

FOR BOARD ACTION

Agenda Item # 4

Meeting Date:

11/30/04

SUBJECT: Agreement for Antennas on Country Club High Level Water Tower
(Northern PCS Services)

PREPARED BY: Doug Rovang, Senior Civil Engineer *DCE*

ITEM DESCRIPTION:

A request has been received from Northern PCS Services for approval to install a wireless communications facility at the Country Club Manor High Level Water Tower site.

The installation would consist of equipment taking up one-hundred-eighty-five (185) square feet of land, water tower exterior space for six (6) antenna equivalents (three di-mode antennas), space required for six (6) 7/8" cable runs to connect equipment and antennas, and non-exclusive easements for cable runs and site access.

Staff has prepared the attached proposed Site Agreement for the requested Northern PCS installation with the assistance of the City Attorney. The proposed annual rent would be \$8,747.18 for 2004 (prorated to reflect the actual construction start date) with annual adjustments based on the Consumer Price Index (CPI-U) to reflect future inflation. The initial term of the contract would extend through 12/31/09.

Three additional five-year option periods are included, subject to termination notice by either the City or Northern PCS.

UTILITY BOARD ACTION REQUESTED:

Staff recommends the Utility Board approve the proposed Site Agreement with Northern PCS Services for a wireless communications facility at the Country Club Manor High Level Water Tower site, and request the Mayor and City Clerk to execute the Site Agreement.

Larry Koshire
General Manager

11-23-04
Date

SITE AGREEMENT

This Site Agreement ("Agreement") is made as of this ___ day of _____, 2004, by and between City of Rochester, a Minnesota municipal corporation, ("CITY"), whose address is 4000 East River Road NE, Rochester, Minnesota 55905 and Northern PCS Services, a Minnesota Limited Liability Company, whose address is 132 Division Street, Waite Park, Minnesota 56387, for the leasing of certain property interests:

1. PROPERTY. The property interests hereby leased (collectively, the "Leased Premises") and granted by CITY include the following:

Country Club Manor High Level Water Tower Site: Located at 4403 Meadow lakes Drive NW, Rochester, Minnesota. Real property comprised of approximately one-hundred-eighty-five (185) square feet of land, water tower ("Structure") exterior space for attachment of up to (6) antenna equivalents (three di-mode antennas), space required for six (6) cable runs (not to exceed 7/8" diameter) to connect equipment and antennas, non-exclusive easements required to run utility lines/cables, a non-exclusive easement across CITY's property (hereinafter defined) for access in or upon the CITY's real property ("CITY's Property"). CITY's property is legally described and Leased Premises are shown in relationship to CITY's property in Exhibit "A" attached hereto, and the locations of the equipment and antennas on the Structure are depicted in Exhibit "B" attached hereto. (An "antenna equivalent" is defined as follows: a single transmit/receive antenna, a single transmit antenna, or a single receive antenna is considered an antenna equivalent. For example, a di-mode antenna is two antenna equivalents, a tri-mode antenna is three antenna equivalents, and a quad-mode antenna is four antenna equivalents.)

2. TERM. The initial term of this agreement shall commence on December 1, 2004, and shall terminate on December 31, 2009.
3. OPTION TERMS. LESSEE may extend the term of the Agreement for three (3) additional five (5) year option periods for each site. Unless (a) CITY delivers to LESSEE written notice of non-renewal to LESSEE no later than Ninety (90) days prior to the expiration of the Initial Term or applicable Option Period, or (b) LESSEE gives CITY written notice of its intention not to extend at least Ninety (90) days prior to the expiration of the then-current term, the applicable Option Period shall be deemed effective.
4. RENT. The LESSEE shall pay City first year prorated rent equivalent to an annual rent of: Eight-thousand-seven-hundred-forty-seven and 18/100 dollars (\$8,747.18) for 2004. (Rate subject to change if site quantity is modified.) The City will issue an invoice for each subsequent year's rent on or about March 1. The rental year

shall run from January 1 to December 31 of each year. The rental amount shall be adjusted annually based on the Consumer Price Index for All Urban Customers (CPI-U).

