



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 09/07/04

AGENDA ITEM 5

WORK SESSION ITEM _____

TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: Approval of Ground Lease with Verizon Wireless for Placement of an Antenna at Hayward Executive Airport

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution that authorizes the City Manager to execute a Ground Lease with Verizon Wireless, LP, for the installation of a communications antenna at the Hayward Executive Airport.

BACKGROUND:

Verizon Wireless is the largest wireless communications provider in the United States. With demand for wireless service increasing, Verizon Wireless desires to build and expand its network in order to meet customer service demands. This improved service would also enhance public safety and emergency communications in many Bay Area communities by insuring that an adequate coverage area is provided. In an effort to improve coverage in Hayward, Verizon is seeking a location to construct a wireless telecommunications facility that will better serve the needs of its customers in this community.

Verizon has approached staff about placing the facility at the intersection of Skywest Drive and the entrance to the Airport Administration offices—directly behind Home Depot (Exhibits “A” and “B”). As part of this facility, Verizon proposes to construct a “stealth” antenna at a height of 65 feet. The proposed antenna is the same height as the FAA air traffic control tower, but 400 feet further away from the runway environment. The FAA has conducted an airspace analysis and determined that it has no objections to the proposed construction/installation of the antenna. Verizon proposes to lease 878 square feet of Airport property that will include an equipment shelter, below ground utilities for electrical power service, antenna, and communications cables. The proposed site is preferred by staff as this location has no long-term use other than of the type being proposed by Verizon. Verizon would install landscaping encompassing a sizeable area between the City’s sewer lift station security wall and Skywest Drive. Verizon would also make a financial contribution toward a new Airport Administration entrance sign to be installed at that site.

Planning staff spent considerable time reviewing various design options to determine the best choice for a stealth antenna that would be visually suitable at this location. Given that the site is void of any trees, options for antennas resembling a tall palm tree or pine tree were eliminated. There is also a “flag pole” design available, but the City already has a flag pole located in the same area (next to the control tower). Staff has concluded that the best choice would be for Verizon to substitute a street

light and pole already located at the project site with an antenna resembling a street light and pole, including brackets for displaying festive banners (Exhibit "C").

The equipment building will be shielded from view by a chain link fence and concrete block wall. The security fence will be constructed of material comparable to the fence and wall currently surrounding the City's adjacent sewer lift station. The landscaping improvements, after completion of construction, will be maintained by the Airport's landscaping contractor. After the initial construction period of approximately one month, the site will be visited only by Verizon for visual inspection and maintenance, as needed.

The key provisions of the lease are as follows:

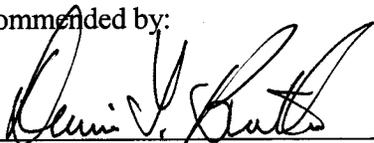
1. The lease term is 5 years, with 4 options to extend for 5 years each;
2. Initial annual rent will be \$18,000 (\$20.50/sq.ft./year); with a 15% increase over the previous 5-year period for each of the 4 extension periods;
3. Rent for the final extension period will be \$31,482/year (\$35.85/sq.ft./year).

The Council's Airport Committee reviewed this proposal by Verizon at its meeting of July 22, 2004, and concurred with the project, as proposed. Due to its length, copies of the proposed lease are not attached, but available for review in the office of the City Clerk.

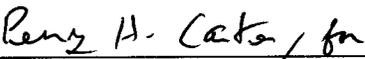
Prepared by:


for Brent S. Shiner, Airport Manager

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:


