



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Authorize City Manager to Execute Lease Agreement with Pacific Bell Mobile Services (PBMS) for 1145 South Ham Lane

**MEETING DATE:** August 18, 1999

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council authorize the City Manager to execute an agreement with PBMS for the lease of property at the Municipal Service Center (MSC) for the purpose of installing a small equipment building on City property and co-locating its facilities with the existing AT&T facilities on a tower at that location.

**BACKGROUND INFORMATION:** PBMS approached the City recently about leasing space at the MSC to be used for their communications system. They were told they could not erect another tower but if they could coordinate their facilities with AT&T, we could find space for their equipment building.

PBMS and AT&T have reached agreement on the use of the tower. They will co-locate their facilities on a new tower and the existing tower, which was built by AT&T, will be removed as soon as the AT&T facilities are migrated to the new tower. PBMS will be leasing approximately 400 square feet next to the 1,200-square-foot parcel presently leased by AT&T. The new tower is shown on the attached Exhibit A.

The lease agreement with PBMS has the same terms and conditions included in the recently signed agreement with AirTouch Cellular for the water tower on Main Street. It has been modified to cover the site and use of this particular property. The lease we presently have with AT&T for this site may be modified after the erection of the new tower. The Street Superintendent has worked with PBMS's engineers at the site so that the City's concerns regarding placement of the structures, landscaping, fencing, etc., are met.

PBMS will pay a one-time processing fee of \$2,500 after the lease is executed. Rent is \$500 per month with a 3% escalator each year. PBMS will take out a building permit and meet all code requirements. The disposition of the tower, whose title is held by AT&T, is addressed in the lease agreement if AT&T's lease expires or is terminated prior to the PBMS lease.

**FUNDING:** Not applicable. The lease will provide the City with General Fund revenue of \$6,000 annually.

Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon Blaufus, Administrative Assistant

RCP/SB/lm

Attachment

cc: Street Superintendent  
Pacific Bell Mobile Services

APPROVED: \_\_\_\_\_

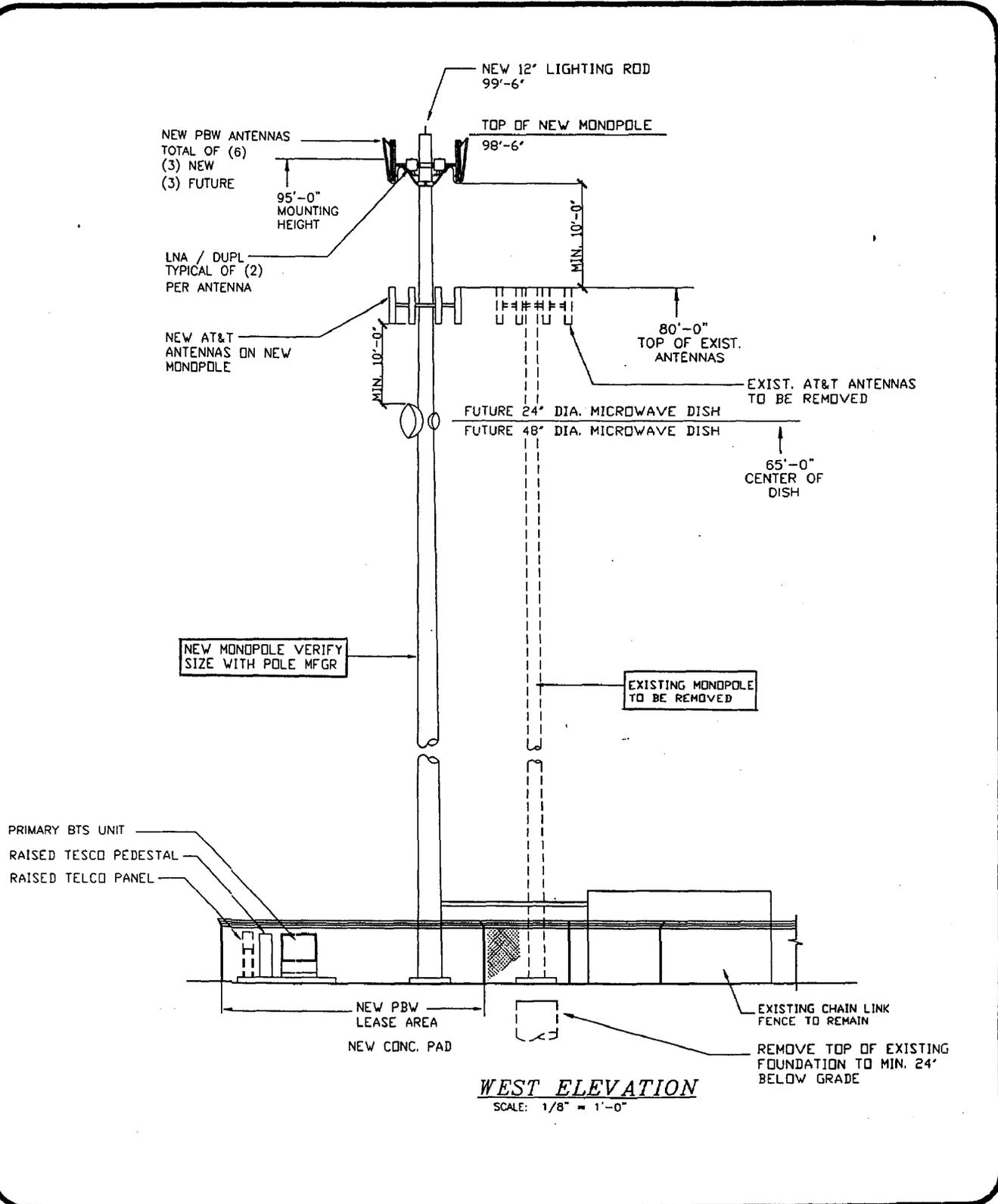
H. Dixon Flynn -- City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

# EXHIBIT A



CITY COUNCIL

KEITH LAND, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
ALAN S. NAKANISHI  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
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August 12, 1999

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

Pacific Bell Wireless  
Attn: Bill Winn  
Wireless Site Coordinator  
3851 N. Freeway Blvd.  
Sacramento, CA 95834

**SUBJECT: Authorize City Manager to Execute Lease Agreement with Pacific Bell Mobile Services (PBMS) for 1145 South Ham Lane**

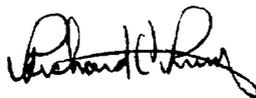
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, August 18, 1999. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Blaufus at (209) 333-6800, ext. 658.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