

Date: July 17, 2020
To: Weber County Board of County Commissioners
From: Sean Wilkinson, Director *SW*
Community Development Department

Agenda Date: July 28, 2020

Subject: **Request for Approval of the First Amendment to a Tower Lease Agreement with Verizon Wireless**

Exhibits: A - Tower Location Map
B - First Amendment to Tower Lease Agreement
B - Original Agreement (Exhibit B Page 1 of 2)

Summary:

Last year Weber County approved an agreement with Verizon Wireless, leasing tower space and a small area for equipment on County owned property in Eden. The property is located on a hill east of Snowflake Subdivision with access from Powder Mountain Road. It currently houses communication equipment for the Sheriff's Office and television translator equipment for the Ogden Valley Recreation/Transmission Special Service District. Verizon Wireless will co-locate on the existing tower and build a 20 foot vertical extension.

The first amendment to the agreement identifies the updated fiber route to the lease area as depicted on Exhibit B-1. This new exhibit replaces Exhibit B page 1 of 2 in the original agreement. All other provisions of the agreement remain the same.

Recommendation:

Approve the First Amendment to a Tower Lease Agreement with Verizon Wireless

Fiscal Impact:

There is no fiscal impact associated with this amendment. As per the original agreement, Weber County will receive \$18,000 annually (\$1,500 per month) as a lease payment from Verizon Wireless. In 2017 Weber County entered into a revenue sharing agreement with Eden Heights, LLC for the property in question. Eden Heights transferred the property where the tower is located to Weber County and the County agreed to share 35% of any revenue earned from the property for a period of 25 years with Eden Heights.

Exhibit A



Exhibit B

SITE NAME: SAL EDEN

FIRST AMENDMENT TO TOWER LEASE AGREEMENT

This FIRST AMENDMENT TO TOWER LEASE AGREEMENT (“Amendment”) is made this _____ day of _____, 202__, by and between Weber County (“Lessor”) and Cellco Partnership d/b/a Verizon Wireless (“Lessee”).

RECITALS

- A. This Amendment pertains to that certain Tower Lease Agreement dated August 13, 2019 (the “Agreement”) for the lease of that certain premises (“Premises”) located at 4964 N. Powder Mountain Drive, Eden, County of Weber, State of Utah 84310 (the “Property”), as described and set forth on Exhibit “A” to the Agreement.
- B. Cellco Partnership d/b/a Verizon Wireless has succeeded to Lessee’s interest of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless under the Agreement.
- C. The parties desire to amend the Agreement to identify the existing fiber route to the Premises.

NOW, THEREFORE, in consideration of the foregoing and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

AGREEMENT

1. Recitals. The foregoing recitals are incorporated herewith as if fully set forth herein.
2. Premises; Exhibit “B-1”. The Agreement is hereby amended to identify the existing fiber route to the Premises, as depicted on Exhibit “B-1” attached hereto and made a part hereof. Exhibit “B, page 1 of 2” to the Agreement is hereby deleted in its entirety and replaced with Exhibit “B-1” attached hereto.
3. Full Force and Effect. Except as expressly amended herein the Agreement is unmodified and remains in full force and effect. In the event of a conflict between the terms of the Agreement and this Amendment, the terms of this Amendment shall be controlling. In

addition, except as otherwise stated in this Amendment, all initially capitalized terms will have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment.

LESSOR: Weber County

Attest:

By: _____

Title:

Name: _____

Title: _____

Date: _____

LESSEE: Cellco Partnership d/b/a Verizon Wireless

By: Jennifer Sedillo

Name: Jennifer Sedillo

Title: Sr Manager RE/Regulatory

Date: 7.13.2020

Exhibit "A"
Legal Description

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

Parcel 1:

A part of the Southeast Quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, US Survey described as follows: Beginning at a point North 00°26'18" East 691.66 feet along the section line and North 89°47'26" West 142.38 feet from the brass monument locating the Southeast corner of said Section 15 (basis of bearing being that of NAD'83 Utah North State Plane grid between the said Southeast corner and the East Quarter corner of Section 15) and running: thence South 87°30'30" West 56.03 feet, thence North 88°08'24" West 91.67 feet, thence North 00°12'34" East 147.60 feet, thence South 89°47'26" East 147.60 feet, thence South 00°12'34" West 147.60 feet to the point of beginning.

