



Executive Summary

City Council Workshop

AGENDA ITEM: Hennepin County Tower Lease

PREPARED BY: Jacob Schillander, City Administrator

RECOMMENDED ACTION: Discussion

Summary:

The City's antenna site lease with Hennepin County and the Metropolitan Emergency Services Board (Contract No. A-14989) expired on September 30, 2024 after a 25-year term. The County seeks renewal for continued use of the Maple Plain water tower for public safety communications equipment.

Historically, the City has received \$10,000 annually, billed quarterly, generating \$30,000 over the past three years. To our knowledge, the rent has never been increased since inception, despite CPI adjustment provisions in the original agreement.

The Metropolitan Emergency Services Board adopted a no-cost lease policy in 2005 for government-owned sites, citing mutual benefit and homeland security considerations. This policy has not previously been applied to Maple Plain.

Options for Council Consideration:

1. **Continue Paid Lease**
 - Maintain current \$10,000 annual rent or adjust for CPI.
 - Provides predictable revenue stream.
2. **Honor No-Cost Lease Request**
 - Aligns with MESB policy.

- Eliminates revenue but supports regional interoperability.
 - 3. **No-Cost Lease with Equipment Offset**
 - Require County to provide free radios for City use in lieu of rent.
 - Enhances local public safety resources without direct cost.
 - 4. **Reduced Rent + Equipment Provision**
 - Lower annual rent and require radios for City.
 - Balances revenue with operational benefit.
-

Policy Considerations:

- Original lease allowed CPI-based increases every five years; none were implemented.
 - No-cost lease aligns with regional policy but impacts City revenue.
-

Next Steps:

Based on Council direction, staff will work with City Attorney Scott to draft a new lease agreement for Council approval.