Approval of a Railroad Crossing and Maintenance Agreement and an Easement Agreement with the Arkansas and Missouri Railroad for a new railroad crossing at Shiloh Drive and Gregg Avenue, Approval of a Budget Adjustment for Costs Related to the New Crossing, and Approval of a Project Contingency of $32,892.43, for a Total Budget of $750,000.

Budget Impact:

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<td>Futrall/Gregg and Shiloh/Gregg RR Xngs</td>
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<td>$18,265.04</td>
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Comments:
MEETING OF AUGUST 4, 2020

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Garner Stoll, Development Services Director

FROM: Chris Brown, City Engineer

DATE: July 21, 2020

SUBJECT: Item 2020-0413 Approval of a Railroad Crossing and Maintenance Agreement and an Easement Agreement with the Arkansas and Missouri Railroad for a new railroad crossing at Shiloh Drive and Gregg Avenue, Approval of a Budget Adjustment for Costs Related to the New Crossing, and Approval of a Project Contingency of $32,892.43, for a Total Budget of $750,000.

RECOMMENDATION:

This item was tabled indefinitely at the June 4th, 2020 City Council Meeting pending resolution of questions from the City Council regarding closing the crossing at University Avenue and regarding the economic benefit of the proposed crossing. These questions were researched by staff; responses to the questions are detailed in the discussion section below. Staff recommends placing this item back on the City Council for the August 4, 2020 meeting.

Staff recommends approval of a New Railroad Crossing Cost and Maintenance Agreement and an Easement Agreement with the Arkansas and Missouri Railroad (AMRR) for a new railroad crossing near Shiloh Drive and Gregg Avenue. Staff also recommends approval of the budget adjustment to fund the cost of the railroad crossing agreement and associated costs of roadway and traffic signal modifications to complete the railroad crossing, including a contingency of $32,892.43. Total project cost including contingency is $750,000.

BACKGROUND:
The extension of Shiloh Drive has long been on the City’s Master Street Plan, to provide an additional access to approximately 130 acres of undeveloped property west of the railroad tracks and south of Van Asche Drive. This project was identified as a priority project in the 2019 bond program, as opportunities to partner with developers of the property arose. The connection will provide a more direct access from the property to the Fulbright Expressway, and will include pedestrian facilities to allow for safe crossings at the railroad and Gregg Avenue.

DISCUSSION:
AMRR has presented two agreements to the City. The first, a New Railroad Crossing and Maintenance Agreement, addresses terms of the construction and maintenance of the crossing, including:
• The City will reimburse the AMRR for the full cost of labor and materials for installation of the crossing signal, panels, and appurtenances necessary for a fully operational crossing. The estimated cost of the crossing installation is $558,082.57.
• The City agrees to close the existing unimproved crossing at Gregg Avenue and University Avenue.
• The City will pay a yearly maintenance fee of $7,500, increasing by 2% per annum, for basic maintenance and wear and tear.
• The City and the AMRR agree to equally share the cost of repairs or major maintenance.

The second, an Easement Agreement, establishes the terms of the City’s perpetual use of the AMRR property for the crossing. The most significant item in this contract is a requirement to maintain insurance in the amount of $15 million.

In addition to these agreements, construction of the roadway connection from the railroad to Gregg Avenue and modification of the signal to accommodate the 4th leg of the intersection and connect to the railroad signal are the responsibility of the City. The estimated cost of these improvements is $159,025. Finally, a contingency of $32,892.43 is recommended for unforeseen costs of the railroad crossing and/or the roadway/signal work.

The City Council raised concerns at the June 4th meeting, and asked staff to seek revisions to the contract with AMRR to remove or revise the stipulation that the University Avenue crossing be closed. This item was discussed with AMRR, and they are not interested in revising that provision in the contract. As alternative, staff has researched the feasibility of creating a pedestrian/bicycle connection from the end of University Avenue to Hill Avenue, thereby creating a safe connection from residential areas to services to the south.

Secondly, the City Council questioned the need for this crossing, and asked about economic benefits. At this time, a proposed apartment development consisting of over 2000 units is planned for the 40 acre parcel at the corner of Van Asche and Gregg Avenue, that would directly access the proposed crossing. A master plan for the surrounding properties indicates a mix of development types that would provide a range of housing, services, and employment opportunities.