Parcel 1A:

Benefits, if any, contained in that certain Easement Agreement recorded September 27, 2017 as Entry No. 2880935 and re-recorded October 3, 2017 as Entry No. 2881965 of Official Records.

Tax ID: 22-006-0036

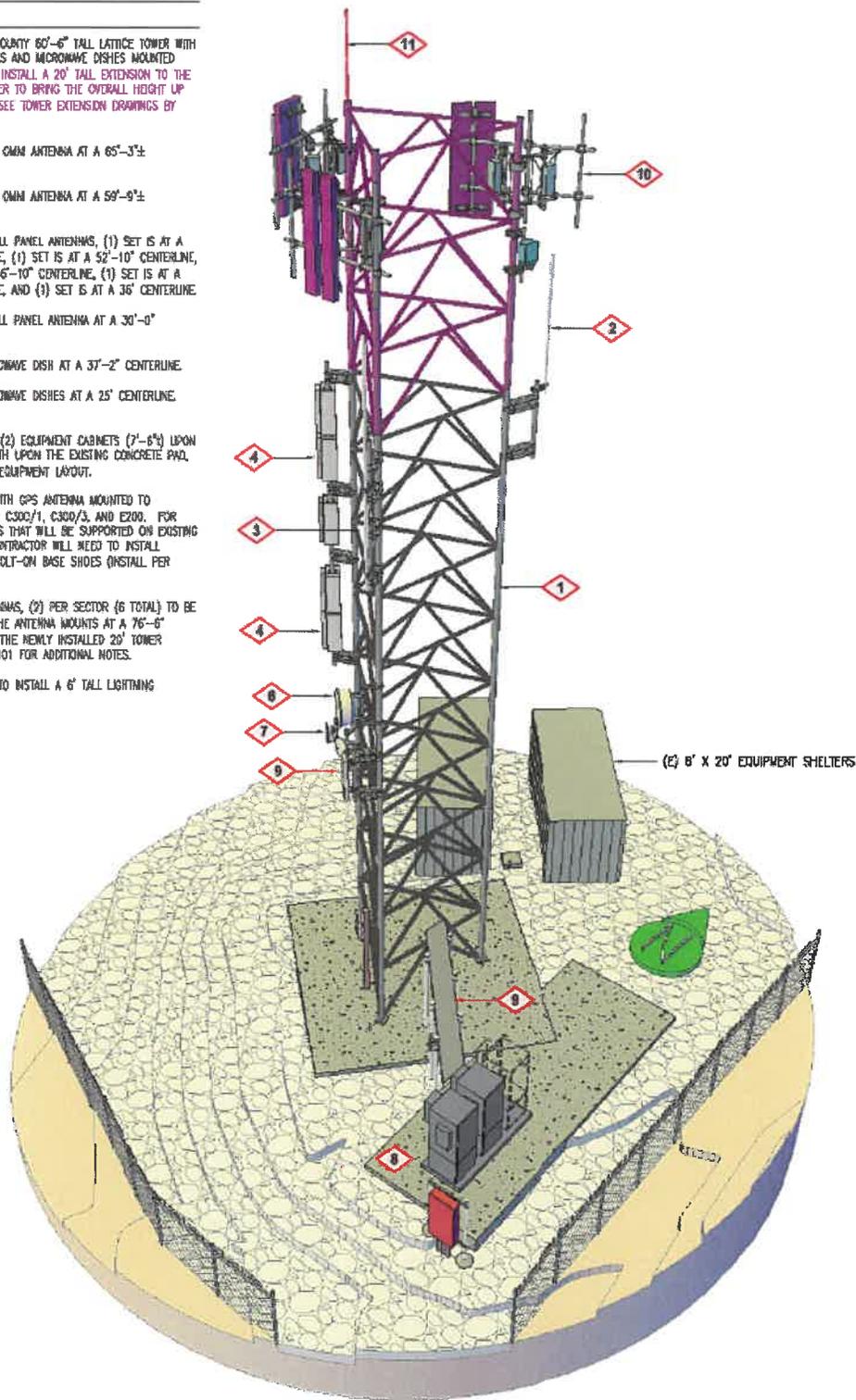
Exhibit "B-1"

