

Originator Planning	Item Approve Lease with Verizon Wireless at Sunrise Park, 9401 Bloomington Ferry Road
Agenda Section Consent	Date 9/14/2015

Description

Background

Verizon proposes to lease space at Sunrise Park to collocate wireless antennas on a public safety siren pole. Verizon would replace the siren pole with a new pole at a new location in the park and collocate its antennas on the 80-foot tall pole, five feet taller than the existing siren pole. Rent would start at an annual rate of \$36,266 and would increase by four percent each calendar year. Additionally, the lease provides a one-time payment to the City of \$15,000 for a new siren. The lease provides Verizon with a five-year initial term and up to four five-year lease renewal terms (25 years total). If Verizon terminates the lease at the end of a five-year lease term, the City retains ownership of the new pole. The proposed lease is very similar to leases the City has executed at Ridgeview, Smith and Dred Scott Parks.

Wireless Lease Revenue

With approval of this lease, total revenue from wireless leases will exceed \$500,000 per year. As with other wireless leases in parks, revenue from the lease would flow to parks and recreation funds.

PARC Commission Recommendation

The Parks, Art and Recreation Commission (PARC) reviewed the proposal on March 12, 2014 and recommends approval. While not legally required, a courtesy notice announcing the proposal and the date of PARC review was sent to surrounding neighbors within 1,000 feet.

Advantages of Proposal

City staff believes that Verizon's proposal has the following advantages:

- The proposal would locate Verizon's antennas in a manner that would minimize visual impact. Rather than adding another antenna tower within the city, this proposal would "collocate" antennas in a stealth fashion on a siren pole that needs to exist with or without this proposal.
- Annual rent payments (starting at \$36,266 per year) would go to support City of Bloomington parks, recreation and maintenance activities.
- The proposal would pay for the installation of a new siren light pole and a new siren.
- The proposal would provide improved wireless service for customers living in the vicinity.

Disadvantages of Proposal

City staff believes that Verizon's proposal has the following disadvantages:

- The proposed siren pole would be five feet taller than the existing siren pole.
- There will be more ground equipment on site.

Recommendation

Staff recommends approval of the proposed lease.

Requested Action

Authorize Mayor and City Manager to sign both the lease and the memorandum of lease.

Attachments:

Proposed Lease and Exhibits

Proposed Memorandum of Lease

Photo Simulations

PARC Commission Minutes - 3/12/14 (Public Hearing and Recommendation)