Jesús Armas, City Manager

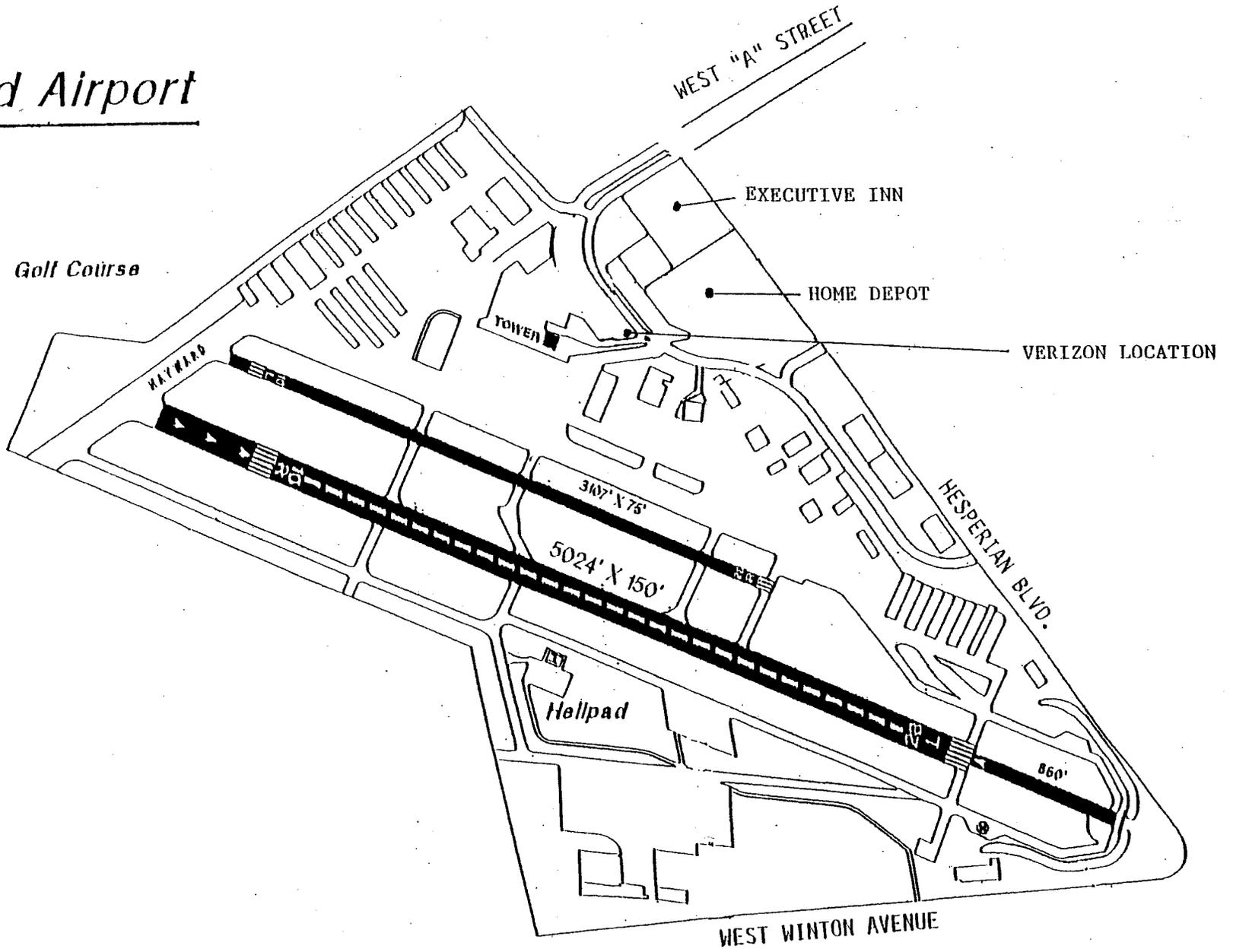
Attachments:

- Exhibit A: Project Location Map
- Exhibit B: Detail of Site
- Exhibit C: Proposed Antenna Design

Hayward Airport



EXHIBIT A



**DUE TO THE LENGTH OR COLOR
OF THE REFERENCED EXHIBIT,
IT HAS BEEN ATTACHED AS A
SEPARATE LINK.**

NH
8/22/04

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE A GROUND LEASE WITH VERIZON
WIRELESS, LP FOR THE INSTALLATION OF A
COMMUNICATIONS ANTENNA AT THE HAYWARD
EXECUTIVE AIRPORT

NOW THEREFORE, BE IT RESOLVED by the City Council of the City
of Hayward that the City Manager is hereby authorized and directed to execute on behalf
of the City of Hayward a Ground Lease with Verizon Wireless, LP, for the installation of
a communications antenna at the Hayward Executive Airport, in substantially the form of
the agreement on file in the office of the City Clerk, upon approval of the City Attorney.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM: