**Communication Infrastructure Committee Meeting**

**Wednesday, December 4th, 2019**

**7PM – Village Hall**

**Committee Members Present:** Charlie Anderson, Paul Anderson, Kim Creager, Andy Lapos, Sara Rottunda

**Presenters:** Curtis Walter, Powder River on behalf of Uniti/AT&T; Shelley Trampetti & Steve Anderson on behalf of AvERge Group/SMC, Vinco

**Nota Bene:** There is no known familial or business relationship between any of the presenters, their respective companies, and members of the committee.

**Agenda:**

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**Cell Tower Proposal, Curtis Walter**

Walter’s presentation stated that AT&T wishes to build a 150’ monopole tower for single location, with option for 180’ for possible future co-location with other carriers. Walter noted that due diligence with the National Park Service had been completed, and that there are no jurisdictional issues as the proposed location of the tower (city-owned site near compost) is outside their boundary. Walter noted that a galvanized metal tower blends in best with environs, but that other surface applications could be considered. Walter noted that the leased area for the tower and enclosure would be 60’x60’, which is standard for one carrier. Walter stated Powder River Development Services is the “real estate” company, and would turn over the project to Uniti tower company out of Little Rock, AR for the build and maintenance of the tower. AT&T (dba New Cingular Wireless) would be the owner of the tower and tenant of the property.

Proposed benefits to the community noted by Walter was:

- Improved cellular reception and expanded service area
- Probable source of communications at time of natural disaster
- Communications link for personal safety and roadside emergencies
- Available for expansion into future technology with wireless communications industry and 911 interface capability
- Site will be made available for collocation with other wireless carriers
- A location for the site that is of minimal visual impact to the community
Pre-negotiation lease terms:

- $1,000 Option payment to city within 30 days of Effective Date
- An additional $1,000 Option renewal payment to city for Option Term renewal at end of first year.
- Initial Lease term of 5 years, with seven additional 5-year term renewals (40 years total).
- Rent paid to city is $625.00 per month, with 10% increase per each 5-year renewal period.
- General liability insurance provided by tenant at $1,000,000

Construction Time Period: 2020

Q & A

The following was discussed by members of the committee both individually and collectively with Walter:

- Request for topographical map overlay that would show projected cellular coverage based on height, to include 100’, 140’, and 180’
- Request additional projection of viewshed impact
- Request due diligence report for Uniti
- Discussion of bird platform
- Discussion of Uniti tower builds nationwide (600+), and locally (Buffalo City, WI; Winona, MN; Red Wing, MN)
- Confirmed that AT&T monitors and services telecom equipment, and Uniti monitors and services monopole and compound
- Typically 20 feet between carriers on a monopole

Cell Tower Proposal, Shelley Trampetti & Steve Anderson

Trampetti and Anderson’s proposal stated that AvERge/SMC wishes to build a 180’ monopole tower with rapid co-location of multiple carriers - to include T-Mobile, Verizon, & AT&T – on the city owned site near the compost. Both presentations are similar, however SMC noted its local connection (Forest Lake/Hugo) and its understanding for and appreciation of Marine’s unique community tied to history, the environment, and quality-of-life. Trampetti stated that SMC, being local, understands the community and its concerns and wishes to be a community partner rather than a vendor. Trampetti noted the current difficult state of public safety communications in this part of the valley. Anderson stated that a topographic map overlay showing coverage at various tower heights would be forthcoming, and would provide relevant coverage information for residents and policy-makers. Anderson also foresaw multiple carriers in short order given the attractiveness of the site and ability to reach both up and down the hill. Anderson noted that 90% of monopoles are galvanized steel, and that paints have been used in the past to mixed satisfaction. Trampetti stated they would proactively partner with the raptor center or other local entity to discuss bird platform construction and location, and
generally thought it was a feasible and good idea. Anderson noted that the utility compound in their proposal is 100'x100', which assumes multiple carriers needing access to proprietary utility boxes, and for parking space for utility vehicles that does not impede onto other city property. Viewshed simulations were provided from Hwy 95 and the village center, but not from the river as was provided by Walter. Trampetti stated that AvERge is the real estate company, Vinco would be the builder, and SMC would be the tenant. Trampetti stated that both Verizon and T-Mobile were eagerly anticipating this project, and that AT&T (confirmed by Walter) would also be eager to locate on the monopole regardless of who builds it.

Pre-negotiation lease terms (updated 12/12/2019):

- One-time payment of $5,000.00 to city within 30 days of Commencement Date.
- Initial rental term of 10 years, with option of five additional 5-year periods (35 years total).
- Rent paid to city is $685.00 per month, with 10% increase per each 5-year renewal period.
- Grounds maintenance clause, to include commitment to mow/plow
- General liability insurance provided by tenant at $1,000,000

Construction Time Period: 2020

**Q & A**

The following was discussed by members of the committee both individually and collectively with Trampetti and Anderson:

- Request for topographical map overlay that would show projected cellular coverage based on height, to include 100’, 140’, and 180’
- Request additional projection of viewshed impact
- Request due diligence report for SMC/Vinco
- Discussion of bird platform
- Discussion of SMC/Vinco tower builds (hundreds if not thousands nationwide). Recent builds in Scandia, Stillwater, Hudson, and May Township.
- Discussion of height. Anderson stated sections are built in 50’ increments, usually with a 30’ to section. Any monopole that is constructed under 180’ would necessitate return trips, disturbances, and crane activity to add height. Anderson was convinced that coverage overlay would show necessity of 180’, and would definitely be required for marketing and speedy colocation.
- Artificial lighting would NOT be required, regardless of either proposal. These would be considered dark sites.
Committee Conversation

All presenters were thanked for their proposals, and were asked to depart during committee conversation. Note that five community members attended, and the committee did entertain some of their questions. The following is a summary of take-aways based on the conversation:

- Need for propagation study (cell coverage map overlay based on tower height)
- Due diligence on companies
- Simulation photo reconciliation from river, Hwy 95, and village center
- FCC is responsible governing body, and will be utilized for published safety standards. Sara Rottunda will look into this.
- Paul Anderson will reach out to Houlton/Hudson for comments on Uniti builds, and Scandia/May for SMC.
- Committee agreed that first priority for proposed monopole would be impact on public safety, then economic viability for tele-commuters and local businesses, and finally with resident convenience.
- Tentative outline of next steps:
  - Side-by-side presentation for City Council at January 9th meeting
  - Presentation of final proposal documents to the City at that time
  - Recommendation to Council on proposal
  - Recommendation that Council assign project to Planning Commission for variance work
  - Recommendation of variance from Planning Commission to Council (proj. Feb/Mar)
  - Contract/Lease negotiations; Legal review
  - Public Hearing
  - City Council vote on project (proj. Apr/May)
- Committee agreed to meet prior to January Council meeting to review updated information and complete presentation.

Minutes completed by chair Charlie Anderson.
Appendix:

Added Dec 12, 2019. Projected rent revenue for current terms prior to lease negotiations in multi-year increments.

Powder River/Uniti/AT&T:

5 year initial term: 37,500 (+ $2,000 one-time payments) = 39,500
5 year renewal: 41,250
5 year renewal: 45,375
5 year renewal: 49,912.5
5 year renewal: 54,903.75
5 year renewal: 60,394.13
5 year renewal: 66,433.54
5 year renewal: 73,076.89

Total 40-year life projected revenue: $ 350,095.81

AvERge/SMC/Vinco:

10 year initial term: 82,200 (+ $5,000 one-time payment) = 87,200
5 year renewal: 49,320
5 year renewal: 54,252
5 year renewal: 59,677.2
5 year renewal: 65,644.92
5 year renewal: 72,209.41

Total 35-year life projected revenue: $ 388,303.53