

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 61-18

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO THE
OPTION AND LAND LEASE AGREEMENT WITH SBA TOWERS IX, LLC FOR THE
PLACEMENT OF A WIRELESS TELECOMMUNICATION TOWER ON THE
COLUMBINE PARK PROPERTY LOCATED AT 540 28 1/4 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).

The WMP identifies "priority sites" in the community that can provide a location for future wireless facilities in underserved areas. These priority sites must meet general criteria of a minimum size of one acre, have vehicular access to an improved right-of-way, have access to utilities and the property must be outside of the 100-year floodplain. These priority sites were vetted as part of the WMP public process.

SBA Towers IX, LLC has identified Columbine 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.

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 Comprehensive Plan's Future Land Use Map identifies growth opportunities and density increases for this area as Grand Junction grows over the next 25 years.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The City Manager is authorized to enter into the Option and Land Lease Agreement with SBA Towers IX, LLC for the placement of a wireless telecommunication tower on the Columbine Park property located at 540 28 1/4 Road.

PASSED AND APPROVED this 19th day of September, 2018.



President of the Council

ATTEST:



City Clerk

