

Originator Community Development	Item Authorize Lease with Verizon Wireless at Valley View Playfield, 301 90th Street East
Agenda Section Consent	Date 3/21/2016

Description

Background

Verizon Wireless proposes to lease space at Valley View Playfield to collocate wireless antennas on a ballfield light pole. Verizon would replace an existing ballfield light pole with a new pole on the south side of Red Haddox Field, collocating its antennas on the 86-foot tall pole, which would be approximately five feet taller than the existing light pole. Rent would start at an annual rate of \$37,716 and would increase by four percent each calendar year. 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, Dred Scott, and Sunrise Parks.

Wireless Lease Revenue

With approval of this lease, total revenue from all City wireless leases will exceed \$575,000 per year. As with other wireless leases in parks, revenue from the lease will flow to parks and recreation activities.

PARC Commission Recommendation

The Parks, Art and Recreation Commission (PARC) reviewed the proposal on January 14, 2016 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. Written comments were received from a few neighboring property owners and are attached along with an FAQ document Verizon provided in response.

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 minimizes visual impact. Rather than adding another antenna tower in the city, this proposal would "collocate" antennas on a ballfield light pole that would exist with or without this proposal.
- Annual rent payments (starting at \$37,716 per year and increasing each year) supports City of Bloomington parks, recreation and maintenance activities.
- The proposal pays for the new light pole.
- The proposal provide improved wireless service for customers in the vicinity.

Disadvantages of Proposal

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

- The proposed light pole will be five feet taller than the existing light pole.
- There will be more ground equipment on site, including an equipment shelter.

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

PARC Commission Minutes - 1/14/16 (Public Hearing and Recommendation)

Public Inquiries prior to PARC Meeting

FAQ Sheet Provided by Verizon Wireless