5. USE. LESSEE may use the Leased Premises for the purpose of installing, removing, replacing, maintaining, modifying, altering and operating a communications facility. The manner in which the Communications Facility may be attached to the Leased Premises shall be documented in Exhibits A-B and any subsequent documents as needed, and is subject to the prior approval by CITY. Any proposed modifications or alterations to the CITY's structure that may affect its structural integrity shall be included in the documentation provided by the and shall include plans and drawings signed by a professional structural engineer licensed in the State of Minnesota. CITY shall provide LESSEE with twenty-four (24) hour, seven (7) day a week year round access to the Leased Premises. LESSEE will pay all personal property taxes (if any) assessed against its Communications Facility. LESSEE will not allow any mechanics' or materialmen's liens to be placed on the Leased Premises as a result of its work on the Leased Premises.
6. DUE DILIGENCE. LESSEE, its agents and contractors, are hereby granted the right, at its sole cost and expense, to enter upon the CITY's Property and conduct such studies as LESSEE deems necessary to determine the Leased Premises' suitability for the Communications Facility. These studies may include surveys, soil tests, environmental evaluations, radio wave propagation measurements, field strength tests and such other analyses and studies as LESSEE deems necessary or desirable.
7. UTILITIES. The LESSEE shall operate its equipment on a separately metered electrical circuit. LESSEE shall establish accounts for electrical, telephone, or other utility services as needed and shall pay all costs associated with installation and service.
8. REMOVAL OF COMMUNICATIONS FACILITY. All personal property, trade fixtures, and improvements installed by LESSEE shall be removed, at no cost to CITY, by LESSEE within 60 days of the termination of this Agreement.
9. INSURANCE. LESSEE shall maintain commercial general liability insurance acceptable to the CITY, insuring LESSEE against liability for personal injury, death or damage to personal property arising out of use of the Leased Premises by LESSEE, with combined single limits of One Million and No/100 Dollars (\$1,000,000). LESSEE shall also maintain fire and extended coverage insurance insuring LESSEE's personal property for its full insurable value (subject to reasonable deductibles). LESSEE will list CITY as an additional insured on the commercial general liability policy to the extent allowed under paragraph 12, Indemnity of this Agreement. Lessee will be allowed to self-insure for the amounts and types of insurance required herein. Lessee shall provide a certificate of self-insurance prior to commencement of operations.
10. CONDITION OF PROPERTY. CITY represents that CITY's Property is in as-is condition. If, in the CITY's judgment, the CITY's Property or Structure become unusable for its intended purpose of potable water storage due to condition or other factors, the CITY retains the right to cancel the contract with One Hundred Twenty (120) Days written notice to the LESSEE, notwithstanding any provisions herein to the contrary.
11. TERMINATION. This Agreement may be terminated by LESSEE at any time in its sole discretion by giving written notice thereof to CITY, which termination shall not constitute a waiver of LESSEE's rights under the Default paragraph of this Agreement. In the event this Agreement is terminated by LESSEE under this Termination paragraph, LESSEE agrees to pay to CITY six (6) months additional rent as an early termination fee.
12. INDEMNITY. CITY and LESSEE each indemnify the other against, and hold the other harmless from any and all costs (including reasonable attorneys' fees and expenses) and claims, actions, damages, obligations, liabilities and liens which arise out of (a) the breach of this Agreement by the indemnifying party; and (b) the use and/or occupancy of the Leased Premises or CITY's Property by such indemnifying party. This indemnity shall not apply to any claims, actions, damages, obligations, liabilities and liens arising from any negligence or intentional misconduct of the indemnified party and shall survive the termination of this Agreement.

