____ day of _____, _____.

ADOPTED AND PASSED this ____ day of _____, _____.

Frank Scotto, Mayor

ATTEST:

Sue Herbers, City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By: _____
Patrick Q. Sullivan, Assistant City Attorney

EXHIBIT A

EXXONMOBIL OIL CORPORATION

LINE NO.	SIZE	FOOTAGE	STATUS	PRODUCT
M-119	10 inch	10,286	Active	Petroleum Product



ORDINANCE NO. _____

SUMMARY

On _____, 2011, the City Council of the City of Torrance adopted Ordinance No. _____, granting a ten-year franchise with two ten-year option terms for construction and operation of a petroleum products pipeline to be located in public rights of way.

The existing 10" pipeline enters City of Torrance right-of-way at Del Amo Boulevard and Van Ness Avenue and travels southerly to where it exits the City of Torrance at 228th Street and Van Ness Avenue. Fees charged for this Franchise are as follows:

A base granting fee of seven thousand five hundred dollars (\$7,500) for pipelines with a total length of 1/4 mile or more or one thousand six hundred dollars (\$1,600) for pipelines with a total length of less than 1/4 mile must be paid within thirty (30) days following Council adoption of the franchise ordinance. This fee will be paid at initial adoption of the franchise and at each exercised option to renew.

The Grantee will also pay an annual franchise fee at the following rates:

<u>Internal Diameter</u>	<u>Rate per Lineal Foot</u>
6 inches	\$0.449
8 inches	\$0.742
10 inches	\$1.109
12 inches	\$1.549

For pipelines with an internal diameter not listed above, the fees will be computed at an annual rate of one dollar and sixty-eight cents (\$1.68) per cubic foot.