The City will begin to recapture of the cost of the railroad crossing during construction of the apartment development. This single housing project has the potential to provide sales tax revenue to recapture the remaining portion of the City’s expenditure in as few as nine months once opened and units are occupied. This time frame could be expedited if other components of the master plan, such as restaurants, or employment opportunities begin development or are announced during the first year.

**BUDGET/STAFF IMPACT:**

As noted above, the total project estimate is:

Agreement with AMRR: $558,082.57
Roadway/signal work: $159,025
Contingency: $32,892.43
**Total:** $750,000

Funding for this work will come from the 2019 Transportation Bond Program. The original allocation in Phase 1 was $1 million for two proposed signal crossings; the total for the two is
now estimated at $1.5 million; the additional $1.5 million will come from contingency funds set aside in Phase 1 of the Bond Program.

**Attachments:**

- New Railroad Crossing Cost and Maintenance Agreement
- Easement Agreement
- Estimate for Roadway and Signal Improvements
- Project Vicinity Map
- Vicinity Map of Crossing to be Closed
MEETING OF JUNE 2, 2020

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
       Garner Stoll, Development Services Director

FROM: Chris Brown, City Engineer

DATE: May 13, 2020

SUBJECT: Approval of a Railroad Crossing and Maintenance Agreement and an Easement Agreement with the Arkansas and Missouri Railroad for a new railroad crossing at Shiloh Drive and Gregg Avenue, Approval of a Budget Adjustment for Costs Related to the New Crossing, and Approval of a Project Contingency of $32,892.43, for a Total Budget of $750,000.

RECOMMENDATION:
Staff recommends approval of a New Railroad Crossing Cost and Maintenance Agreement and an Easement Agreement with the Arkansas and Missouri Railroad (AMRR) for a new railroad crossing near Shiloh Drive and Gregg Avenue. Staff also recommends approval of the budget adjustment to fund the cost of the railroad crossing agreement and associated costs of roadway and traffic signal modifications to complete the railroad crossing, including a contingency of $32,892.43. Total project cost including contingency is $750,000.

BACKGROUND:
The extension of Shiloh Drive has long been on the City’s Master Street Plan, to provide an additional access to approximately 130 acres of undeveloped property west of the railroad tracks and south of Van Asche Drive. This project was identified as a priority project in the 2019 bond program, as opportunities to partner with developers of the property arose. The connection will provide a more direct access from the property to the Fulbright Expressway, and will include pedestrian facilities to allow for safe crossings at the railroad and Gregg Avenue.

DISCUSSION:
AMRR has presented two agreements to the City. The first, a New Railroad Crossing and Maintenance Agreement, addresses terms of the construction and maintenance of the crossing, including:

- The City will reimburse the AMRR for the full cost of labor and materials for installation of the crossing signal, panels, and appurtenances necessary for a fully operational crossing. The estimated cost of the crossing installation is $558,082.57.
- The City agrees to close the existing unimproved crossing at University Avenue.
- The City will pay a yearly maintenance fee of $7,500, increasing by 2% per annum, for basic maintenance and wear and tear.
- The City and the AMRR agree to equally share the cost of repairs or major maintenance.
The second, an Easement Agreement, establishes the terms of the City’s perpetual use of the AMRR property for the crossing. The most significant item in this contract is a requirement to maintain insurance in the amount of $15 million.

In addition to these agreements, construction of the roadway connection from the railroad to Gregg Avenue and modification of the signal to accommodate the 4th leg of the intersection and connect to the railroad signal are the responsibility of the City. The estimated cost of these improvements is $159,025. Finally, a contingency of $32,892.43 is recommended for unforeseen costs of the railroad crossing and/or the roadway/signal work.

**BUDGET/STAFF IMPACT:**

As noted above, the total project estimate is:

- Agreement with AMRR: $558,082.57
- Roadway/signal work: $159,025
- Contingency: $32,892.43
- **Total:** $750,000

Funding for this work will come from the 2019 Transportation Bond Program. The original allocation in Phase 1 was $1 million for two proposed signal crossings; the total for the two is now estimated at $1.5 million; the additional $1.5 million will come from contingency funds set aside in Phase 1 of the Bond Program.