13. HAZARDOUS SUBSTANCES. CITY represents that CITY has no knowledge of any substance, chemical, or waste on CITY's Property that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. CITY shall hold LESSEE harmless from and indemnify LESSEE against any damage, loss, expense, response costs, or liability, including consultant fees and attorneys' fees resulting from the presence of hazardous substances on, under or around CITY's Property or resulting from hazardous substances being generated, stored, disposed of, or transported to, on, under, or around CITY's Property as long as the hazardous substances were not generated, stored, disposed of, or transported by LESSEE or its employees, agents or contractors.
14. LESSEE shall hold CITY harmless from and indemnify CITY against any damage, loss, expense, response costs, or liability, including consultant fees and attorneys' fees resulting from the presence of hazardous substances on, under or around CITY's Property or resulting from hazardous substances being generated, stored, disposed of, or transported to, on, under, or around CITY's Property as long as the hazardous substances were generated, stored, disposed of, or transported by LESSEE or its employees, agents or contractors.
15. CASUALTY. If any portion of CITY's Property or the Communications Facility is damaged by any casualty and such damage adversely affects LESSEE's use of the Leased Premises, this Agreement shall terminate as of the date of the casualty if LESSEE gives written notice of the same within thirty (30) days after LESSEE receives notice of such casualty, and any prepaid rent shall be refunded to LESSEE.
16. QUIET ENJOYMENT. LESSEE, upon performance of its obligations hereunder, shall peaceably and quietly have, hold and enjoy the Leased Premises. CITY shall not cause or permit any use of CITY's property that interferes with or impairs (a) the integrity of the Communications Facility and/or the Structure to which it is attached, or (b) the quality of the communication services being rendered by LESSEE from the Leased Premises. LESSEE shall not cause or permit any use of CITY's Property that interferes with or impairs (a) the integrity of the CITY's Property and/or the Structure to which it is attached, or (b) the use of the Structure for its intended purpose of potable water storage.
17. DEFAULT. Except as expressly limited hereby, CITY and LESSEE shall each have such remedies for the default of the other party hereto as may be provided at law or equity following written notice of such default and failure to cure the same within thirty (30) days.
18. INTERFERENCE. LESSEE's equipment shall be installed and operated in a manner, which does not cause interference to existing equipment. Should any such interference occur, LESSEE shall diligently pursue a cure to remove or satisfactorily attenuate such interference. If such interference to the existing equipment cannot be cured or satisfactorily attenuated, LESSEE agrees to immediately stop using its equipment if so demanded in writing by CITY. CITY hereby covenants to use reasonable effort to afford LESSEE similar protection from interference which may be caused by the operations of subsequent additional users of CITY's Property.
19. MISCELLANEOUS.
 - A. LESSEE agrees to provide a signed and notarized Acknowledgment of Corporation Authorized Signature as a part of this Agreement, indicating that the person signing the Agreement is an officer of the corporation or is authorized by the corporation's board of directors to bind the corporation to the contract.
 - B. This Agreement supersedes all prior discussions, negotiations and agreements related to the "Leased Premises". All agreements and understandings between CITY and LESSEE related to the "Leased Premises" are included herein. This Agreement may only be amended in writing signed by all parties. Exhibits referenced herein are incorporated into this Agreement by reference.
 - C. This Agreement may be signed in counterparts by the parties hereto.
 - D. The LESSEE shall comply with all federal, state, and local laws, ordinances, rules, and regulations otherwise governing the placement, operation, or maintenance of its equipment.

- E. The terms and conditions of this Agreement shall run with the land and shall extend to and bind the heirs, personal representatives, successors and assigns of LESSEE; provided, however, that LESSEE may assign this Agreement at any time with prior written approval by CITY which approval shall not be unreasonably denied. Any assignee of this Agreement shall be fully responsible for any and all responsibilities and obligations provided herein to the LESSEE. LESSEE may assign this Agreement to its affiliates without the prior written approval of CITY. As used herein, the term "affiliates" shall mean an entity that controls, is controlled by or is under common control with LESSEE.
- F. Notices shall be in writing and sent by United States Mail, postage prepaid, certified or registered with return receipt requested or by courier service to the address set forth beneath the signature of each party below.

If Northern PCS Services, LLC, notice should be sent to the following:

Northern PCS Services, L.L.C.
132 Division Street
Wait Park, MN 56387
Attn: Network Operations Department

With copy to:

Bennet & Bennet, PLLC
10 G Street NE Seventh Floor
Washington, DC 20005
Attn: Caressa D. Bennet

- G. This Agreement shall be construed in accordance with the laws of the State of Minnesota.
- H. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
- I. LESSEE represents that LESSEE has not been represented by a real estate broker or other listing agent in connection with this Agreement in this transaction for purposes of commission, fee or other payment to such broker or any other leasing agent claiming to have represented LESSEE. If CITY is represented by any broker or listing agent, CITY is responsible for all commission, fee or other payment to such agent.
- J. LESSOR shall, upon any default under this Agreement by LESSEE, simultaneously with giving notice to LESSEE of a default under this Agreement, serve a copy of any notice of default, or notice that a default has occurred, upon Rural Telephone Finance Corporation (RTFC), and no notice shall be deemed to have been duly given unless and until a copy thereof has been so served upon RTFC. All such notices to RTFC shall be sent to RTFC at Woodland Park, 2201 Cooperative Way, Herndon, VA 22071-3025. RTFC shall thereupon have the same time within which to remedy or cause to be remedied the defaults complained of as is allowed to Lessees, and LESSOR shall accept such performance by or at the instigation of RTFC as if such performance had been accomplished by Lessee.
- K. If LESSOR elects to terminate the Agreement by reason of any default by LESSEE, RTFC shall not only have and be subrogated to all rights of LESSEE with respect to curing such default, but shall also have the right to postpone and extend the specified date for the termination of the Agreement as fixed by LESSOR in the notice of termination, for a period of not more than six (6) months, provided that: (1) RTFC shall cure any then existing default and, meanwhile, pay the rent and additional rent and perform all of the other requirements of the Agreement required to be performed by LESSEE; (2) no further defaults shall accrue hereunder during such extended period; and (3) RTFC shall take steps to acquire LESSEE's interest in the Agreement pursuant to the terms of this Agreement.

- L. The LESSEE may, without the prior notice to or the consent of the LESSOR, make collateral assignments of the Agreement to the creditors of the LESSEE. Without limiting the generality of the foregoing, the parties understand and agree that LESSEE will make collateral assignments of the Agreement to the Rural Telephone Finance Cooperative (the "RTFC") and its assignees. The LESSEE and the LESSEE's assigns, including without limitation the RTFC and its assigns, may at any time remove its equipment and other personal property from the premises being leased or licensed by LESSOR to LESSEE. Said removal may occur during the term or upon the termination of the Agreement, and may occur without regard to LESSEE's performance or default under the Agreement. LESSOR waives any security interest or lien in, or right to retain, said equipment or personal property of the LESSEE, said equipment and personal property to remain the exclusive property of the LESSEE and its assigns, free of any right, title, claim or interest in favor of LESSOR.
- M. LESSOR shall, upon any default under this Agreement by LESSEE, simultaneously with giving notice to LESSEE of a default under this Agreement, serve a copy of any notice of default, or notice that a default has occurred, upon RTFC, and no notice shall be deemed to have been duly given unless and until a copy thereof has been so served upon RTFC. All such notices to RTFC shall be sent to RTFC at the address set forth in paragraph J. above. RTFC shall thereupon have the same time within which to remedy or cause to be remedied the defaults complained of as is allowed to LESSEE, and LESSOR shall accept such performance by or at the instigation of RTFC as if such performance had been accomplished by LESSEE.
20. MAINTENANCE, IMPROVEMENT EXPENSES. After initial installation, LESSEE shall obtain written approval prior to undertaking any modification of its communications facility, which approval shall not be unreasonably denied. All modifications to the Leased Premises and all improvements made for LESSEE's benefit shall be at LESSEE's expense and such improvements, including the Communications Facility and equipment, shall be maintained in a good state of repair at least equal to the standard of maintenance of the surrounding CITY's Property on or adjacent to the Leased Premises and shall be secured by LESSEE. LESSEE's antennas shall at all times be painted, at LESSEE's expense, the same color as the Structure. In the event CITY's reasonable maintenance of CITY's Property affects areas involving the Leased Premises, LESSEE agrees to protect it's equipment from such repairs at LESSEE's sole cost and expense.
21. ARBITRATION. Any claim, controversy or dispute arising out of this Agreement shall be settled by arbitration in accordance with the applicable rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The arbitration shall be conducted in Olmsted County, Minnesota. There shall be no discovery other than the exchange of information provided to the arbitrator by the parties. The arbitrator shall have the authority only to award compensatory damages and shall not have authority to award punitive damages or other non-compensatory damages; the parties hereby waive all rights to and claims for monetary awards other than compensatory damages.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Signature page to Site Agreement between City of Rochester, a Minnesota municipal corporation and Northern PCS Services, LLC (Country Club Manor High Level Water Tower).

