

**CITY OF EL PASO, TEXAS  
AGENDA ITEM  
DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Environmental Services

**AGENDA DATE:** October 8, 2024

**PUBLIC HEARING DATE:** October 22, 2024

**CONTACT PERSON NAME AND PHONE NUMBER:** Nicholas Ybarra, Director 915-212-6000

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:** Goal 3 – Promote the Visual Image of El Paso

**SUBJECT:**

APPROVE AN ORDINANCE GRANTING TO RIVER ELMS, LLC A NON-EXCLUSIVE FRANCHISE FOR WASTE CONTAINERS ON SIDEWALKS AND OTHER CITY PROPERTY

**BACKGROUND / DISCUSSION:**

This is a renewal of a currently existing franchise.

A franchise agreement is required for the placement of solid waste containers on City property. The Ordinance, acknowledged by the franchisee, identifies standards to be maintained for the placement, maintenance, and use for advertising of the solid waste containers at locations identified in the ordinance.

**PRIOR COUNCIL ACTION:**

The current Ordinance was approved by Council on October 18, 2019.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE GRANTING TO RIVER ELMS, LLC A  
NON-EXCLUSIVE FRANCHISE FOR WASTE  
CONTAINERS ON SIDEWALKS AND OTHER CITY  
PROPERTY**

**WHEREAS**, RIVER ELMS, LLC desires to place waste containers on sidewalks and other City property in accordance with El Paso City Code Section 13.20.120; and

**WHEREAS**, the City of El Paso (the “City”) desires to allow RIVER ELMS, LLC to place waste containers on sidewalks and other City property.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. There is hereby granted to RIVER ELMS, LLC, hereinafter called “Grantee,” and his assigns, a non-exclusive franchise under El Paso City Code 13.20.120 to place and maintain up to 150 “waste containers” meeting the criteria discussed herein, on sidewalks and other City property. The size of the waste containers shall not exceed thirty-six (36) inches in height and thirty-six (36) inches in width, or as otherwise specified in the El Paso City Code, and the design and construction of the waste containers shall be subject to prior approval by the Director for the Department of Environmental Services (the “Director”) of the City. The waste containers must be durable and attractively constructed and shall at all times be maintained by Grantee in such condition as not to constitute a hazard to persons or property, or impede in any way the flow of vehicular or pedestrian traffic, with five feet of free and unobstructed passage around the waste container. The specific, fixed locations for Grantee’s waste containers are on Exhibit “A”, however, if the Traffic Engineer determines that any of the locations or container placements do not meet these requirements or hinders pedestrian or vehicular traffic, the Traffic Engineer shall direct Grantee to relocate or

remove such waste containers in conformity with this franchise and City Code. Grantee shall comply with the sign regulations contained in City Code Section 20.18.020C, and shall register any new locations with the City's Planning Department if any changes to Exhibit "A" are sought after City Council approvals this franchise. This franchise does not grant the right to locate waste containers on property owned or controlled by the Texas Department of Transportation (TxDOT). The location of any waste containers on property or right of way not owned or controlled by the City of El Paso must be by separate agreement with the appropriate entity.

2. The term of this franchise shall be a five-year period beginning October 22, 2024, unless the agreement is otherwise terminated as provided herein. If Grantee is not in default of this agreement, the Grantee may request a one-year extension in writing no later than ninety (90) days before the end of the term, unless or until cancelled or terminated as provided for herein. The City Manager or designee is authorized to approve this option to extend.

3. Grantee may use the space on the waste containers for advertising reputable and reliable business concerns that contract for the space. Grantee will not be prohibited from placing any advertisement on the waste containers based on content. This agreement does not allow advertising for any illegal business or activity, a political party, the candidacy of any person for political office, or that is of a character deemed by the City Council to be improper for exhibition in the public streets or parks when judged by contemporary community standards.

4. If any improvements are to be constructed or repairs made, whether by the City or a utility company, on any sidewalk or other City property where Grantee has placed any waste containers, Grantee shall, upon written notice from the Director, remove any waste containers located on the affected City property. The Director shall give Grantee fourteen days written notice of the date

when the construction of improvements on such City property is to begin, and Grantee shall remove such waste containers prior to the commencement of construction.

