

## MEMORANDUM

**TO:** Gregg Mandsager, City Administrator  
**FROM:** Richard Klimes, Director of Parks and Recreation  
**DATE:** March 1, 2014  
**RE:** Greenwood Cemetery Cell Tower Lease Extension – Resolution Setting Public Hearing

### INTRODUCTION:

Please accept this memo and the attached resolution and public notice as a request to set a Public Hearing for the proposed Lease Amendment for the West Cellular Tower in Greenwood Cemetery.

### BACKGROUND:

In 1998, the City of Muscatine entered into an agreement to host a cellular tower at Greenwood Cemetery for (6) six (5) year renewable terms. The City was to be paid a 10% increase during each renewal period. The original monthly lease amount was \$500.00 and is currently \$694.31.

The tenant that is renting the west tower is interested in extending the lease time period to 2043 which is an additional (3) three (5) five year periods. The City would continue to receive 10% increases for each renewal period. With the amended lease, the City will also receive 25% of the gross lease payments from all additional tower renters.

### RECOMMENDATION/RATIONALE:

At this time, City Staff would recommend that the City Council approve the proposed “Lease Amendment” for the West Cellular Tower in Greenwood Cemetery with TOWERCO 2013 LLC to 2043 with (3) three (5) five year renewal periods with 10% increases for each period and 25% of the gross lease payments for any additional tower leases paid to the City.

### BACKUP INFORMATION:

#### 1. Proposed Amendment

Thank you for your time and attention to this matter. Please contact me if you have any questions or concerns.

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO EXECUTE LEASE AMMENDMENT OF PUBLIC PROPERTY IN  
GREENWOOD CEMETERY TO TOWERCO 2013 LLC FOR COMMUNICATION  
PURPOSES

WHEREAS, a public hearing was held by the City Council on March 20, 2014 regarding a Lease Amendment of Public Property in Greenwood Cemetery to TOWERCO 2013 LLC for communication purposes, and

WHEREAS, an acceptable lease proposal amendment has been received by the City from TOWERCO 2013 LLC for the West Cellular Tower.

IT IS THEREFORE RESOLVED that the Lease Amendment is approved, the Mayor and City Clerk are hereby authorized to execute said agreement to take effect upon execution.

Passed this 20<sup>th</sup> day of March, 2014 and approved this 20<sup>th</sup> day of March, 2014.

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DeWayne Hopkins, Mayor

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March 20, 2014

Date

ATTEST:

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Gregg Mandsager, City Clerk

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March 20, 2014

Date