



City of Boynton Beach Agenda Item Request Form

Meeting Date: 09/18/2025

Proposed Resolution No. R25-253- Approving a Joint Use Lease Agreement between the City and New Cingular Wireless PCS, LLC for Use of Property to Install Personal Wireless Services Facilities to replace the existing 320-foot public safety cell tower at 515 NW 14th Court with a new 325-foot public safety cell tower, and approving a Memorandum of Agreement between the City and New Cingular Wireless PCS, LLC.

Requested Action:

Staff recommends approval of Proposed Resolution No. R25-253.

Explanation of Request:

Proposed Public Safety Cell Tower Replacement and Lease Agreement at 515 NW 14th Court.

1. Executive Summary: Approval of Public Safety Cell Tower Replacement and Lease Agreement

Staff requests approval for the replacement of an existing 320-foot-tall lattice public safety cell tower at 515 NW 14th Court with a new 325-foot-tall lattice public safety cell tower and the associated new 30-year lease agreement with AT&T, inclusive of five additional 10-year extension options for a potential maximum of 80 years. This project represents a vital, long-term investment poised to significantly enhance the City's emergency communication capabilities, ensuring robust and reliable service for our first responders and the entire community. Key benefits include the new tower's integration with AT&T's FirstNet network for prioritized emergency communications, expanded coverage due to its height, critical colocation opportunities for various public safety agencies (FBI, Palm Beach County, and City of Boynton Beach departments), and a favorable financial arrangement including a 50% construction cost-share with AT&T and an annual rental fee of \$1,200.00 and AT&T fully financially responsible for all future maintenance of the tower.

2. Project Rationale and Public Safety Benefits

The core of this proposal lies in its profound impact on public safety. The new tower's primary benefit is its integral role within AT&T's FirstNet network. FirstNet is the nationwide, dedicated

broadband network specifically built to serve the unique communication needs of public safety. This integration means that during emergencies, AT&T can activate or "open" the FirstNet channel, providing our first responders with reliable, prioritized, and secure communication, entirely free from the congestion often experienced on commercial networks. This guaranteed access to critical bandwidth is paramount during high-stress incidents where every second counts.

Furthermore, the increased elevation of the public safety communications equipment on the new tower allows for significantly expanded coverage area across the city, addressing potential dead zones and ensuring seamless communication for city-wide public safety operations. This extended reach is an immense asset, guaranteeing that critical communication pathways remain open and clear during both routine daily activities and major emergency situations, thereby enhancing response times and operational effectiveness.

3. Lease Agreement and Site History

This essential infrastructure upgrade will be secured through a new 30-year lease agreement, in addition to five 10-year further extension options. This lengthy term underscores a strong, long-term commitment to maintaining robust public safety communication infrastructure for decades to come. This new lease is meticulously designed to supersede a complex and extensive history of agreements for the site. This includes the original Tower Site Lease and Joint Use Agreement dated November 18, 1986, and its subsequent thirteen amendments. These amendments span significant periods, with the most recent being the Thirteenth Amendment dated October 8, 2019. The new agreement will effectively streamline and modernize these arrangements, providing a clear, comprehensive, and legally sound framework for future operations and partnership.

4. Colocation Opportunities and Financial Considerations

Beyond its dedicated public safety function, this tower will serve as a critical colocation site for other key public safety agencies. Both the Federal Bureau of Investigation (FBI) and Palm Beach County will utilize space on this new facility, fostering enhanced inter-agency communication, coordination, and resource sharing during multi-jurisdictional incidents. Additionally, several City of Boynton Beach departments will also benefit from space on the new tower, improving their individual operational efficiency and internal communications.

From a financial perspective, the project offers a fiscally responsible investment for the City. There is a 50% cost-share agreement with the tenant, AT&T, and any of its successors, significantly reducing the city's upfront capital outlay. Furthermore, AT&T will pay an annual rental fee of \$1,200.00 for the entire term of the lease, providing a consistent revenue stream to the City over the long term and AT&T will be legally and financially responsible throughout the term of the Lease for maintenance of the new tower.

