

CITY COMMISSION WORKSHOP MEETING

October 4, 2021

4:30 pm

This Commission Meeting was conducted utilizing Communications Media Technology. Some staff members were present in the Commission Chambers while others were present via the Zoom application to respect the social distancing guidelines.

ELECTED OFFICIALS PRESENT IN CHAMBERS:

Shirley Groover Bryant, Mayor
Brian Williams, Vice Mayor, Commissioner, Ward 3 (Entered the meeting at 4:36 p.m.)
Sheldon Jones, Commissioner-at-Large 1
Harold Smith, Commissioner, Ward 1
Tambra Varnadore, Commissioner, Ward 2
Tamara Cornwell, Commissioner-at-Large 2

STAFF PRESENT IN CHAMBERS:

Mark Barnebey, City Attorney
Mohammed Rayan, Public Works Director
Scott Tyler, Chief of Police
Jim Freeman, City Clerk
Kera Hill, Planning Analyst
Jeff Burton, CRA Director
Xaiver Colon, Assistant CRA Director
Penny Johnston, Executive Assistant
Vanessa Cochran, Assistant City Clerk

STAFF PRESENT ELECTRONICALLY:

Todd Williams, Information Technology (IT) Consultant
David Grigonis, Level-Up Companies, LLC (Via telephone into Zoom Meeting)

Mayor Bryant called the meeting to order at 4:30 p.m.

1. JET PARK PROPERTY (M. BARNEBEY)

Attorney Barnebey discussed the Jet Park Property agreement and stated that parts of the property are platted, private and public. The portion that is public has an area that is utilized as a private boat ramp by Jet Park residents, and part of it is located on the City's right-a-way. And, the boat ramp is not in good condition.

The Jet Park Mobile Home Owners' Association has expressed that they will repair the boat ramp on their side and the City's right-a-way. The agreement provides for the repair and maintenance of the boat ramp solely at the expense of the Association. If the Association does not maintain the area, the City will make the improvements at the Association's cost. Next, Attorney Barnebey stated that this item is on the 7:00 p.m. tonight's agenda for a decision.

Commissioner Cornwell referenced past agreements/minutes and emphasized that she wants the minutes to stipulate that the boat ramp repairs and maintenance will be provided by the Jet Park Mobile Home Owners' Association.

Commissioner Smith requested clarification on the area that the City owns.

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Attorney Barnebey explained that the ramp extends north of the City's right-a-way, and a diagram is included in your package showing the area.

2. CELL TOWER LEASE REPORT

Mr. Freeman, City Clerk, recapped briefly the Cell Tower Lease proposals and introduced David Grigonis, Level-Up Companies, LLC, who discussed the results of the Cell Tower Report.

Mr. Grigonis gave a presentation on the Cell Tower report, and the report is a part of the minutes. After giving a short summary of his experiences, he commented that the City negotiated a commendable lease with Verizon. His report entailed if the current lease terms are within market rate, increase revenue by leasing additional spaces on the ground to additional carriers, and if the tower is sufficient to handle all cell communications in the City limits.

He emphasized that a flag pole cell tower restricts the carrier on what they can do, and it does not have enough room to place radios inside, so the radios have to be mounted down on the ground. Mr. Grigonis reported that because of the City's well written zoning code ordinance, the carrier must demonstrate why they cannot use the current tower if they try to build another one near-by.

Mr. Grigonis made the below following recommendations regarding the AT&T Ground Lease.

- Instead of \$975 monthly, request \$12,400 annual for the 300 square feet (\$41.30 per square foot).
- Offer to allow 3 additional 5-year extensions to coincide with the additional 15-year term.
- Instead of 15% escalation every 5 years, request 3% annual escalation.

Discussion ensued about the ground lease term extension and proposed AT&T new ground lease. Topics included the cell tower's design, the best location for towers, the health effects of towers, the proposed rent amount and lease term, the network speed, and the height requirements.

Mr. Freeman recapped briefly what was discussed and requested direction from the Board on how to proceed.

Based on the Board's recommendation: American Tower Lease Extension – ask for a 3% annual escalation instead of the current 2%, keep the extension request at the additional 15 years, keep the signing bonus at \$20,000. AT&T Ground Lease – ask for a 3% annual escalation versus 15% every 5 years, ask to increase the monthly rent from \$975 to \$1,033. Consensus from the majority of the board was obtained for these counter proposal terms. Commissioner Smith wanted additional rates for Florida sites. Staff indicated they would request the data from the consultant and bring it back to the Commission if available.

Mayor Bryant informed the Board that there is an open position on the Planning and Zoning Board, and this item has been added to the tonight's 7:00 p.m. meeting agenda.

Mr. Freeman reported that the 7th Street Extension item was accidentally not included on the tonight's 7:00 p.m. meeting agenda and asked if the Board wants to have it added, or wait until the October 18th, and the Board decided to wait.

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Mayor Bryant adjourned the meeting at 6:03 p.m.

MINUTES APPROVED: NOVEMBER 15, 2021

JAMES R. FREEMAN

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CITY CLERK