

**TOWNSHIP OF LOWER MERION**  
**Building and Planning Committee**  
**Issue Briefing**

**Topic:** Verizon Antenna Lease Extension and Generator Request

**Prepared By:** Robert Duncan, Assistant Township Manager

**Date:** July 21, 2017

**I. Action To Be Considered By The Board:**

The Board is being asked to extend an existing antenna lease with Verizon for the wireless antenna on the existing tower at Gladwyne Park on Youngs Ford Road through September 2038. Verizon is also asking for permission to install a generator on grade between the tower and the existing equipment shed building.

**II. Why This Issue Requires Board Consideration:**

The Board of Commissioners must approve leases and lease extensions for the use of Township property.

**III. Current Policy Or Practice (If Applicable):**

The Township has entered into numerous wireless antenna leases at various locations to improve cell phone service throughout the Township. The Commissioners have expressed a desire to continue with these leases to maintain or improve cell service without building new antenna towers.

**IV. Other Relevant Background Information:**

The current lease with Verizon was first approved in the 1990's and will expire in 2018. Verizon would like to extend the existing lease for another four, five year terms until 2038.

Payments under the current 5-year lease paid to date is approximately \$175,000. The total payment for the first five-year period under the proposed lease will be approximately \$201,000 not including the generator fees. The annual increase for the generator is \$2,400. This lease will not include any co-location fees because this tower is owned by the Township.

The Parks, Fire, and Police staff met with a Verizon representative on site to review the location of the generator and we found it would have no impact to the Township's operations at this facility.

This request previously came before the Building & Planning Committee in February and was tabled until Verizon met with the Gladwyne Civic Association to discuss the impact of the proposed generator. This meeting has occurred and it is staff's understanding the Gladwyne

Civic does not oppose the proposed generator. Verizon has also been before HARB to obtain HARB's recommendation for the installation of a generator in the Gladwyne Historic District. The HARB recommendation for approval is a separate agenda item on the July 26<sup>th</sup> Building & Planning Committee agenda.

**V. Impact On Township Finances:**

This application will increase revenue to the Township as outlined above with no additional expenses to the Township.

**VI. Staff Recommendation:**

Staff supports the approval of this lease extension, including the installation of a generator as outlined in the proposal.