



STAFF REPORT

MEETING DATE: August 13, 2025

PRESENTER: John Jansons, City Manager

SUBJECT: Consideration of Resolution Approving Lease with Kerman Telephone Co., a California Corporation dba Sebastian for Equipment Installation on City-Owned Tower Located City Corporation Yard, Including Portions of APNs: 023-060-63u, 023-060-64, 023-060-65st, and 023-060-69st Commonly Known as 15201 W. California Avenue, Kerman, CA (JAJ)

RECOMMENDATION: Council by motion adopt resolution approving Lease with Kerman Telephone Co., a California corporation dba Sebastian for equipment installation on City-owned tower located City Corporation Yard, including portions of APN(s): 023-060-63u, 023-060-64, 023-060-65st, and 023-060-69st commonly known as 15201 W. California Avenue, Kerman, California 93630.

DISCUSSION:

The City of Kerman (City) owns a cellular telephone tower (tower) located at 15201 W. California Avenue, Kerman, CA, commonly known as the City Corporation Yard.

The City was approached by the Kerman Telephone Co., a California corporation dba Sebastian (KTC/Sebastian), requesting to lease space on the tower for their equipment to broadcast communication transmissions for their systems. The City wishes to accommodate KTC/Sebastian's request and has negotiated the attached Lease, **Exhibit 'A'** to the resolution.

The proposed Lease is for an initial term of 5 years and shall automatically renew for two successive terms of five years each. KTC/Sebastian shall have the right to not renew the Lease by providing ninety (90) days prior written notice to the City.

The rental rate is competitive with other cell tower leases held by the City at a rate of \$3,000 per month with a 3.0% increase through year five and applicable to successive terms.

The Lease also provides for an Access Agreement **Exhibit 'D'** for KTC/Sebastian to enter the City Corporation Yard located at 15201 W. California Avenue for installation and maintenance purposes.

COORDINATION AND REVIEW:

The Lease and attached documents have been reviewed and approved of by the City Attorney and KTC/Sebastian and the access agreement has been approved by the Public Works Department.

FISCAL IMPACT:

The fiscal impact will result in new revenue to the City of \$36,000 in year one with the remainder of the lease term revenue increasing by 3% per year.

ATTACHMENTS:

- A. Resolution w/
 - Exhibit A – Lease
 - Exhibit B - Tower Site Plan and Depiction
 - Exhibit C - Schematic Drawing and Design Notes of Antenna Facilities
 - Exhibit D - Tower Site Access Easement

RESOLUTION NO. 25-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN APPROVING LEASE WITH
KERMAN TELEPHONE CO., A CALIFORNIA CORPORATION DBA SEBASTIAN, FOR EQUIPMENT
INSTALLATION ON CITY-OWNED TOWER LOCATED AT CITY CORPORATION YARD,
INCLUDING PORTIONS OF APNs: 023-060-63U, 023-060-64, 023-060-65ST, AND 023-060-
69ST COMMONLY KNOWN AS 15201 W. CALIFORNIA AVENUE, KERMAN, CA.**

WHEREAS, the City of Kerman (the "City") owns a communications tower located at the City Corporation Yard, on APNs: 023-060-63u, 023-060-64, 023-060-65st, and 023-060-69st commonly known as 15201 W. California Avenue, Kerman, CA.; and

WHEREAS, the City wishes to lease space on that tower and portions of those properties to Kerman Telephone Co., a California Corporation dba Sebastian ("KTC/Sebastian"), (the "PARTIES") for their communication equipment including access rights for installation and periodic maintenance; and

WHEREAS, the lease is of mutual benefit to the Parties by providing new revenue to the City and enhanced communication service to the community via KTC/Sebastian's services; and

WHEREAS, City Council has determined that it is in interest of the City to lease space on the tower and grant access rights to City owned property to KTC/Sebastian.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman:

1. The foregoing recitals are true and correct and incorporated by reference.
2. The City Council approves a Lease **Exhibit 'A'** including all exhibits to the Lease with Kerman Telephone Co., A California Corporation dba Sebastian, as presented in EXHIBIT A.
3. The City Council authorizes the Mayor to execute the Lease and subsequent **Exhibit 'D'**, "Tower Site Access Easement" on behalf of the City.
4. The City Council directs the City Clerk to record the Lease with all exhibits, including Tower Site Access Easement, with the Fresno County Office of the Assessor-Recorder.
5. This resolution is effective upon adoption.

The foregoing resolution was adopted by the City Council of the City of Kerman at a regular meeting held on the 13th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk