



## Meeting Agenda Coversheet

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| <b>MEETING DATE:</b>                                                                                                                                                                     | July 7, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Submitted By:</b> Tracy Mercer, Utilities Director |                      |            |
| <b>SUBJECT:</b><br><i>This will be the name of the Item as it will appear on the Agenda</i>                                                                                              | DISCUSSION & ACTION, RESOLUTION 26-20 FIRST AMENDMENT TO SITE AGREEMENT FOR WATER TOWER/LEASE WITH T-MOBILE SOUTH LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                       |                      |            |
| <b>STAFF RECOMMENDATION:</b><br>(MOTION READY)                                                                                                                                           | Motion to approve Resolution 26-20, approving the First Amendment to Site Agreement for Water Tower/Lease between the Town of Dundee and T-Mobile South LLC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                       |                      |            |
| <b>SUMMARY and/or JUSTIFICATION:</b>                                                                                                                                                     | <p>On June 21, 2000, the Town of Dundee entered into a Site Agreement for Water Tower/Lease with APT Tampa/Orlando, Inc., predecessor in interest to T-Mobile South LLC, for the lease and use of water tower property for telecommunications purposes. T-Mobile South LLC, as successor in interest, has continued to lease and utilize the property pursuant to the terms of the original agreement.</p> <p>The proposed First Amendment to the Site Agreement extends the lease term for an additional five (5) years, beginning January 1, 2026, and ending December 31, 2030. The amendment also updates the lease payment terms, establishing monthly rent payable to the Town in the amount of \$1,744.72, effective January 1, 2026, with annual rent increases of 3.5%, beginning January 1, 2027, and continuing each year thereafter.</p> <p>Approval of the amendment will allow continued telecommunications services within the Town while providing recurring lease revenue.</p> |                                                       |                      |            |
| <b>SELECT, if applicable</b>                                                                                                                                                             | <b>AGREEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       | <b>BUDGET:</b>       |            |
|                                                                                                                                                                                          | <b>STAFF REPORT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                       | <b>PROCLAMATION:</b> |            |
|                                                                                                                                                                                          | <b>EXHIBIT(S):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                       | <b>OTHER:</b>        |            |
| <b>IDENTIFY EACH ATTACHMENT.</b><br><i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>                                             | Resolution 26-20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                       |                      |            |
| <b>SELECT, if applicable</b>                                                                                                                                                             | <b>RESOLUTION: 26-20</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | X                                                     | <b>ORDINANCE:</b>    |            |
| <b>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE</b><br><i>(If Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i> | A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, APPROVING THE FIRST AMENDMENT TO SITE AGREEMENT FOR WATER TOWER/LEASE BETWEEN THE TOWN OF DUNDEE AND T-MOBILE SOUTH LLC; AUTHORIZING THE MAYOR TO EXECUTE SAID AMENDMENT; AUTHORIZING IMPLEMENTATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                       |                      |            |
| <b>FISCAL IMPACT (if any):</b>                                                                                                                                                           | The Town will receive monthly lease revenue in the amount of \$1,744.72, with annual increases of 3.5% beginning in 2027, resulting in increased recurring revenue to the Town over the term of the agreement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                       |                      | \$1,744.72 |