

September 11, 2015

TO: City Council Member Craig Margolis, Chair
Public Works Committee of City Council

FROM: Wayne S. Davis, City Manager *WSD*

SUBJECT: Public Works Committee Meeting of Monday, September 14, 2015

As a reminder, the Public Works Committee is scheduled to meet on Monday, September 14, 2015 immediately following the conclusion of the Parks and Recreation Committee meeting at 4:30 p.m. at City Hall. Those items to be discussed include:

1. Staff Report on the 2011-2016 Strategic Plan, Goal #6 Facilities Study— The City's Goal #6 Facilities Study was originally due to be completed in December of 2014. With staff transition and a variety of other work assignments this targeted completion date was not achieved. The report is now complete and staff would like to share the document with the Committee for its review and comments. Staff will be in attendance at the meeting to present the report and answer any questions the Committee might have regarding this Strategic Plan 2011 – 2016 implementation step.
2. Ross Avenue Sidewalk—Brian Riblet, Public Works Director, will be present to provide a summary to the Committee on the Ross Avenue Sidewalk Installation.
3. Proposed Cell Tower—Staff will be present to discuss a request from Capital Telecom to install a Cell Tower within the City. Attached correspondence as well as pictures are attached for your review and discussion at the meeting.
4. Other Business—The purpose of this agenda item is to provide an opportunity to discuss any issue or ask questions that may be on your mind.

Also attached are the minutes from the April 13, 2015 meeting of your Committee for review and approval at Monday's meeting.

Should you have any questions or concerns pertaining to these topics, or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Mayor and City Council Members (3)
Connie Gaylor, Administrative Coordinator
Department Heads
File



AGENDA

September 14, 2015

City Hall

**Immediately following the conclusion of the Parks and Recreation Committee meeting at
4:30 P.M.**

- 1. Call To Order**
- 2. Guests and Residents**
- 3. Communications**
- 4. New Business**
 - a. Staff Report on the 2011-2016 Strategic Plan, Goal #6 Facilities Study
 - b. Ross Avenue Sidewalk
 - c. Proposed Cell Tower
- 5. Approval of Minutes:** April 13, 2015
- 6. Other Business**
- 7. Adjournment**

From: Scott Von Rein [mailto:SVonrein@CapitalTelecom.com]
Sent: Friday, August 14, 2015 3:54 PM
To: Tracy Roblero <troblero@ci.montgomery.oh.us>
Cc: Linda Berry <LBerry@CapitalTelecom.com>
Subject: Capital Telecom - Montgomery, OH - Proposed Cell Tower
Importance: High

Tracy,

I really appreciate you meeting with me on Tuesday to discuss a possible cell tower on City property. As we discussed, Verizon is looking to bolster their coverage and capacity in the City of Montgomery, specifically in the area around City Hall. Capital Telecom has scoured the area looking for a willing landlord to lease us land while also trying to meet the City's codes pertaining to cell towers. There are very few physical locations where you could build a tower AND meet the residential setback requirements. We have reached out to the following properties:

1. 10101 Montgomery Road (City Park/Hall)
2. 8100 Market Place Lane - Landlord not interested
3. 9800 Montgomery Road - Landlord may be interested, but the deal may be cost prohibitive. Wanted four times industry standard for rent.
4. 10500 Montgomery Road - Hospital non responsive
5. 10100 Montgomery Road - First Financial Bank. Board not interested.
6. Vacant Lots East of City Hall and North of the bank along Montgomery Rd - No responsive
7. 9876 Montgomery Road - Landlord not interested
8. City owned property east of City Hall along Montgomery Rd
9. 9990 Montgomery Rd (5/3 Bank) - Awaiting a response. Just contacted since our meeting on 8/11/15.

As you can see we've contact several properties within 1/3 miles of City Hall. Heading north from City Hall along Montgomery Rd is dense with residential property. Heading further south along Montgomery Rd the commercial development is extremely dense and intermingled with residential properties.

We would love to work with the City to site a tower on municipal property. Capital Telecom has successfully worked with municipalities in the past and believe we can do the same here. Finally, attached are some photos of some flagpole type cell towers we have built across the country.

1. Granbury, TX - 130' flagpole
2. Danvers, MA - 120' flagpole
3. Merrimack, NH - 90' flagpole
4. Frisco, TX - 100' flagpole

These towers blend in well with skyline and can be well buffered on the ground.

Please give me a call if you have any questions!