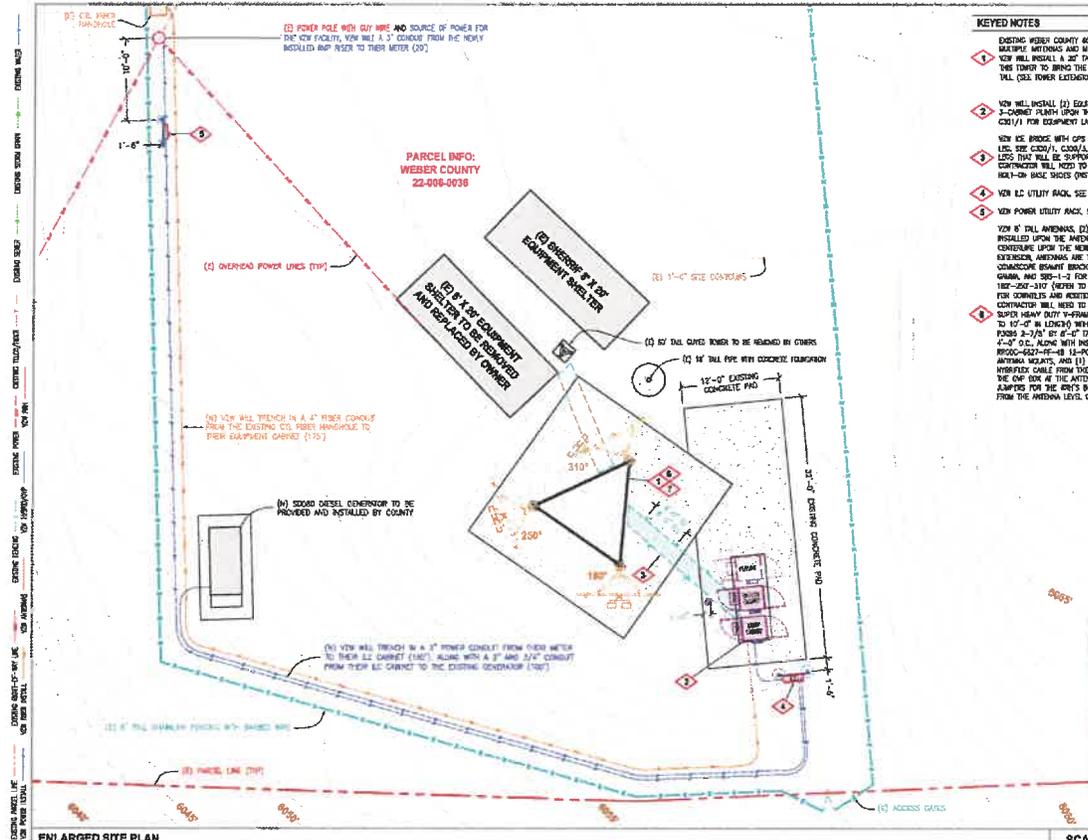
Description of Premises

(See Attached)

KEYED NOTES

- 1 EXISTING WEBER COUNTY 60'-6" TALL LATTICE TOWER WITH MULTIPLE ANTENNAS AND MICROWAVE DISHES MOUNTED UPON. VZW WILL INSTALL A 20' TALL EXTENSION TO THE TOP OF THIS TOWER TO BRING THE OVERALL HEIGHT UP TO 80'-6" TALL (SEE TOWER EXTENSION DRAWINGS BY OTHERS).
- 2 EXISTING 11' TALL OMNI ANTENNA AT A 65'-3"± CENTERLINE.
- 3 EXISTING 20' TALL OMNI ANTENNA AT A 59'-9"± CENTERLINE.
- 4 EXISTING 3'-6" TALL PANEL ANTENNAS, (1) SET IS AT A 57'-0" CENTERLINE, (1) SET IS AT A 52'-10" CENTERLINE, (1) SET IS AT A 46'-10" CENTERLINE, (1) SET IS AT A 40'-0" CENTERLINE, AND (3) SET IS AT A 36" CENTERLINE.
- 5 EXISTING 4'-3" TALL PANEL ANTENNA AT A 30'-0" CENTERLINE.
- 6 EXISTING 3'± MICROWAVE DISH AT A 37'-2" CENTERLINE.
- 7 EXISTING 2'± MICROWAVE DISHES AT A 25' CENTERLINE.
- 8 VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"±) UPON A 3-CABINET PLINTH UPON THE EXISTING CONCRETE PAD, SEE C301/1 FOR EQUIPMENT LAYOUT.
- 9 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200. FOR THE SUPPORT LEGS THAT WILL BE SUPPORTED ON EXISTING CONCRETE, THE CONTRACTOR WILL NEED TO INSTALL SITEPRO BSAX00 BOLT-ON BASE SHOES (INSTALL PER MANF).
- 10 VZW 6' TALL ANTENNAS, (2) PER SECTOR (6 TOTAL) TO BE INSTALLED UPON THE ANTENNA MOUNTS AT A 76'-6" CENTERLINE UPON THE NEWLY INSTALLED 20' TOWER EXTENSION, SEE C101 FOR ADDITIONAL NOTES.
- 11 VZW CONTRACTOR TO INSTALL A 6' TALL LIGHTNING ROD AS REQUIRED.





