



CITY COUNCIL STAFF REPORT

ITEM NO. 5.10

DATE: September 9, 2024

TO: Honorable Mayor and City Council

FROM: Brandon Cardwell, Innovation and Economic Development Director

SUBJECT: Resolution authorizing execution of lease agreements with New Cingular Wireless PCS, LLC for the construction and maintenance of telecommunications facilities on City property located at 2705 Ames Street and 3663 Pacific Avenue.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute lease agreements with New Cingular Wireless PCS, LLC for the construction and maintenance of wireless telecommunications facilities on City property located at 2705 Ames Street and 3663 Pacific Avenue.

SUMMARY

New Cingular Wireless PCS, LLC (Lessee), a telecommunications operator, approached staff with a request to lease a portion of two City-owned properties to install wireless telecommunications facilities at 2705 Ames Street and 3663 Pacific Avenue. Lessee is proposing to co-locate wireless antenna facilities on an existing PG&E tower at 2705 Ames Street and an existing Verizon wireless antenna tower at 3663 Pacific Avenue, as well as installation of ground equipment to support the operation of the wireless antenna facilities at each site. Installation of telecommunication facilities on City properties requires a lease between New Cingular Wireless PCS, LLC and the City. These facilities will increase cellular coverage in these areas of the community, as well as generate revenue for the City. Staff recommends the City Council adopt a resolution authorizing the City Manager to execute the lease agreements with New Cingular Wireless PCS, LLC.

DISCUSSION

Due to the increased demand for cellular coverage throughout the City of Livermore, the Lessee desires to erect wireless antennas on an existing PG&E tower at 2705 Ames Street and on an existing Verizon wireless antenna tower at 3663 Pacific Avenue. PG&E has granted permission for the Lessee to install wireless antennas on PG&E's tower, and Verizon has granted the Lessee permission to co-locate wireless antennas on Verizon's existing tower. PG&E has an existing easement for their tower and overhead transmission power lines on the City property at 2705 Ames Street, and Verizon has a current lease with the City for their existing wireless telecommunication facility at 3663 Pacific Avenue. The

Lessee's ground equipment, which will be installed and maintained by the Lessee within the leased areas of these proposed lease agreements, will support the operation of wireless antenna facilities at each site.

Access to the 2705 Ames Street site will be off Ames Street, as the facility is located adjacent to the street. Access to the 3663 Pacific Avenue site will be from South Livermore Avenue along the parking drive isle on the south side of the existing Civic Center Library using the access gravel road. This is the same road used by Verizon to access their existing telecommunications facility.

Each lease agreement has an initial lease term of five (5) years with the option to extend the lease agreement for three (3) additional five (5) year terms, for a potential total lease term of 20 years.

FISCAL AND ADMINISTRATIVE IMPACTS

Revenues from these leases will be deposited in the City's General Fund. Within 30 days of the effective date of the lease agreement at 2705 Ames Street, Lessee will pay the City a \$7,500 one-time payment to cover City staff time in the preparation and recording of the lease. Within 30 days of the effective date of the lease agreement at 3663 Pacific Avenue, the Lessee will pay the City a \$6,500 one-time payment to cover City staff time in the preparation and recording of the lease. The annual rental revenue from the lease agreement at 2705 Ames Street is approximately \$37,200. The annual rental revenue from the lease agreement at 3663 Pacific Avenue is approximately \$24,000. The rental rate for each of the lease agreements will increase by 3.5% annually.

COMMUNITY PILLAR

5: A City that Works

GOAL

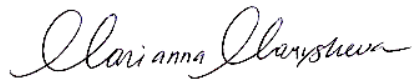
14: Develop, operate, and maintain City's infrastructure

ATTACHMENTS

1. [Location Map 2705 Ames Street](#)
2. [Location Map 3663 Pacific Ave](#)
3. [Resolution](#)
4. [Exhibit A - Lease Agreement 2705 Ames Street](#)
5. [Exhibit B - Lease Agreement 3663 Pacific Avenue](#)

Prepared by: Mike Pato
Management Analyst II

Approved by:



Marianna Marysheva
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director