Thank you,

Scott

Scott Von Rein
Senior Director of Site Development
1500 Mt. Kemble Ave
Suite 203
Morristown, NJ 07960
O 973-425-0606 ext 108

From: Scott Von Rein [mailto:SVonrein@CapitalTelecom.com]

Sent: Friday, August 28, 2015 4:45 PM

To: Tracy Roblero <troblero@ci.montgomery.oh.us>

Cc: Linda Berry <LBerry@CapitalTelecom.com>; Vince Casiero <VCasiero@CapitalTelecom.com>; Tom Waniewski <TWaniewski@CapitalTelecom.com>; Kevin Philip <KPhilip@capitaltelecom.com>

Subject: RE: Capital Telecom - Montgomery, OH - Proposed Cell Tower

Importance: High

Tracy,

The carrier's equipment (Verizon, AT&T, Sprint, etc) will be located within a fenced compound that we will construct. Typically we build an 8' board on board wood fence like the ones in the attached photos. The fenced compound size varies depending on the ground space available. Ideally we would have a 60' x 60' fenced compound, but if space is limited we can get creative. Additionally, we will landscape the outside of the fenced compound with a mixture of shrubs and trees. This can be designed to the City's landscape requirements.

Verizon is looking to mount their antenna arrays at approximately 137' above ground depending on the final location of the tower. Since the City prefers a flagpole tower design the total height of the tower will need to be approximately 150'. Flagpole towers are certainly more attractive than a standard monopole tower, but they limit the number of antennas each carrier can use. Additional height is required to accommodate an equivalent number of antennas.

As far as maintenance is concerned, Capital Telecom would be responsible for maintaining the entire facility. Regular inspections are typically performed, but if maintenance issues arise we will address them on an as needed basis. In other words, if the City calls and tells us a tree is dead we will take care of it.

Finally, a typical compensation structure for a facility such as this would be as follows:

- \$800/month
- 15 year initial term plus 5 - 5 year option periods
- Rent increase of 10% every 5 years

Capital Telecom will be responsible for all project costs.

I hope I was able answer all of your questions. If anyone from the City would like to get on a conference call prior to the 9/14/15 Public Works Committee meeting to discuss this further I would be happy to get our team together.

Thank you and have great weekend.

Scott

Scott Von Rein
Senior Director of Site Development
1500 Mt. Kemble Ave
Suite 203
Morristown, NJ 07960
O 973-425-0606 ext 108
M 973-698-8725
svonrein@capitaltelecom.com
www.capitaltelecom.com

From: Tracy Roblero [mailto:troblero@ci.montgomery.oh.us]
Sent: Thursday, August 20, 2015 3:51 PM
To: Scott Von Rein <SVonrein@CapitalTelecom.com>
Subject: RE: Capital Telecom - Montgomery, OH - Proposed Cell Tower

Scott,

I took the matter to the Department Head meeting and we agreed to add it to the Public Works Committee of Council meeting on September 14th to discuss. The City Manager would like some additional information to present to the Committee including, the size of control panel and how could it be screened, how it would be maintained, what would be the height of the pole, what would the fees be paid to the City.

If you could provide that information to me by August 31st, I should be able to get the information in the packet so that we can discuss with the Committee.

Thanks,

Tracy

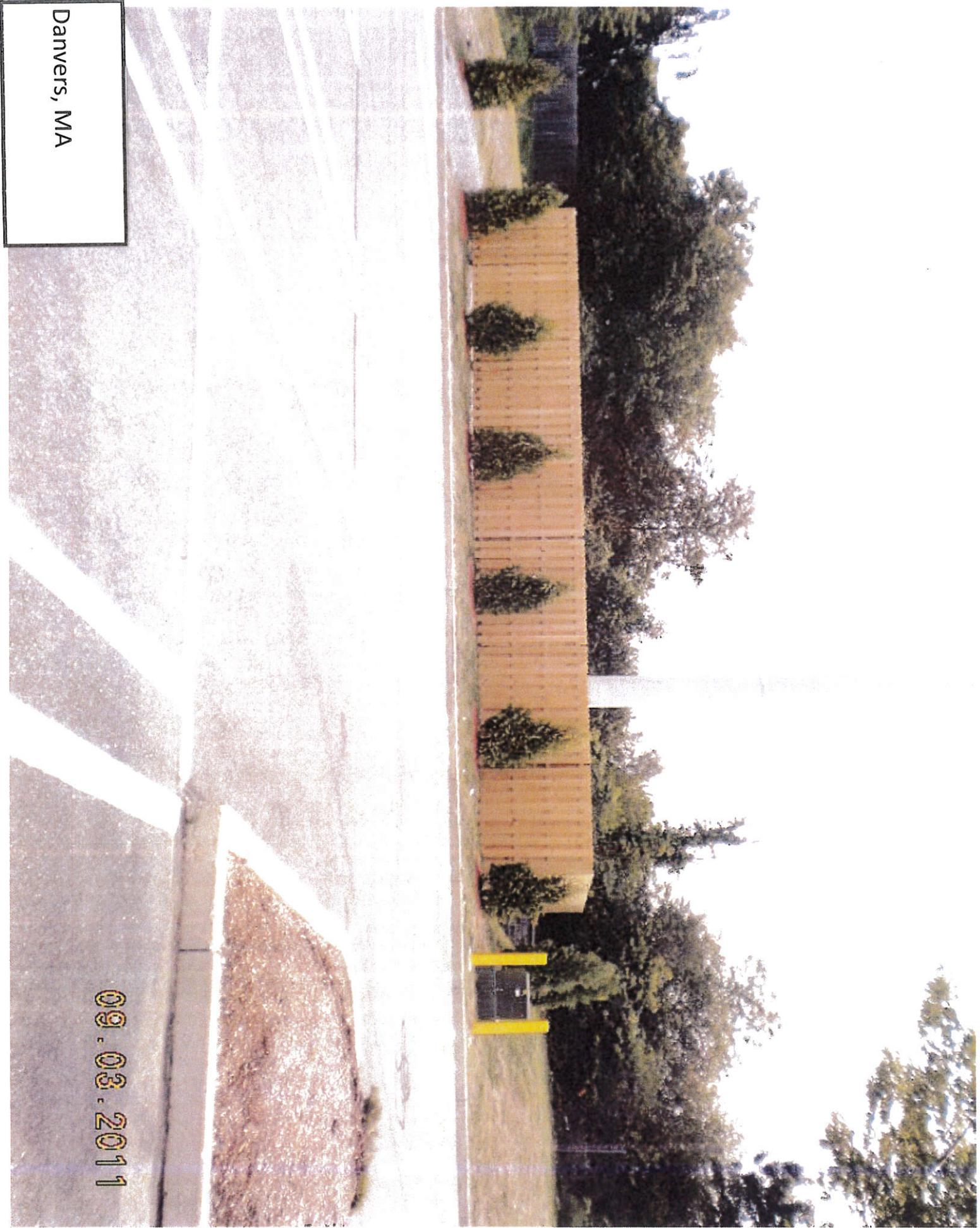
Tracy Roblero
Community Development Director
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242



