

## **MEMORANDUM OF AGREEMENT**

This Memorandum of Agreement ("Agreement") is made and entered into by and between the State of Florida Department of Transportation ("Department") and the City of Gainesville ("City").

**WHEREAS**, the Department has the authority to enter into this Agreement under Sections §344.044(7), Florida Statutes and the City has the authority to enter into this Agreement and to undertake the operation, maintenance, and repair of any and all landscaping, hardscaping, streetscaping, lighting, irrigation systems, benches and bus stops, trash receptacles and trash collection; and

**WHEREAS**, the term "Department Property" shall refer to certain real property located from mile post 18.724 on the University Avenue Corridor SR-26A/NW 21<sup>th</sup> Terrace to mile post 21.167 on the University Avenue Corridor SR-24/Waldo Road (Department Roadway ID 26070000), and from mile post 0.000 on the University Avenue/Hawthorne Road Corridor SR-24/Waldo Road to mile post 0.342 on the University Avenue/Hawthorne Road Corridor SE 15<sup>th</sup> Street (Department Roadway ID 26080000), and from milepost 0.000 on the University Avenue Corridor SR-20/Hawthorne Road to mile post 0.078 on the University Avenue Corridor NE 15<sup>th</sup> Street (Department Roadway ID 26130000) in Alachua County, Florida, and is further described in attached Exhibit "A"; and

**WHEREAS**, the term "Improvement" means and shall refer to any and all grassed areas, landscaping, hardscaping, streetscaping, lighting, irrigation systems, benches and bus stops, and trash receptacles located on the Department Property, hereinafter described in but not limited attached Composite Exhibit "B"; and

**WHEREAS**, in 1981, the Department and the City executed a public purpose lease agreement for a portion of the state road right of way within the Department Property and in 1990 the Department and City executed an amendment to expand the portion of the state road right of way encumbered by the public purpose lease agreement, see attached Composite Exhibit "C"; and since 1981 the City has maintained that portion; and

**WHEREAS**, in 2010, the Department and the City executed a Memorandum of Agreement for Maintenance for a portion of the state road right of way within the Department Property, see attached Composite Exhibit "D"; and the City has maintained that portion; and

**WHEREAS**, given the mutual obligations provided for in this Agreement, the Department is amenable to granting permission to the City to undertake the duties and responsibilities of operating, maintaining, and repairing the Improvements on the Department Property; and

**WHEREAS**, the City acknowledges that it was represented by legal counsel in the negotiation and execution of this Agreement.

**WHEREAS**, the City by Resolution \_\_\_\_\_ dated \_\_\_\_\_ authorizes its representative to enter into this Agreement, see attached Exhibit "E"; and

**NOW THEREFORE**, with full knowledge and understanding of the laws governing the subject matter of this Agreement, and in consideration of the foregoing recitals and the mutual covenants and conditions contained in this Agreement, the parties, intending to be legally bound hereby, acknowledge and agree as follows:

### **RECITALS AND EXHIBITS**

The recitals set forth above and Exhibits attached hereto are specifically incorporated herein by reference and made part of this Agreement.

### **EFFECTIVE DATE**

The effective date ("Effective Date") of this Agreement shall be the date the last of the parties to be charged executes the Agreement.

### **TERM**

The initial term of this Agreement shall be for a period of one (1) year, commencing on the Effective Date and concluding on the anniversary of the Effective Date. This Agreement shall automatically renew for

successive and continuing like one (1) year terms unless terminated by the Department in writing a minimum of sixty (60) days prior to the expiration of any term.

### **RECORDING**

The City shall record this Agreement with the Department and, if applicable, in the Alachua County Public Records as soon as practicable after the Effective Date of this Agreement and in no event more than twenty (20) days after delivery of the fully executed Agreement to City or its agent. The Agreement shall run with the Department Property and bind City and its successors and assigns.

### **APPROVALS & PERMITS**

The City shall maintain, operate, repair, remove and restore the Improvement at its sole cost and expense, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all existing and future applicable federal, state, local, administrative, regulatory and environmental laws, rules, regulations, policies, procedures, guidelines, standards and permits, including, without limitation, those of the Department, Water Management District with requisite jurisdiction, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard, the Gainesville Community Redevelopment Agency and local governmental entity(s) ("Governmental Law").

