City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Mike Pogge-Weaver, City Manager MPW

FROM: Randall M. Krauel, Director of Public Works RMK

DATE: July 30, 2018

SUBJECT: U.S. Cellular Water Tower Equipment Modification

U.S. Cellular is proposing to make modifications to their equipment at the Water Tower site. The modifications are primarily to the Tower-mounted equipment. The antenna scope of work is summarized as follows:

* (3) Existing 8 ft. CDMA Panel Antennas to be Removed. (6) Existing 7/8" associated coax to Remain.
* (3) Existing 8 ft. LTE Panel Antennas to be Removed. (6) Existing associated 7/8" coax to Remain.
* (3) Existing Bias-T-Units to be Removed.

* (3) Proposed 4 ft. CDMA Panel Antennas to be installed on existing antenna mounts
* (3) Proposed 8 ft. LTE Antennas to be installed on existing antenna mounts
* (3) Proposed B-2 Radio 2217s to be installed on existing CDMA mast pipes, adjacent to LTE antennas
* (1) Proposed Raycap SPD to be installed on existing CDMA mast pipes at beta sector
* (1) Proposed 1-1/4" Eupen Hybrid Cable to be installed

Attached is a copy of Amendment Number Two to Water Tower Attachment Option and Lease Agreement that incorporates the proposed modifications into the Lease Agreement.

RECOMMENDATION: Mayor and City Council consideration and passage and approval of the Resolution Approving Amendment Number Two to Water Tower Attachment Option and Lease Agreement with RSA No. 9 Limited Partnership.

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NUMBER TWO TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT WITH IOWA RSA NO. 9 LIMITED PARTNERSHIP.

WHEREAS, Chapter 17 of the Code of Ordinances of the City of Carroll, Iowa provides that contracts made by the City be approved by the City Council; and,

WHEREAS, an Amendment Number Two to Water Tower Attachment Option and Lease Agreement with Iowa RSA No. 9 Limited Partnership has been prepared.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Carroll, Iowa, that Amendment Number Two to Water Tower Attachment Option and Lease Agreement with Iowa RSA No. 9 Limited Partnership is approved.

Passed and approved on this 6th day of August, 2018.

CITY COUNCIL OF THE
CITY OF CARROLL, IOWA

By: _____
Eric P. Jensen, Mayor

ATTEST:

By: _____
Laura A. Schaefer, City Clerk

AMENDMENT NUMBER TWO TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT

THIS AMENDMENT NUMBER TWO TO WATER TOWER ATTACHMENT OPTION AND LEASE AGREEMENT ("Amendment Two), made the _____day of _____, 2018 ("Amendment"), modifies that certain Water Tower Attachment Option and Lease Agreement ("Lease") dated the 9th day of April, 2007 and Amendment Number One to Water Tower Attachment Option and Lease Agreement dated the 13th day of May, 2013 (collectively, the "Lease"), by and between City of Carroll, a municipal corporation, having an address at 112 East 5th Street, Carroll, Iowa 51401, hereinafter referred to as "Lessor", and Iowa RSA No. 9 Limited Partnership, an Iowa limited partnership having an address at Attention: Real Estate Lease Administration, 8410 West Bryn Mawr Avenue, Chicago, Illinois 60631, hereinafter referred to as "Lessee".

WHEREAS, Lessor owns certain property consisting of, among other things, a water tower ("Tower"), located in the City of Carroll, County of Carroll, Iowa; and

WHEREAS, Lessor and Lessee entered into the Lease to provide Lessee attachment locations upon the Tower and ground space for Lessee's cellular common carrier mobile radio base station operations, including related telecommunications functions; and

WHEREAS, the Parties wish to document Lessee intended changes to equipment at said Site.

NOW THEREFORE, in consideration of the terms of this Amendment and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee agree as follows:

I. Amendment Exhibit B-1 is hereby deleted and replaced with the following attached Second Amendment Exhibit B-2.

II. In all other respects the Lease is hereby ratified and affirmed without change.

IN WITNESS WHEREOF, the parties hereto bind themselves to this Amendment as of the date of full execution.

LESSOR: City of Carroll

By: _____

Printed: _____

Title: _____

Date: _____

LESSEE: IOWA RSA No. 9 Limited Partnership
By: Jefferson Cellular Telephone Company, Inc.
Its: General Partner

By: _____

Printed: _____

Title: Assistant Treasurer

Date: _____

[NOTARY PAGE TO FOLLOW]

STATE OF IOWA)
)
COUNTY OF CARROLL)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, _____, known to me to be the same person whose name is subscribed to the foregoing Amendment Number Two to Water Tower Attachment Option and Lease Agreement, appeared before me this day in person and acknowledged that he signed the said Amendment as his free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20___.