- KEYED NOTES**
- 1 EXISTING POWER COMPANY 60'-4" TALL UTILITY TOWER WITH MULTIPLE ANTENNAS AND METERBOXES MOUNTED UPON. NEW WILL INSTALL A 20' TALL EXTENSION TO THE TOP OF THE TOWER TO BRING THE OVERALL HEIGHT UP TO 80'-4" TALL (SEE POWER EXTENSION DRAWINGS BY OTHERS).
 - 2 NEW WILL INSTALL (1) EQUIPMENT CHASIS (17'-6") UPON A 2-CURBED PLUMB UPON THE EXISTING CONCRETE PAD, SEE C301/1 FOR EQUIPMENT LAYOUT.
 - 3 NEW USE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LINC (SEE C301/1), COWALA, AND COO. FOR THE SUPPORT LESS THIS WILL BE SUPPORTED ON EXISTING CONCRETE. THE CONTRACTOR WILL NEED TO INSTALL SCHEDULE 40S 100-LB BASE SHOTS (SEE ALL PER MAP).
 - 4 NEW ILC UTILITY PAD, SEE C301/1.
 - 5 NEW POWER UTILITY PAD, SEE C301/2.
 - 6 NEW 6' TALL ANTENNAS (2) PER SECTOR (3 TOTAL) TO BE INSTALLED UPON THE ANTENNA MOUNTS AT A 75'-6" CENTERLINE UPON THE NEWLY INSTALLED 20' TOWER EXTENSION. ANTENNAS ARE TO SPACED AT 1'-0" O.C. USING COMPOSITE BRACKET (180-2/3) FOR ALPHA AND GAMMA AND 208-1-2 FOR BETA). ARE ALIGNED TO 180-250-310 (REFER TO NEW RF COMPONENT SHEETS FOR CORRELATION AND ADDITIONAL INFORMATION). THE CONTRACTOR WILL NEED TO INSTALL (3) SITESIDE VENT-100 SUPER HEAVY DUTY V-FRAME METERBOX MOUNTS (2)1 DOWN TO 12'-0" O.C. ALONG WITH MOUNTING (3) MOUNTS (1) BRACK 1800-627-75-48 15-POSITION OFF BOX DOWN ANTENNA MOUNTS, AND (1) ROW OF 1204 LOW IMPEDANCE METERBOX (CALL FROM THE TOP END OF THE EQUIPMENT TO THE ONE END AT THE ANTENNAS, AND THE APPROXIMATE ALIGNED FOR THE ANTENNA POINTS (14-152-24-25) FROM THE ANTENNA LEVEL. ONE SIDES TO EACH ROW.

verizon
 8655 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088

Technology Associates
 UTAH MARKET OFFICE
 7888 SOUTH HIGHLAND DRIVE, SUITE 203
 COTTWOOD HEIGHTS, UTAH 84121
 CORPORATE OFFICE:
 3120 TOWER HILL CIRCLE, SUITE 200A
 CARLSBAD, CALIFORNIA 92008

DESIGNED BY:	JAY C
CHECKED BY:	DANIEL H
DATE:	10/20/2020
SCALE:	AS SHOWN



SAL EDEN
 SE SEC 15, T7N, R1E
 4864 NORTH POWDER MOUNTAIN RD
 EDEN, UTAH 84310
 - SITE CO-LOCATION -



SCALE: 1" = 10'-0" 1

Exhibit C

