



Meeting Date: April 3, 2018

AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Through: Bill Detweiler, Director, Development Services

From: Donna Ferguson, Planner II, Development Services

Title: **AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE TOWN OF CASTLE ROCK AND ECO-SITE LLC FOR A WIRELESS COMMUNICATION FACILITY FOR A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 23 AND THE WEST HALF OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO (QUARRY MESA OPEN SPACE)**

Executive Summary

Upon the approval of a Wireless Use by Special Review-SDP application for Quarry Mesa Open Space, Eco-Site LLC will be required to enter into a lease agreement with the Town. Eco-Site, a tower operator, is requesting to lease from the Town a 2,100 square foot area of land in order to construct a cell tower which they would then lease to T-Mobile and other wireless service providers. The lease agreement proposes a 25 year term with a \$24,000 per year rent.

Discussion

Eco-Site LLC, a company which builds, owns and operates towers across the United States, is requesting to lease from the Town a 70' x 30' portion of land on the corner of a parcel which lies on the edge of the mesa (Figure 1) in order to construct a stealth cell tower which they would then lease to T-Mobile and at least one other wireless service provider. The lease agreement proposes an initial term of five years with automatic renewals of four additional five year terms for a total of 25 years. The proposed rent is \$2,000 per month payable on the first day of the month for a total rent of \$24,000 per year or \$600,000 over the 25 year term. Eco-Site may terminate the lease at the end of a term upon written notice to the Town at least three months prior to the end of such term.

Budget Impact

The Town will collect rent in the amount of \$2,000 per month (\$24,000 yearly) per the terms of the Quarry Mesa lease agreement.



Figure 1: Quarry Mesa Open Space Vicinity Map

Staff Recommendation

Staff recommends approval of the ordinance authorizing the lease agreement upon the approval of the Wireless Use by Special Review-SDP application for Quarry Mesa Open Space.

Proposed Motion

I move to approve the Ordinance as introduced by title, first reading.

Attachments

Attachment A: Ordinance
Exhibit 1: Lease Agreement