5. During the life of this franchise, Grantee shall maintain, repair or replace the waste containers as necessary, and shall keep them reasonably clean, in neat and attractive appearance, and free of odors. Grantee may change the design of the waste containers if it deems advisable, but such changes shall be subject to prior approval of the Director.

5.1 The Director or designee will provide the Grantee with written notice of illegally placed or unsafe waste containers in accordance with City Code 13.20.120. In the case of an imminent public health or safety hazard, after twenty-four hours have passed and the illegally placed or unsafe waste containers have not been removed by the Grantee, the Director or designee may require the repair, removal and/or replacement of the illegally placed or any unsafe waste containers or other waste containers found to be in violation of any applicable franchise. All expenses related to such removal, including, but not limited to, storage and disposal, shall be reimbursed by the Grantee.

5.2 If there is a problem with the waste container(s) other than what is mentioned in section 5.1, the Director or designee will provide written notice to the Grantee of the problem with the waste container(s), and if the problem is not cured within seven days of that notice, the Director or designee can order the removal of said waste container(s). All expenses related to such removal, including, but not limited to, storage and disposal, shall be reimbursed by the Grantee.

6. As part of the consideration for the grant of this franchise, Grantee agrees during the term hereof:

6.1 To collect all refuse from the waste containers on a schedule to be approved by the Director within five days of the City's approval of this ordinance and within the timeframe subsequently approved by the Director after any change to the initially approved schedule.

6.2 To dispose of such refuse in a legal and proper manner including, but not limited to applicable City ordinance.

7. If Grantee collects and disposes of the refuse or uses his own employees to collect and dispose of the refuse, Grantee shall obtain, pay for and keep in effect a City commercial hauler's

license, and shall comply with all laws, codes and ordinances applicable to the collection, hauling and disposal of refuse. Grantee may contract with a permitted hauler to collect and dispose of the refuse.

8. Grantee is deemed, at all times, an independent contractor and is responsible for his own acts. GRANTEE AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LOSS, LIABILITY, DAMAGE, EXPENSE OR CLAIM OF ANY NATURE WHATSOEVER ARISING OUT OF OR INCIDENT TO THIS FRANCHISE, WHICH ARE THE RESULT OF ANY ACT OR OMISSION OF GRANTEE. GRANTEE SHALL GIVE THE CITY REASONABLE NOTICE OF ANY SUCH CLAIMS OR ACTIONS. GRANTEE SHALL USE LEGAL COUNSEL REASONABLY ACCEPTABLE TO THE CITY IN CARRYING OUT ITS OBLIGATIONS HEREUNDER. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE EXPIRATION OR EARLY TERMINATION OF THIS FRANCHISE.

9. During the term of this franchise, the Grantee will carry public liability insurance by a solvent insurance company authorized to do business in Texas, for the protection of itself and the City, which must be named as an additional insured. The limits of liability must be at least \$250,000 for bodily injury or wrongful death of one person, \$500,000 for more than one person in the same accident, and \$100,000 property damage. The form of the policy is subject to approval by the City and a copy, or a certificate of insurance, must be filed with the City Clerk. The policy must provide that it cannot be canceled without ten days prior notice in writing to the City Clerk.

10. Grantee must comply with all applicable laws, regulations and ordinances.

11. The City may terminate this franchise without cause, for any reason whatsoever, upon thirty (30) days written notice to Grantee.