### **OPERATION, MAINTENANCE & REPAIR**

A. From the Effective date this Agreement, the City shall operate, maintain, repair, remove and restore the Improvement at its sole cost and expense, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement, including, without limitation, signed and sealed copies of the construction plans and specifications for the Improvement ("Plans and Specifications") prepared by a Florida registered professional engineer, or landscape architect providing professional services pursuant to Chapter 481, Fla. Stat., the Department's Standard Specifications for Road and Bridge Construction (Current Edition), the Maintenance Rating Program Handbook (Current Edition), and any Maintenance Special Provisions together with such other documentation as the Department may require and any and all applicable Governmental Law.

B. If the Department determines that the City is not maintaining and repairing the Improvement in accordance with the terms and provisions of this Agreement, the Department shall deliver written notification of such to the City. The City shall have forty-five (45) days from the date of the Department's written notice, or such other time as the Department and the City mutually agree in writing, to correct the deficiency(s) and provide the Department with written notice of the same ("Notice of Correction - Maintenance").

C. If it is determined that the deficiency(s) remains after receipt of the City's Notice of Correction – Maintenance, the Department, within its discretion, may: (1) provide the City with written authorization granting such additional time as the Department deems appropriate to correct the deficiency(s); (2) require the City to remove the Improvement and restore the Department Property pursuant to the "Removal" section of this Agreement; or (3) correct the deficiency(s) at the City's sole cost and expense. Should the Department elect to correct the deficiency(s), the Department shall provide the City with an invoice for the costs incurred by the Department and City shall pay the invoice in accordance with the "Payment" section of this Agreement.

D. The Department's right to correct deficiencies and complete required maintenance and repairs shall not relieve the City from its duty to maintain and repair the Improvement in accordance with the terms and provisions of this Agreement.

E. If at any time in the sole determination of the Department, the integrity or safety of the Improvement requires immediate maintenance or repair for the benefit of public health, safety or welfare, the Department may perform such maintenance and repairs it deems appropriate under the circumstances without prior notice to the City. As soon as practical thereafter, the Department shall provide the City with written notice of the maintenance and repairs performed by the Department and an invoice for the same. The City shall pay the invoice in accordance with the "Payment" section of this Agreement.

### **IMPROVEMENTS**

The Department may make any improvements and modifications to the Improvement the Department deems appropriate. Improvements and modifications made to the Improvement shall be maintained and repaired by the City in accordance with "Operation, Maintenance & Repair" section of this Agreement.

**MAINTENANCE OF TRAFFIC**

A. The City shall be responsible for the maintenance of traffic ("MOT") at all times during the performance of this Agreement, including, without limitation, during all construction, operation, maintenance, repair, improvement, inspection, removal, relocation and restorative work required to be performed by the City. MOT shall be performed in accordance with applicable Governmental Law and the most current edition of each of following, as the same may be constituted and amended from time to time, all of which are incorporated herein and made part of this Agreement by reference: (1) Section 102 of the Department's Standard Specifications for Road and Bridge Construction; (2) the Manual on Uniform Traffic Control Devices; and (3) the Department's Roadway Design Standards Index 600 Series.

B. If City fails to perform MOT as required herein, the Department, within its discretion, may elect to perform MOT at City's sole cost and expense. Should the Department perform MOT, the Department shall provide City with an invoice for the costs incurred by the Department and City shall pay the invoice in accordance with the "Payment" section of this Agreement.

**REMOVAL**

A. The Department may terminate this Agreement and remove the Improvement at its cost and expense without liability to the City if the Department determines that removal is required pursuant to applicable Governmental Law, or that removal of the Improvement would be beneficial to the Department in the conduct of its business.

B. The Department may require the City to remove the Improvement and restore the Department Property in accordance with the provisions of this paragraph in conjunction with termination of this Agreement, pursuant to paragraph "C" of the "Operation, Maintenance & Repair" section of this Agreement. The City shall have sixty (60) days from the date of the Department's written notice requiring removal of the Improvement and restoration of the Department Property, or such other time as the Department and the City mutually agree in writing, to: (1) remove the Improvement and restore the Department Property to the condition that existed immediately prior to the Effective Date of this Agreement or as directed by the Department; and (2) notify the Department in writing that the removal and restoration work is complete ("Notice of Removal & Restoration"). The City shall bear the cost of the removal and restoration work, including, without limitation, the cost of all permits required to complete the work. The removal and restoration work shall be performed by the City in accordance with the latest edition of the Department's Standard Specifications for Road and Bridge Construction.

