RESOLUTION NO. 19-17

A RESOLUTION AUTHORIZING THE CITY PURCHASING DIVISION TO ENTER INTO THE OPTION AND LAND LEASE AGREEMENT WITH VERIZON WIRELESS FOR THE PLACEMENT OF A CONCEALED WIRELESS TELECOMMUNICATION TOWER ON THE SACCOMMANO PARK PROPERTY LOCATED AT THE CORNER OF H ROAD AND 26 1/2 ROAD

Recitals:

In May 2014, the Grand Junction City Council adopted a three to five-year Economic Development Plan (EDP) for the purpose of creating a clear plan of action for improving business conditions and attracting and retaining employers.  Section 1.4 of the EDP focuses on providing technology infrastructure that enables and supports private investment.  Expanding broadband capabilities and improving wireless and/or cellular coverage are key objectives of the EDP.  
  
In June 2016, City Council adopted a Wireless Master Plan (WMP) to serve as a general planning tool to limit unnecessary proliferation of wireless infrastructure while maintaining compliance with state and federal regulations and allowing expansion and improvement of networks and greater access to wireless technology in the community.  The WMP identifies areas where coverage is needed, and provides a framework for development of towers that will help maximize network coverage while minimizing the number of new telecommunication facilities.  It includes siting standards and preferences for new communication facilities to ensure compatibility with the community and neighborhood character(s).    
  
Verizon Wireless has identified Saccomanno Park as a good location for a telecommunications facility needed to provide enhanced voice and data wireless services to customers in the Grand Junction area. This includes more accurate location detection for emergency fire and police calls; faster data speeds on smartphones; tablets and other devices; and better reliability and quality of voice calls.  This City property is located at the southeast corner of H Road and 26 ½ Road within the City limits.  Surrounding land uses include a Catholic Church and school to the east, Paradise Hills Residential subdivision to the northeast, and medium to large lot residential to the north, west and south.  
  
The site selected by Verizon is a WMP Priority Site.  Site-specific concealment and structure type identified for this site in the WMP are respected by the design of the proposed tower.  These will help ensure that it blends with the surroundings.  Therefore, the Verizon proposal meets the framework and standards of the WMP.    
    
The proposed tower is aesthetically pleasing and practical.  It is a concealed 3-legged monolith design 65 feet in height concealed as a clock tower that can become an entry feature for the future park design.  The proposed height is appropriate for the zone district and for a residential area.  Design standards for the site in the WMP are respected and help camouflage and blend the facilities into the surrounding cityscape. This will become a standard for future tower sites developed on public and private land within the City. Public property provides a stable platform for wireless companies and the compensation received for the tower lease can support the telecommunications needs of the City and help to control costs of public communications facilities.  The tower will accommodate co-locations of two other carriers' antennas.  
  
The Comprehensive Plan identifies growth opportunities and density increases for this area as Grand Junction grows over the next 25 years.  This growth which includes a potential small neighborhood center at the H Road and 26 1/2 Road intersection and additional residential land uses in the area will need the services the cellular industry is proposing.    
  
NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The City of Grand Junction Purchasing Division is authorized to enter into the Option and Land Lease Agreement with Verizon Wireless for the placement of a concealed wireless telecommunication tower on the Saccommano Park property located at the corner of H Road and 26 ½ Road (Exhibit A).

PASSED AND APPROVED this 5th day of April, 2017.

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Phyllis Norris

President of the Council

ATTEST:

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Stephanie Tuin

City Clerk