**Attachments:**

- New Railroad Crossing Cost and Maintenance Agreement
- Easement Agreement
- Estimate for Roadway and Signal Improvements
- Project Vicinity Map
- Vicinity Map of Crossing to be Closed
NEW RAILROAD CROSSING COST
AND MAINTENANCE AGREEMENT

This Agreement, made and entered into this ____ day of _____________, 2020, by and between the City of Fayetteville, Arkansas (hereinafter "City") and The Arkansas & Missouri Railroad Company, (hereinafter "AMRR"),

WITNESSETH:

WHEREAS, City is in the process of planning a new crossing at Shiloh Drive within the City limits at railroad milepost 349.30. The City proposes, for the benefit of the public, to add this crossing, pursuant to the Site Layout attached as Exhibit 1, and remove in its entirety, existing crossing at University Avenue; and

WHEREAS, it is understood that the contemplated crossing will be financed solely from funds appropriated by City and expended under its regulations.

NOW, THEREFORE, in consideration of the covenants and agreements contained in this agreement, subject to the provisions of the recitals above, it is agreed by and between the parties hereto as follows:

1. AMRR has provided an estimate for the cost of the crossing upgrade which is attached as Exhibit
2. This estimate does not include any track or railroad work required during utility installation-which is not subject to estimation at this time. The parties understand that the estimate is $558,082.57 and the parties acknowledge that the ultimate cost of the crossing could be under or over this estimate. Both parties further acknowledge that any materials or crossing equipment supplied by the City shall be considered a part of the consideration of this agreement. Upon final completion of the project, all said materials and crossing equipment shall become the property of AMRR.

2. AMRR shall be reimbursed 100% of the actual approved cost (labor and material) for installing the new equipment and its invoices will be paid promptly. Material will be billed as it is ordered by AMRR. The City acknowledges that any work within 25 feet of the tracks requires a Flagging Services Agreement for railroad track protection, including, but not limited to, railroad flagging which is charged at the rate of $95 per hour. A Flagging Services Agreement will be executed simultaneously with the execution of this Agreement.

3. Insurance. During upgrade construction, City shall ensure that any contractors they employ to perform work on the project in question will maintain a general liability insurance policy, the limits of which will be not less than Three Million Dollars ($3,000,000) per person, Five Million Dollars ($5,000,000) per accident and Three Million Dollars ($3,000,000) for property damage. The policy shall name AMRR, its successor or assigns and City as insureds. Such policy shall contain a clause that the insurer will not cancel or change the insurance without giving AMRR, City, or their successors or assigns ten (10) days prior written notice, and a certificate of such insurance shall be delivered to AMRR prior to the inception of the construction of the crossing.
4. **Maintenance and Repairs.** The parties acknowledge that the crossing and equipment will require maintenance and repairs due to normal wear and tear and possibly damage from accidents, negligence or acts of nature. The City will not be liable for any damages caused solely by the negligence of AMRR. If damages are caused to the crossing and/or equipment by the acts of 3rd parties, AMRR and the City will coordinate to pursue any cause of action against said 3rd parties to recover the costs of repairs and any amount recovered will be applied accordingly. City will pay an annual crossing maintenance fee of $7,500 effective upon execution of this Agreement and on each anniversary date thereafter for so long as the crossing remains open. On each anniversary date, the annual maintenance fee will increase by 2%. The annual maintenance fee will cover regulatory testing, basic maintenance and general wear and tear. Otherwise, City and AMRR will each be responsible for 50% of any capital expenditures for the equipment and the crossing surface. Except for emergency repairs, AMRR will give the City one hundred eighty (180) day written notice of any needed repairs or maintenance and the amount thereof. The crossing shall be maintained as specified above until such time as the parties mutually agree otherwise or upon a date certain that the crossing should be closed.

5. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to its subject matter and may not be modified or amended orally.

6. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Arkansas.

7. **Binding Effect.** The provisions of this Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, successors and assigns.

8. Both parties acknowledge that the signatories below have the appropriate authority to sign on behalf of the party they represent.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ___ day of ____________, 2020

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
CITY OF FAYETTEVILLE, ARKANSAS

Signature

Signature

Print Name

Print Name

Title

Title

ACKNOWLEDGMENT

STATE OF ARKANSAS

) §§

COUNTY OF

) §§

On this _______ day of _____________, 2020, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person, Lionel Jordan and Kara Paxton, to me personally well-known who stated that they are the Mayor and City Clerk for the CITY OF FAYETTEVILLE, ARKANSAS, and are duly authorized in their capacity to execute the foregoing instrument and for and in the name and behalf of the City of Fayetteville, Arkansas, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year stated above.