12. Upon termination of this franchise, the City Council may either require Grantee to remove the containers or the City may acquire the containers as described. If the City opts to acquire the property of Grantee located in accordance with this Agreement, the grant hereof, and such property will be transferred to the City upon the payment by the City to Grantee of a fair valuation. The fair valuation shall be ascertained by the arbitration and appraisal of a majority of three appraisers, one of whom shall be appointed by the City of El Paso, one of whom shall be appointed by the Grantee, and one of whom shall be appointed by the first two appraisers so appointed by the City and Grantee. If said two appraisers are unable to agree on the designation of a third appraiser, or if the City or Grantee refuses for a period of thirty (30) days after notice to appoint or designate an appraiser, the County Judge of El Paso County, Texas, shall designate such appraiser. The valuation as fixed by a majority of three appraisers shall not include any payment or valuation because of any value derived from the franchise or the fact that it is or may be a going concern, duly installed and operated. If the City Council shall not desire to acquire the property by the payment of a fair valuation therefore, the property shall be removed by the Grantee without cost or expense to the City, and the sidewalk or other public place where the property was located shall be restored to its former condition.

13. This franchise may not be assigned without the prior written consent of the City, which consent will not be unreasonably withheld.

14. As consideration for this franchise, Grantee will pay to the City the annual franchise fee in the amount authorized by the El Paso City Council in Schedule C of the City's Budget Resolution,

as amended on or before the 15th day following the granting of this franchise. In addition, on March 31, June 30, September 30 and December 31 of each year during the term of this franchise, the Grantee will submit a quarterly payment in the amount authorized by City Council per waste container in service per month. By way of example, the December 31, 2024 payment shall cover the period from the date of execution to December 31, 2024, and the March 31, 2025 payment shall cover the period from January 1, 2025 to March 31, 2025. This fee will include a report listing the number of waste containers in service, their location and reason for removing a waste container. If the City does not receive one or more of the referenced franchise fees by their due date, the City shall send a written notice of default to the Grantee for lack of payment. The City will give Grantee ten calendar days from the date of such notice to pay in full or the franchise will be terminated at the end of the ten-day period. If the Grantee is found to be violating the provisions of this franchise or submitting false records listing locations or number of waste containers, the penalties listed in Section 1.08.030 of the City Code shall be pursued by the City against Grantee. All payments shall be submitted to the Comptroller of the City of El Paso, at the following address:

City of El Paso  
Attn: Accounts Receivable  
P.O. Box 1890  
El Paso, Texas 79950-1890.

15. The City may conduct periodic audits of the waste container locations to ensure quarterly reporting is accurate. The Department of Environmental Services may also investigate any and all complaints addressing waste container condition, locations, and nuisances caused by these waste containers.

16. In addition, Grantee must allow the City to use ten percent of its advertising space on its waste containers to publicize upcoming City-sponsored events and City-related community services messages. The Grantee will meet with the Director within ten days following the execution of this ordinance and again annually as of the date of the granting of this franchise to discuss the number and location of spaces available for City use. The locations shall be fixed until such time as the City agrees to a different location. Ten percent of the Grantee's total waste containers shall be offered or made available to the city.. The Grantee reserves the right to try to solicit sponsorship for the spaces allotted for City use. The City reserves the right to approve the wording and design of such advertisements and to accept sponsors. If the Grantee does not have a sponsor for the spaces allotted for City use, the City has the option to furnish its own signs for placement by the Grantee on the waste containers. The City reserves the right to give the Grantee thirty (30) days written notice to update or change the advertisement wording or design of a space reserved for City use.

17. Grantee herein shall indicate the acceptance of the provisions of this Ordinance in writing within five days after the passage thereof.

18. Written notice to the other party may be provided at the following addresses, or at a new address as provided in writing to the nonmoving party by a party that has moved its physical location within thirty (30) days of said relocation without the necessity of amending this contract:

City: City of El Paso  
Attn: City Manager  
P.O. Box 1890  
El Paso, Texas 79950-1890

Grantee: RIVER ELMS, LLC  
Attn: Howard Goldberg  
717 River Elms Court  
El Paso, Texas 79922



ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.


**CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

 for \_\_\_\_\_  
Joyce Garcia  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

 \_\_\_\_\_  
Nicholas Ybarra, Director  
Environmental Services Department

*(Acceptance and Acknowledgment follow on next page)*

ORDINANCE NO. \_\_\_\_\_

ACCEPTANCE AND ACKNOWLEDGMENT

ACCEPTANCE

The above instrument, with all conditions thereof, is hereby accepted this 23 day of September, 2024.