C. Should the City fail to complete the removal and restoration work as required herein, the Department may: (1) provide the City with written authorization granting such additional time as the Department deems appropriate to complete the removal and restoration; or (2) complete the removal and restoration at the City's sole cost and expense. Should the Department elect to complete the removal and restoration, the Department shall provide the City with an invoice for the costs incurred by the Department and the City shall pay the invoice in accordance with the "Payment" section of this Agreement.

**PAYMENT**

All Department invoices submitted to the City for payment pursuant to the terms and provisions of this Agreement are due and payable within thirty (30) days of the date of the invoice ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to §55.03, Fla. Stat., until paid in full.

**INDEMNIFICATION**

The City shall defend, indemnify and hold the Department, including its agents, employees and assigns, harmless from any and all demands, claims, liabilities, damages, costs, fines, penalties, expenses, attorneys' fees and suits of any nature or kind whatsoever that arise out of or are in any way related to the City's operation, maintenance, or repair of the Department Property, the Improvement, or the City's performance or breach of this Agreement ("Liabilities"). The City's duty to defend and indemnify the Department is subject to the provisions of §768.28, Fla. Stat. (2010), and specifically does not encompass indemnifying the Department for its negligence, intentional or wrongful acts, omissions or breach of contract. The City shall notify the Department in writing immediately upon becoming aware of any such Liabilities. The City's obligation to defend, indemnify and hold the Department harmless from any Liabilities, or at the Department's option to participate and associate with the Department in the defense and trial of any Liabilities, including any related settlement negotiations, shall be triggered by the Department's written notice of claim for indemnification to the City. The City's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph.

**SOVEREIGN IMMUNITY**

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the City's or the Department's sovereign immunity protections, or as increasing the limits of liability set forth in §768.28, Fla. Stat. (2010). The limits of the Department's liability for breach of this Agreement shall be identical to the limitations of liability for tort actions set forth in §768.28 (5), Fla. Stat. (2010).

**DUE DILIGENCE, WARRANTY OR FITNESS FOR PARTICULAR PURPOSE**

The City agrees that nothing in this Agreement, or the performance thereof, constitutes or complies with any due diligence requirements of the Department and that all due diligence requirements are the responsibility of the City. The City agrees that nothing in this Agreement constitutes or establishes representations or warranties of any kind, express or implied, by the Department, including its employees and agents, concerning the Department Property, including, without limitation, any physical condition, zoning, compliance with applicable laws, merchantability or fitness for any particular purpose.

**EMINENT DOMAIN**

Under no circumstances shall the performance, breach, expiration or termination of this Agreement, or the condemnation of any portion of the Department Property encompassing the Improvement, create any interest or right entitling the City to full and just compensation from the Department either through inverse condemnation, eminent domain laws or any similar laws regarding the taking of property for public purposes. The City forever waives and relinquishes all legal rights and monetary claims which it has, or which may arise in the future, for compensation and/or damages, including, without limitation, special damages, severance damages, removal costs, and loss of business profits resulting in any manner from: (1) the performance, breach, expiration or termination of this Agreement; or (2) condemnation of any portion of the Department Property encompassing the Improvement. This waiver and relinquishment applies whether this Agreement is still in existence on the date of taking / sale or has been terminated prior thereto.

**GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

**INITIAL DETERMINATION OF DISPUTES**

The Department's District Two Secretary ("District Secretary") shall act as the initial arbiter of all questions, difficulties, and disputes concerning the interpretation, validity, performance or breach of this Agreement.

**VENUE AND JURISDICTION**

Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of this Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction selected by the Department, including, without limitation, Leon County. In the event that legal action is initiated by the City, the City shall consent to the transfer of venue to a county identified by the Department in an appropriately filed motion requesting the same. City consents to personal jurisdiction in the State of Florida and forever waives and relinquishes all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

**JURY TRIAL**

The parties hereby waive right to trial by jury of any dispute concerning the validity, interpretation, performance or breach of this Agreement.

