



# Buncombe County Board of Commissioners

## Request for Board Action

**Meeting Date:** November 19, 2024

### New Business

**Department:** Information Technology

**Presenter(s):** Vance Bell

**Contact(s):** Vance Bell, Information Technology

**Subject:** Request approval of public safety radio tower structure/land leases and co-location lease for cellular provider.

### Brief Summary:

At the July 16, 2024 meeting of the Buncombe County Board of Commissioners, Vance Bell advised the Board that the County was prepared to move forward with several leases regarding County owned radio towers which would require public notices given the length of time of the leases. These leases include:

- Land lease between the County and property owners of the Broad River tower at 221T Still Springs Road;
- Co-location lease between the County and Verizon Wireless; and
- Twelve (12) individual structure leases for the County owned towers between the County and Milestone Towers

As required by NC Statute § 160A-272, public notices detailing a description of the property subject to the lease, the amount of the lease and the Commissioners' intent on executing the leases were publishing on September 23, 2024 for the required thirty (30) days.

A breakdown of the leases are as follows:

1. The Cato/Baker lease is for a 2.02 acre parcel identified as PIN 0635-76-7924 is located at 220T Still Springs Road, Black Mountain 28711. The Lease Term will be ten (10) years with the option to renew for three (3) additional five (5) year terms for a total of twenty-five (25) years. As rent, the Property owners will receive 40% of the monthly gross rental revenues from any new antenna rentals executed on the Tower or \$1,000 per month whichever amount is greater.



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2. The Verizon lease is for the same property, allowing Verizon to co-locate on the property and tower. The term of the lease shall be five (5) years with an option to renew for four (4) additional five (5) year terms for a total of twenty-five (25) years. Verizon will pay the County \$28,500.00 per year and the rent will increase 3% each year.
3. The County will enter into twelve (12) structural leases for the available space on the radio towers. The Lease Term will be ten (10) years with the option to renew for three (3) additional five (5) year terms for a total of twenty-five (25) years. The County will receive forty percent (40%) of the gross revenue from any new antenna rentals on each tower and ninety percent (90%) of the gross revenues from existing rentals on the towers.

Execution of these agreements will allow the County to continue to operate the Board River Tower for twenty-five years, to give formal permission to Verizon Wireless to locate their equipment on the Broad River radio tower and to allow Milestone to market the vacant space on its radio towers. This will greatly improve the cellular connectivity in the Broad River/Garren Creek areas which is sorely needed, especially after Helene.

#### **Recommended Motion & Requested Action:**

Grant the County Manager permission to (1) enter into a new property lease with the Catos and Bakers for 221T Still Springs Road, (2) enter into a co-location agreement with Verizon Wireless for the use of the Board River Tower at 221T Still Springs Road and (3) enter into twelve (12) structural leases with Milestone.

#### **County Manager's comments and Recommendations:**