My Commission Expires: ____________________________

__________________________

Notary Public
ARKANSAS & MISSOURI RAILROAD COMPANY

Approved by: [Signature]

CAREN L. KRASKA
Print Name

President
Title

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF [Washington]

On this 15th day of May, 2020, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person, CAREN L. KRASKA, to me personally well-known who stated that she is the President of ARKANSAS & MISSOURI RAILROAD COMPANY and is duly authorized in her capacity to execute the foregoing instrument and for and in the name and behalf of Arkansas & Missouri Railroad Company, and further stated and acknowledged that she had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year stated above.

[Signature]
Notary Public

My Commission Expires:

March 17, 2028
Arkansas & Missouri Railroad  
306 E. Emma Ave  
Springdale, AR 72764

Date: September 18, 2019

To: City of Fayetteville  
Attn: Chris Brown

Job: Shiloh Rd Fayetteville AR.

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Freight                           | $1,250.00
10% O/H                           | $20,504.75
Tax @ 9.75%                       | $19,992.13

Subtotal (material)               | $246,794.32

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Subtotal (labor)                     | $311,288.25

Total                                | $558,082.57

Prepared by: Jeromy Houchin

EXHIBIT 2
RAILROAD CROSSING EASEMENT AGREEMENT

This Agreement, made and entered into this ___ day of ____________, 2020, by and between the City of Fayetteville, Arkansas (hereinafter “City”) and The Arkansas and Missouri Railroad Company, (hereinafter “AMRR”),

WITNESSETH:

WHEREAS, City is in the process of planning the construction of an extension of Shiloh Drive within the City limits that would cross AMRR’s tracks. The City proposes, for the benefit of the public, to install a new crossing at said location, pursuant to particular plans and specifications to be agreed upon by the parties; and

WHEREAS, the Easement is defined on Exhibit 1 and incorporated herein by reference; and

WHEREAS, it is understood that the contemplated crossing will be financed from funds appropriated by City and expended under its regulations as established under the terms of a Crossing Agreement executed separately by the parties.

NOW, THEREFORE, in consideration of the covenants and agreements contained and subject to the provisions of the recitals above, it is agreed by and between the parties hereto as follows:

1. The City and AMRR have caused to be prepared plans and specifications for the project. Attached as Exhibit 1 is the proposed plan. The parties acknowledge that this schematic drawing contains certain requirements and restrictions with regard to the construction in, near and around the Railroad and the City agrees to be bound by all of these requirements and restrictions contained in the plans, specifications, coordination notes and the separate Crossing Cost Agreement.

2. AMRR has provided an estimate for the cost of the crossing. The parties understand that the estimate is $558,082.57 and the parties acknowledge that the ultimate cost of the crossing could be under or over this estimate.

3. The cost (labor and material) for installing the new crossing will be born by the City pursuant to the Crossing Cost Agreement.
4. After completion of the project, the Parties shall bear the expense of the maintenance, inspection, capital costs and operation of the crossing per the terms of the separate Crossing Agreement or any amendment thereto, so long as it is to be maintained as a crossing over the railroad or until it is mutually agreed between the parties that the project is no longer needed at the crossing or until the crossing is abandoned by AMRR or City, or other legal requirements making it necessary to cease operations and maintenance of the project. At that time, materials purchased and installed for the project may be moved to other locations on AMRR’s lines within the States of Arkansas or Missouri or otherwise disposed of or sold by AMRR.

5. Limitation on Grant. This Easement does not grant to City the subsurface of any easement area, all such rights and privileges being reserved to AMRR.