CITY

City of Rochester, a Minnesota municipal corporation

By: _____

Print Name: _____

Its: Mayor

[MUNICIPAL SEAL]

Attest: _____

Print Name: _____

Its: City Clerk

Approved as to Form: _____

Print Name: _____

Its: City Attorney

By: _____

Print Name: _____

Its: General Manager, Rochester Public Utilities

Address: City of Rochester
c/o Rochester Public Utilities
4000 East River Road NE
Rochester, MN 55905

Phone: (507) 280-1510

Federal Tax ID No.: 41-6005494

STATE OF _____) COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by _____, _____, _____, and _____, the Mayor, City Clerk, and City Attorney and Rochester Public Utilities General Manager, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

[seal]

Notary Public
My commission expires _____

Signature page to Site Agreement between City of Rochester, a Minnesota municipal corporation and Northern PCS Services, LLC (Country Club Manor High Level Water Tower).

LESSEE

Northern PCS Services, LLC

By: Quinn M. McGinnis

Its: VP & CTO

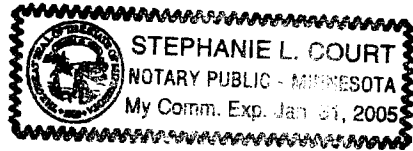
STATE OF Minnesota)
)SS
COUNTY OF Stearns)

The foregoing instrument was acknowledged before me on the 18th day of November 2004, by
Dennis McKinney the VP & CTO of Northern PCS Services
Name Title Company

on behalf of the corporation.

Notary Public Stephanie L. Court
My commission expires: 1/31/05

[Seal]



SITE NAME: Country Club Manor High Level Water Tower Site

EXHIBIT A

LEGAL DESCRIPTION OF CITY'S PROPERTY:

Real property located in Olmsted County, Minnesota and more particularly described as follows:

Lot 5, Block 1, Manor Woods 1st Subdivision

Located in the SW ¼, SE ¼, SEC 32, T107N, R14W

(FPINPAR 12505) Containing 20,775 square feet more or less.

Legal Description of the City's Country Club Manor High Level Water Tower site located at 4403 Meadow Lakes Drive NW, Rochester, Minnesota.



RESOLUTION

BE IT RESOLVED by the Public Utility Board of the City of Rochester, Minnesota, to approve the attached Site Agreement with Northern PCS Services, with 2004 rent of Eight-Thousand-Seven-Hundred-Forty-Seven and 18/100 Dollars (\$8,747.18), prorated based on construction date, and to request that the Mayor and the City Clerk execute the Site Agreement and accompanying Memorandum of Agreement for

Installing Antennas and Appurtenant Equipment for a Wireless Communications Facility
at the Country Club Manor High Level Water Tower site

Passed by the Public Utility Board of the City of Rochester, Minnesota, this 30th day of November, 2004.

President

Secretary