RIVER ELMS, LLC

Howard Goldberg

By: Howard Goldberg  
Its: Owner

ACKNOWLEDGEMENT

THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 23 day of September, 2024, by **Howard Goldberg**, acting as the Owner of RIVER ELMS, LLC.

Jessica Medrano Torres  
Notary Public, State of Texas

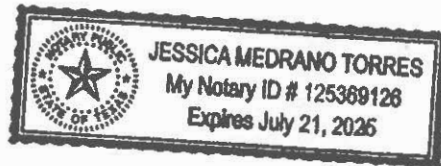
Notary's Printed or Typed Name:

Jessica Medrano Torres

My Commission Expires:

July 21, 2025

ORDINANCE NO. \_\_\_\_\_  
24 | 3595 | TRAN 590786  
RIVER ELMS, LLC- Waste Container Franchise ORD  
JG



**EXHIBIT “A”**

Site locations for River Elms, LLC waste containers:

**(See attachment)**

ORDINANCE NO. \_\_\_\_\_

24 | 3595 | TRAN 591722  
RIVER ELMS, LLC– Waste Container Franchise ORD  
JG

**EXHIBIT 'A'**

Site locations for River Elms, LLC waste containers:

<b>Main Street</b>	<b>Cross Street</b>	<b>No Authorized</b>
MCRAE	ALBUM	3
MCRAE	SIMS	3
MEDICAL CENTER	MURCHISON	2
MESA	BRENTWOOD	3
MESA	CAMILLE	2
MESA	MESA HILLS	4
MESA	MONTECILLO	2
MESA HILLS	WALLENBERG	3
MISSOURI	DALLAS	2
MONTANA	AIRPORT	1
MONTANA	BROWN	1
MONTANA	DALLAS	1
MONTANA	GEORGE DIETER	4
MONTANA	KANSAS	1
MONTANA	LEE TREVINO	4
MONTANA	PIEDRAS	3
MONTANA	RICH BEEM	4
MONTANA	RUTHERGLEN	2
MONTANA	SAUL KLEINFELD	4
MONTANA	TIERRA ESTE	4
MONTWOOD	BRIAN MOONEY	3
MONTWOOD	BOB MITCHELL	4
MONTWOOD	FIREHOUSE	4
MONTWOOD	LAKE OMEGA	3
MONTWOOD	LOMALAND	2
MONTWOOD	MCRAE	3
MONTWOOD	ROBERT WYNN	2
MONTWOOD	VISCOUNT	2
MONTWOOD	WEDGEWOOD	3
NORTH DESERT	PASEO DEL NORTE	1
NORTH LOOP	CAROLINA	1
NORTH LOOP	GILMORE	2
NORTH LOOP	HAWKINS	4
NORTH LOOP	LEE TREVINO	1
NORTH LOOP	LOMALAND	1
NORTH LOOP	PENDALE	1
NORTH LOOP	YARBROUGH	2
NORTHWESTERN	HELEN OF TROY	4

NORTHWESTERN	PASEO DEL NORTE	4
OREGON	ARIZONA	1
OREGON	RIM	2
OREGON	SCHUSTER	3
PEBBLE HILLS	ARRAMBIDE	1
PEBBLE HILLS	LEE	3
PEBBLE HILLS	NOLAN RICHARDSON	2
PEBBLE HILLS	RICH BEEM	4
PELLICANO	BOB HOPE	2
PELLICANO	CEDAR OAK	1
PELLICANO	GENE TORRES	3
PELLICANO	LOMALAND	2
PELLICANO	PULLMAN	2
PELLICANO	TED HOUGHTON	1
PERSHING	RAYNOR	1
PERSHING	TROWBRIDGE	1
PIEDRAS	ALTURA	1
PIEDRAS	FORT BLVD.	1
PIEDRAS	MISSOURI	3
PIEDRAS	PERSHING	2
PIEDRAS	TULAROSA	2
PIEDRAS	WYOMING	2
PIEDRAS	YANDELL	1