5. Conclusion and Recommendation

The establishment of this modern, dedicated public safety communication asset at 515 NW 14th Court, supported by a robust long-term lease, critical colocations with vital public safety partners, and a significant cost-sharing agreement, will substantially improve the city's

capacity to protect its citizens and effectively manage emergency response. This project represents a significant and strategic step forward in our commitment to public safety, technological readiness, and inter-agency collaboration. Staff recommends approval of this proposed replacement and the associated lease agreement.

How will this affect city programs or services?

The tower replacement at 515 NW 14th Court will profoundly enhance city services. Primarily, it will boost public safety and emergency response through integration with AT&T's FirstNet, providing first responders with prioritized, secure communication and expanded coverage from its new elevation on the new 325-foot tower. This ensures faster response times, improved situational awareness, and greater inter-agency interoperability (including FBI and Palm Beach County). Additionally, several City of Boynton Beach departments will use the tower for improved operational efficiency. Financially, the project is prudent due to a 50% cost-share with AT&T and an annual rental fee, all under a stable initial 30-year lease term, streamlining previous agreements. This investment significantly upgrades the City's ability to protect citizens and manage emergencies.

Budgeted Item: Yes

Account Line Item and Description: 302-4199-572.63-05 - IMPVTS OTHER THAN BLDGS. / PARKS IMPROVEMENTS

Fiscal Impact:

From a financial perspective, the project offers a fiscally responsible investment for the city. There is a 50% cost-share agreement with the tenant, AT&T, and any of its successors (City's 50% cost share is a maximum not to exceed \$ 470,000), significantly reducing the city's upfront capital outlay. Furthermore, AT&T will pay an annual rental fee of \$1,200 for the entire term of the lease, providing a consistent revenue stream to the city over the long term. Total rent project for the initial 30-year term will be \$36,000. Projected revenue for the life of the agreement, to include an additional 50 years of renewal extension, will generate approximately \$60,000. In addition, AT&T will be financially responsible for all maintenance of the new tower, eliminating the City's financial obligation for the same.

Attachments:

[Agenda Item 3659-2025 Resolution for New Cingular Wireless - Cell Tower.docx](#)

[Exhibit A to Resolution - Joint Use Lease Agmt - signed](#)

[Exhibit B to Resolution - MOA signed](#)

[02-RE_ Rolling Green Tower Site Plan Approval _ 515 NW 14th Ct _ CTWR-2025.03.1478.pdf](#)

[03-WP05 - Tower Drop & Stack - Quote Request Due 7-16-25.pdf](#)

[04-WP05 - Drop and Swap CDs Rev0 \(03-07-25\).pdf](#)

[05-58699, 325' SST MasTec-East Boynton Beach Site, FL Rev 1.pdf](#)

[06-325' SST MasTec-East Boynton Beach Site, FL Quote# 24-030-B-R5.pdf](#)

[07-RFDS-13273_FSL01152_Design Extract.pdf](#)

[08-REPORT_ WP05 Boynton Bch Tower Geo BJR 23-147.pdf](#)

[09-HAYDENPRO \[External\] RE_ WP05 - Tower Drop & Stack - Quote Request Due 7-16-25.pdf](#)

[10-HAYDENPRO_ WP05 - DECOM_COMPOUND EXPANSION_NEW STACK_NO CARRIER](#)

WORK_7.16.25.pdf

11-EEi [External] RE_ WP05 - Tower Drop & Stack - Quote Request Due 7-16-25.pdf

12-EEI WP05 Cost Breakdown.pdf

13-USA [External] RE_ WP05 - Tower Drop & Stack - Quote Request Due 7-16-25.pdf

14-WP05-Boynton Beach Quote USA Comserv 7-16-25.pdf