

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: September 8, 2025

FROM: Dale Lane, Police Chief

SUBJECT: Lease Agreement with the Tennessee Advanced Communications Network

INTRODUCTION:

The purpose of this agenda item is to request approval from the Board of Mayor and Aldermen to enter into a lease agreement between the Town of Collierville and the Tennessee Advanced Communications Network (TACN).

BACKGROUND:

In 2004, the Town of Collierville constructed a 400-foot communications tower located near the Public Services Complex. The tower was designed to support the Town's public safety and public services two-way radio communications needs. From its inception, the site was engineered to accommodate multiple users, ensuring flexibility for regional partners and public safety agencies.

Currently, in addition to the Town of Collierville's communications equipment, the tower hosts equipment for the Piperton Fire Department, the Fayette County Fire Department, and the Fayette County Sheriff's Office. This shared-use approach has strengthened interagency communications, improved coverage, and promoted regional cooperation in emergency response.

DISCUSSION:

The State of Tennessee has requested a long-term lease agreement with the Town of Collierville for use of a portion of the property at 500 Keough Road, which includes access to the Town's 400-foot communications tower. The purpose of the lease is to allow the State, through the Department of Safety and Department of General Services, to install and operate telecommunications equipment as part of the Tennessee Advanced Communications Network (TACN). TACN provides interoperable communications for public safety agencies across Tennessee and will enhance coverage in Collierville and the surrounding region. Primary, State of Tennessee agencies will be utilizing this communications system but will have some shared resources during disasters or inoperable communications.

Under the terms of the proposed lease:

- **Property and Access** – The lease covers approximately 0.153 acres at the tower site, with easements for ingress/egress and utilities to allow State access 24/7.
- **Use** – The State may construct, maintain, and operate a communications building and utilize the Town's tower for antennae and related equipment. The State may modify or replace its equipment at its own expense.
- **Term** – The initial lease term is forty-five (45) years, beginning upon execution. The lease will automatically renew in one-year increments thereafter unless either party provides six months' written notice of termination.
- **Consideration** – No monetary rent will be paid by the State. Instead, the mutual benefit lies in expanded and improved public safety radio coverage for the Town of Collierville and its regional partners.

- Town's Rights – The Town retains the right to utilize the State's equipment in the event the Town's communications facility is not functioning properly.
- Maintenance – The State is responsible for the repair and maintenance of its facilities and equipment.
- Non-Interference – The State's operations may not interfere with the Town's communications. If interference occurs, the State must resolve it promptly or remove the source of interference.
- Other Provisions – The agreement addresses utilities, indemnification, property rights, condemnation, hazardous materials, and termination rights. Improvements installed by the State remain its property and must be removed at the end of the lease unless otherwise agreed.

This agreement is consistent with the tower's original design to support multiple agencies and provides significant long-term benefits to the Town without imposing additional costs. The State's participation in the site will further strengthen public safety communications infrastructure, which is a critical component of emergency response and regional interoperability. Additionally, the Town Attorney negotiated the terms of this agreement and have approved the final version. Attached is a copy of the lease agreement and a hard copy will be provided for the Mayor's signature after the approval.

BUDGET IMPACT:

There is no budget impact.

ATTACHMENTS:

[TACN Lease Agreement.pdf](#)

PROPOSED MOTION:

To approve the lease agreement with the Tennessee Advanced Communications Network.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						