

A RESOLUTION
No. 174-09

C.M. 05-12-09(3)

174-09

A RESOLUTION AUTHORIZING TO EXECUTE A FIVE (5) YEAR PROPERTY LEASE AGREEMENT WITH COLUMBUS LAND MANAGEMENT, LLC FOR THE PURPOSE OF LEASING SPACE AT GOLDEN PARK TO INSTALL AND OPERATE A TELECOMMUNICATION FACILITY.

WHEREAS, Columbus Land Management, LLC desires to lease ground space at Golden Park and is approximately 3,190 square feet; and,

WHEREAS, the purpose of the lease agreement is to install and operate a 100' concealed structure, all antennas will be mounted internally, cell tower and equipment facility to provide improved cellular telephone service to the area; and,

WHEREAS, the proposed tower site has been reviewed by the Traffic Engineering Division and Community Reinvestment Department and coordinated with Parks & Recreation Department and Public Services Department so as not to interfere with the operations of Golden Park; and,

WHEREAS, Columbus Land Management, LLC will install and maintain in good condition, the landscaping specified as required by Section 3.2.72 of the Unified Development Ordinance (UDO); and,

WHEREAS, the lease agreement was negotiated to provide the City \$6,000 rent per year for the first five (5) year term with provision for 15% increase of rent for any future terms; and,

WHEREAS, the executed ground lease agreement will become part of this resolution by reference and will be filed with the Clerk of Council.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to execute a five (5) year lease agreement with Columbus Land Management, LLC for the purpose of leasing space at Golden Park to install and operate a telecommunication facility.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 12th day of May, 2009 and adopted at said meeting by the affirmative vote of eight members of said Council.

Councilor Allen voting

YES
ABSENT FOR VOTE

Councilor Anthony voting

YES
YES

Councilor Baker voting

YES
YES

Councilor Barnes voting

YES
YES

Councilor Davis voting

ABSENT FOR VOTE
YES

Councilor Henderson voting

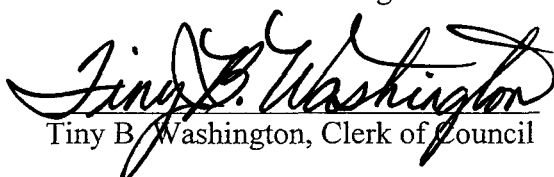
YES
YES

Councilor Hunter voting

Councilor McDaniel voting

Councilor Turner Pugh voting

Councilor Woodson voting


Tiny B. Washington, Clerk of Council


Jim Wetherington, Mayor

Columbus Consolidated Government

Council Meeting

05/12/2009

Agenda Report # 390

TO: Mayor and Council
SUBJECT: Golden Park Cell Tower Lease
INITIATED BY: Department of Community Reinvestment

Recommendation: Approval is requested to enter into a Lease Agreement with Columbus Land Management, LLC, for a (5) five-year property lease agreement on space at Golden Park to install and operate a telecommunication facility.

Background: Columbus Land Management, LLC approached the City with the desire to mount a cell antenna on one of the light poles at Golden Park. The company they represent is looking to improve cell phone service in the area. The Public Service Department reviewed the purposed placement of the antenna on the light pole and objected to the placement of the cell antenna on the light pole due to safety concerns during the maintenance and replacement of lights on the pole. Columbus Land Management, LLC worked with the Community Reinvestment Department to find an alternative site at Golden Park. The proposed alternative is the installation of a 100' concealed structure, all antennas mounted internally, outside the park on the property used for the Old Driver's License Bureau. The pine trees outside Golden Park and the newly constructed Skate Park rest room faculty will assist in screening the view of the proposed location.

Analysis: The Community Reinvestment Department and Traffic Engineering Division have evaluated the property and the lease, and have coordinated with the Public Services Department and Parks & Recreation so the facility will not interfere with the operations of Golden Park. The Planning Department has reviewed the proposed location and the site meets all UDO requirements. The initial term of the lease will be \$6,000 annually for a term of five (5) years and the option to extend, with Council approval, the term of this Agreement for three (3) additional consecutive five (5) year periods.

Financial Considerations: The City will receive \$6,000 per year in quarterly payments for the first five (5) year term with a 15% increase for any additional five (5) year terms approved by Council. Hence, the rent for the second term would be \$6,900, the third term \$7,935 and the fourth term would be \$9,125.25.

Legal Considerations: Any lease agreement involving the City requires Council approval.

Recommendations/ Actions: Approve a Resolution authorizing the City Manager to execute a five (5) year property lease agreement with Columbus Land Management, LLC for the purpose of leasing space at Golden Park to install and operate a telecommunication facility.