_____

Notary Public

My commission expires _____

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that _____, Assistant Treasurer, known to me to be the same person whose name is subscribed to the foregoing Amendment Number Two to Water Tower Attachment Option and Lease Agreement Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Amendment as his free and voluntary act on behalf of the named Tenant limited partnership, for the uses and purposes therein stated.

Given under my hand and seal this ____ day of _____, 20___.

_____

Notary Public

My commission expires _____

EXHIBIT B-2

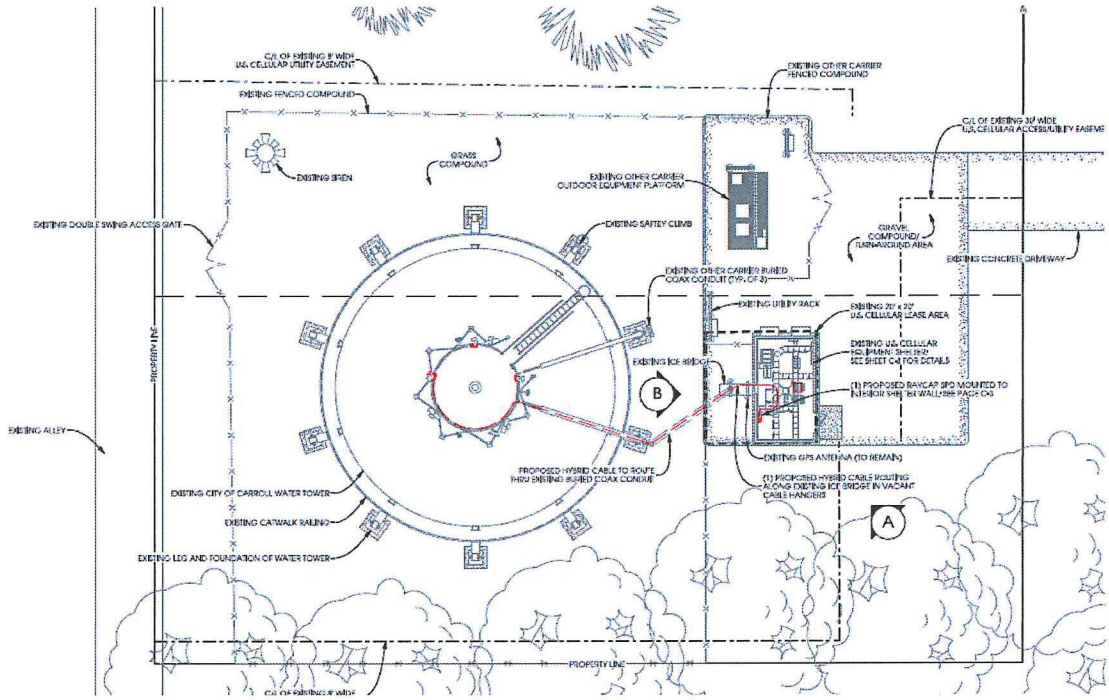

C/L OF EXISTING 8' WIDE U.S. CELLULAR UTILITY EASEMENT
EXISTING FENCED COMPOUND
EXISTING OTHER CARRIER FENCED COMPOUND
C/L OF EXISTING 30' WIDE U.S. CELLULAR ACCESS/UTILITY EASEME
EXISTING SIREN
GRASS COMPOUND
EXISTING OTHER CARRIER OUTDOOR EQUIPMENT PLATFORM
EXISTING DOUBLE SWING ACCESS GATE
EXISTING SAFTEY CLIMB
GRAVEL COMPOUND/ TURNAROUND AREA
EXISTING CONCRETE DRIVEWAY
EXISTING OTHER CARRIER BURIED COAX CONDUIT (TYP. OF 3)
EXISTING UTILITY RACK
EXISTING 20' x 20' U.S. CELLULAR LEASE AREA
PROPERTY LINE
EXISTING U.S. CELLULAR EQUIPMENT SHELTER SEE SHEET C-4 FOR DETAILS
EXISTING ICE BRIDGE
B
(1) PROPOSED RAYCAP RPD MOUNTED TO EXISTING SHELTER WALL (SEE PAGE C-5)
EXISTING ALLEY
EXISTING GPS ANTENNA (TO REMAIN)
PROPOSED HYBRID CABLE TO ROUTE THRU EXISTING BURIED COAX CONDUIT
(1) PROPOSED HYBRID CABLE MOUNTING ALONG EXISTING ICE BRIDGE IN VACANT CABLE HANGERS
EXISTING CITY OF CARROLL WATER TOWER
EXISTING CATWALK RAILING
A
EXISTING LEG AND FOUNDATION OF WATER TOWER
PROPERTY LINE
C/L OF EXISTING 8' WIDE