**NOTICE**

All notices, communications and determinations between the parties hereto and those required to be given under this Agreement, including, without limitation, any change to the notification address set forth below, shall be in writing and shall be sufficient if mailed by registered or certified mail to the parties at the following addresses:

Department: Florida Department of Transportation  
 Attention: Gainesville Maintenance Engineer  
 5301 NE 39<sup>th</sup> Ave  
 Gainesville, Florida 32609

- and -

Florida Department of Transportation  
Attention: Chief Counsel District 2  
1109 South Marion Avenue, Mail Station 2009  
Lake City FL 32025

City: City of Gainesville  
Attention: City Manager  
P.O. Box 490, Station 6  
Gainesville FL 32602

City agrees that if it fails to notify Department by certified mail of any changes to its notification address, City shall have waived any defense based on Department's failure to notify City.

#### **ASSIGNMENT**

City shall not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the Department. The Department has the sole discretion to approve or disapprove proposed assignments, with or without cause. The City agrees that the provisions of this paragraph do not constitute an unreasonable restraint on alienation.

#### **THIRD PARTY BENEFICIARIES**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein.

#### **VOLUNTARY EXECUTION OF AGREEMENT**

Each party warrants and represents to the other: (1) that each understands all of the rights and obligations set forth in this Agreement and the Agreement accurately reflects the desires of the parties; (2) each provision of this Agreement has been negotiated fairly at arm's length; (3) each fully understands the advantages and disadvantages of this Agreement and executes this Agreement freely and voluntarily of their own accord and not as a result of any duress, coercion, or undue influence; and (4) each has had, or had the opportunity to have, independent legal advice by counsel of its own choosing in the negotiation and execution of this Agreement.

#### **ENTIRE AGREEMENT**

This instrument contains the entire Agreement of the parties. No representations or promises have been made except those that are set out in this Agreement. All prior and contemporaneous conversations, negotiations, agreements and representations, covenants, and warranties with respect to the subject matter hereof are waived, merged herein and superseded hereby. In the event there is any conflict between the terms of this agreement and any prior agreement between the Department and the City, the terms of this Agreement shall prevail.

#### **EXECUTION OF DOCUMENTS**

The parties agree that they shall promptly execute and deliver to the other all documents necessary to accomplish the intent and purpose of this Agreement and shall do all other acts to effectuate this Agreement, time being of the essence.

#### **SUFFICIENCY OF CONSIDERATION**

By their signature below, the parties hereby acknowledge the adequacy and sufficiency of consideration provided in this Agreement and forever waive the right to object to or otherwise challenge the same.

#### **WAIVER**

The failure of either party to insist on one or more occasions the strict performance or compliance with a term, provision or otherwise of this Agreement shall not be deemed a waiver or relinquished in the future of the enforcement thereof, and it shall continue in full force and effect unless waived or relinquished in writing by the party to be charged.

#### **INTERPRETATION**

No provision in this Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

**CAPTIONS**

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of this Agreement or any provision.

**SEVERANCE**

If any section, paragraph, clause or provision of this Agreement is adjudged by a court, agency or authority of competent jurisdiction to be invalid and unenforceable, all remaining parts of this Agreement shall remain in full force and effect and the parties shall be bound thereby so long as the Department, in its sole discretion, determines the principle purposes of this Agreement remain enforceable.

**COMPUTATION OF TIME**

In computing any period of time prescribed in this Agreement, the day of the act, event or deficiency or material breach from which the designated period of time begins to run, shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday.

**MODIFICATION OF AGREEMENT**

A modification or waiver of any of the provisions of this Agreement shall be effective only if made in writing and executed with the same formality as this Agreement.

**IN WITNESS WHEREOF**, intending to be legally bound hereby, the parties hereby execute this Agreement, consisting of seven (7) pages.

"DEPARTMENT"  
**STATE OF FLORIDA, DEPARTMENT  
OF TRANSPORTATION**

By: \_\_\_\_\_  
James F. Hannigan, Jr., P.E.  
District Maintenance Engineer

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2010, by  
\_\_\_\_ James F. Hannigan, Jr., P.E. District Maintenance Engineer, who is personally known to me.

(SEAL)

\_\_\_\_\_

By: \_\_\_\_\_  
Office of General Counsel District 2

**- Signatures Continue on Following Page -**

"CITY"  
CITY OF GAINESVILLE FLORIDA

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

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2010, by \_\_\_\_\_. Such person is personally known to  
me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_

**(SEAL)**

**Legal Review:**

By: \_\_\_\_\_  
Legal Counsel for City