Granbury, TX



Danvers, MA



Danvers, MA

09-03-2011



Merrimack, NH



Merrimack, NH

09.02.2011

Frisco, TX



These minutes are a draft of the proposed minutes from the Public Works Committee of City Council meeting. They do not represent the official record of proceedings until formally adopted by the Public Works Committee of City Council. Formal adoption is noted by signature of the Chair within the minutes.

City of Montgomery
Public Works Committee Meeting
April 13, 2015

Staff Present

Brian Riblet, Public Works Director
Connie Gaylor, Clerk of Council

Council Committee Members Present

Craig Margolis
Lynda Roesch
Ann Combs

The meeting of the Public Works Committee of City Council convened in Council Chambers at 4:30 p.m. with Mr. Margolis presiding.

Staff Report and Recommendation on Streets identified for the 2015 Bituminous Black Mat Project

Brian Riblet, Public Works Director, updated the Committee on the 2015 Bituminous Black Mat project. Mr. Riblet explained that Zig Zag Road from Cooper Road to Monte Drive (north) has been designated for the 2015 microsurfacing project. A preliminary cost estimate indicates that the 0.87 centerline miles of roadway can be completed for the \$125,000 budgeted for this project in 2015 however this estimate could fluctuate based on field investigation. If the street is approved for consideration and construction in 2015, Mr. Riblet anticipates that the project would be publicly advertised on April 20, 2015. This would allow staff to present a recommendation for contract award at the May 20, 2015 City Council Work Session. This schedule would permit construction to begin in late June or early July 2015.

Staff Summary of 2014-2015 Winter Operations

Brian Riblet, Public Works Director, updated the Committee on the 2014/2015 winter operations including added infrastructure and equipment, implementation and use of liquid alternatives, and an update on the status of preliminary plans to modify the existing rock salt bin. Mr. Riblet stated that the winter season of 2014/2015 recorded a total of 30" of snowfall here in the city. Due to these accumulated amounts the City ordered and paid for 1,800 tons of rock salt totaling \$136,000. The City used approximately 1,200 tons of salt and we have approximately 700 tons on hand for the next winter season.

Other Business

Mr. Riblet updated the Committee on the status of bid processes currently being conducted within the public works department.

Mr. Riblet indicated that the legislation for the 2015 Street Resurfacing Program will be included in the April 22, 2015 Work Session Agenda. He stated that Prus Construction is recommended to be awarded the contract in the amount of \$750,000.

Mr. Riblet also stated that the demolition of the former Ford Dealership buildings bid opened on April 13, 2015 with 12 bids received. This project is funded primarily through a Hamilton County Community Development Block Grant of \$60,000. The lowest four bids have been sent to the Hamilton County Community Development Department for review. Mr. Riblet stated that based on the completion of the review by Hamilton County a recommendation will be brought to City Council at the April 22, Work Session.

These minutes are a draft of the proposed minutes from the Public Works Committee of City Council meeting. They do not represent the official record of proceedings until formally adopted by the Public Works Committee of City Council. Formal adoption is noted by signature of the Chair within the minutes.
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April 13, 2015
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Minutes

Mrs. Combs moved to approve the January 12, 2015 Public Works Committee minutes. Ms. Roesch seconded. The Committee unanimously approved the minutes.

Adjournment

Mrs. Combs made a motion for the meeting to adjourn, Ms. Roesch seconded. The meeting adjourned at 5:20 p.m.

Chair

DRAFT