EXHIBIT B-2 (continued)

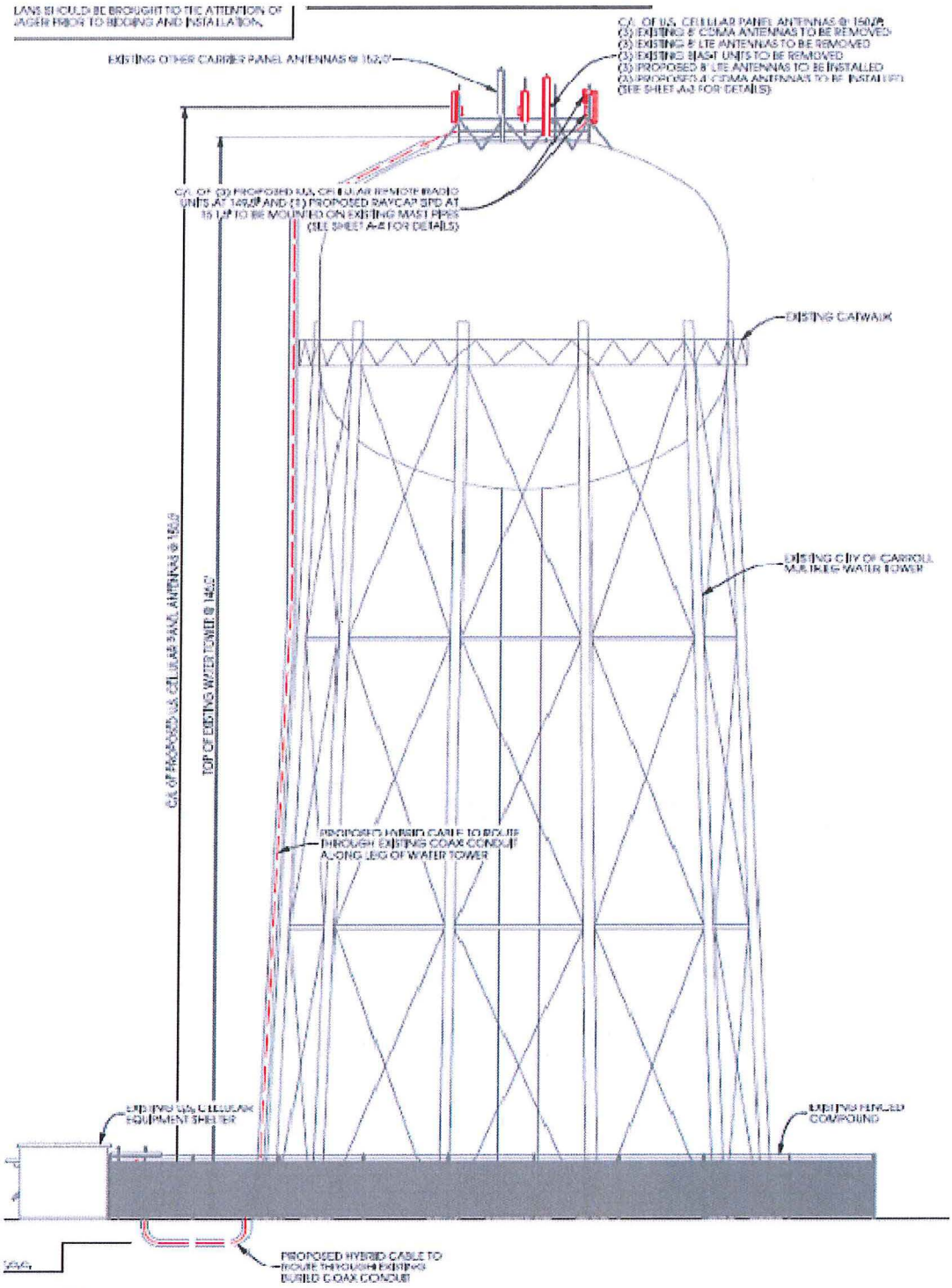
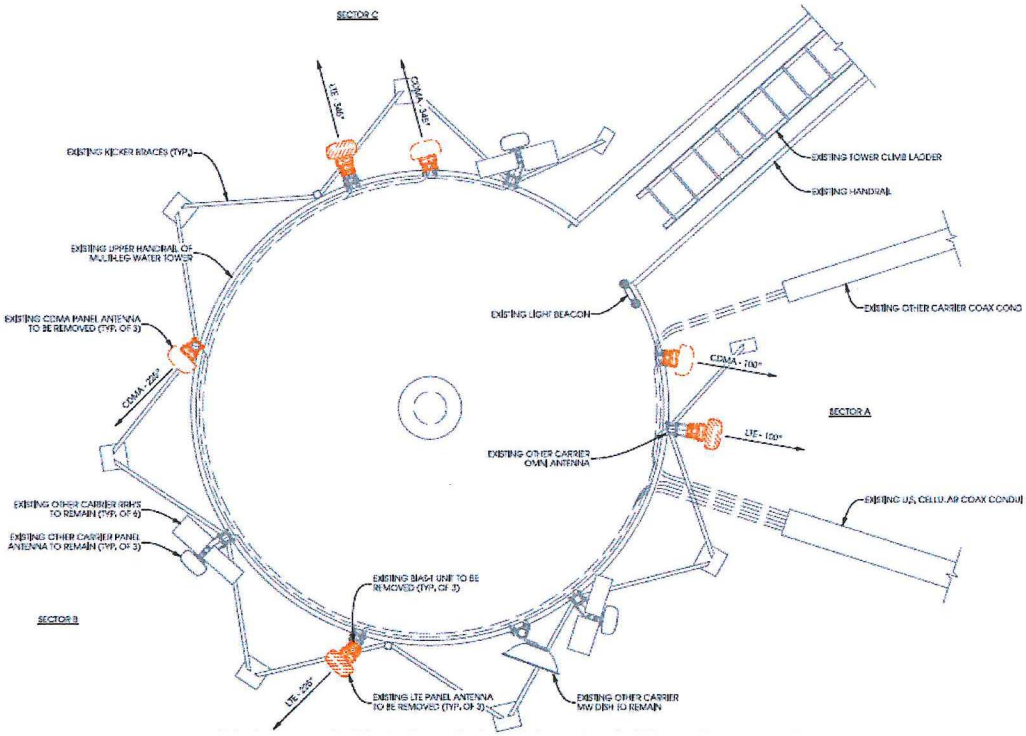