6. Indemnification. The CITY OF FAYETTEVILLE shall cause any contractor employed by it or engaged by it to construct the improvements contemplated by this agreement to assume any and all liability for injury to or death of persons, all loss or damage to property, in any manner arising from or during the construction of the improvements contemplated by this agreement, however, such injury, death, loss, damage or destruction as aforesaid may occur or be caused. The CITY OF FAYETTEVILLE shall further cause any contractor engaged by it to construct the improvements contemplated by this agreement to indemnify and save and hold harmless the ARKANSAS & MISSOURI RAILROAD COMPANY from any and all claims, demands, suits, actions, damages, recoveries, judgments, costs and expenses arising or growing out of or in connection with such injury, death, loss, damage or destruction as aforesaid, which expense shall include the cost ARKANSAS & MISSOURI RAILROAD COMPANY incurs defending itself, including attorney fees and expenses.

7. Insurance. In further consideration for the grant of this Easement, City shall acquire a policy of liability insurance which shall insure AMRR in the amount of fifteen million dollars ($15,000,000) from liability for injury or death to persons or damage to property arising from any persons using the crossing described on Exhibit 1, whether injuries are caused by the operation of the trains by AMRR or otherwise. At the option of AMRR such policy shall either name AMRR as a named insured or an additional insured of such policy. Said policy will be kept in full force and effect during the existence of this Easement and shall continue to insure AMRR for incidents arising during the existence of this Easement and until the crossing is terminated or abandoned per the terms of paragraph 5 above, regardless of when the claim is made. Such policy shall be subject to approval of AMRR and shall provide for notice to AMRR not less than 30 days of cancellation of such policy.

8. If any portion of this Easement or any provision in this Easement shall be found to be invalid or unenforceable, the remaining provisions shall continue to be fully effective and enforceable, and both parties consent to the modifications of this Easement in any manner as a court may deem necessary to preserve the grant of easement contained herein.
9. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to its subject matter and may not be modified or amended orally.

10. **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Arkansas.

11. **Binding Effect.** The provisions of this Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, successors and assigns.

12. Both parties acknowledge that the signatories below have the appropriate authority to sign on behalf of the party they represent.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ___ day of _________________, 2020.
CITY OF FAYETTEVILLE, ARKANSAS

Signature

Signature

Print Name

Print Name

* * * * *

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF WASHINGTON  

On this ______ day of ____________, 2020, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person, Lioneld Jordan and Kara Paxton, to me personally well-known who stated that they are the Mayor and City Clerk for the CITY OF FAYETTEVILLE, ARKANSAS, and are duly authorized in their capacity to execute the foregoing instrument and for and in the name and behalf of the City of Fayetteville, Arkansas, and further stated and acknowledged that they had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year stated above.

________________________________________

Notary Public

My Commission Expires: ____________
ARKANSAS & MISSOURI RAILROAD

Approved by: 

Signature

Caren L. Kraska 

Print Name

President 

Title

ACKNOWLEDGMENT

STATE OF ARKANSAS )

COUNTY OF Washington ) §§

On this 15th day of May, 2020, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person, CAREN L. KRASKA, to me personally well-known who stated that she is the President of ARKANSAS & MISSOURI RAILROAD COMPANY and is duly authorized in her capacity to execute the foregoing instrument and for and in the name and behalf of Arkansas & Missouri Railroad Company, and further stated and acknowledged that she had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year stated above.

Maria S. Andreadis
Notary Public

My Commission Expires:

March 17, 2028
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<tr>
<td>9</td>
<td>Select Embankment</td>
<td>175</td>
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<td>Subgrade Preparation</td>
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<td>SY</td>
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<tr>
<td>14</td>
<td>Class 7 Aggregate Base Course</td>
<td>120</td>
<td>TON</td>
<td>x</td>
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<td>15</td>
<td>HMAC Surface Course (PG70-22)</td>
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<td>HMAC Binder Course (PG70-22)</td>
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<td>17</td>
<td>18” Concrete Curb &amp; Gutter</td>
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<td>4” Concrete Sidewalk w/Class 7 Base</td>
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<td>Traffic Signal Modifications</td>
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**Total Estimated Construction Costs** $159,025.00

**Contingency (20%)** $31,805.00

**Sub-Total** $190,830.00

**Railroad Costs** $558,082.57

**Total Estimated Project Cost** $748,912.57
PROPOSED SHILOH DRIVE
RAILROAD CROSSING

for the
City of Fayetteville

MAY 2020

VICINITY MAP
RAILROAD CROSSING REMOVAL
S UNIVERSITY AVE
for the
City of Fayetteville

MAY 2020

VICINITY MAP