EXHIBIT B-2 (continued)



Current Loading																					
		Antennas								Cable				Tower Top Related Equipment							
Sector	Ant ID	Antenna Model	Ant Qty	Rad Ctr.	Azm	Mech Tilt	"RET" Tilt	Radome Notes	Tech	Band	Cable Type	Coax Size	Cable Qty	Cable Length	Top Size-T	THA	RRU	Raycap Box	Other	Notes or Other Tower Top Equipment
Alpha		BXA-80063-8CF-S	1	153	100	0	NA	Decommissioned	CDMA	85	Coax	7/8"	2	190						
Alpha																				
Alpha		APX-X-CW-16-65-00T-RET	1	153	100	0	3	Decommissioned	LTE	85/AWS	Coax	7/8"	2	190	1					
Alpha																				
Alpha																				
Alpha																				
Beta		BXA-80063-8CF-S	1	156	225	5	NA	Decommissioned	CDMA	85	Coax	7/8"	2	190						
Beta																				
Beta		APX-X-CW-16-65-00T-RET	1	156	225	0	3	Decommissioned	LTE	85/AWS	Coax	7/8"	2	190	1					
Beta																				
Beta																				
Beta																				
Gamma		BXA-80063-8CF-S	1	156	345	5	NA	Decommissioned	CDMA	85	Coax	7/8"	2	190						
Gamma																				
Gamma		APX-X-CW-16-65-00T-RET	1	156	345	0	4	Decommissioned	LTE	85/AWS	Coax	7/8"	2	190	1					
Gamma																				
Gamma																				
Gamma																				
		Total	6									Total	12		3	0	0	0	0	Total

PER U.S. CELLULAR eRIP DATED 01/03/2018 PROVIDED BY OTHERS

(A) EXISTING ANTENNA ASSIGNMENT

SCALE: 11" x 17" = 1/4" = 1'-0"
22" x 34" = 1/2" = 1'-0"

SEE A-5 FOR COLOR CODING