



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 23-416

August 29, 2023

Introduced: 8/17/2023

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

Approve and authorize the Contracts/Purchasing Officer or their designee to execute the First Amendment to the Wireless Communication Site Lease Agreement between the County of Monterey and MetroPCS California, LLC, a Delaware Limited Liability Company, for certain Real Property located at 1590 Moffett Street, Salinas, California to modify and/or replace wireless equipment, increase the lease fee of \$29,751.26 per year by \$7,200.00 to equal \$36,951.26 per year upon meeting certain conditions, and update the lessee's notice section of the Agreement.

RECOMMENDATION:

Approve and authorize the Contracts/Purchasing Officer or their designee to execute the First Amendment to the Wireless Communication Site Lease Agreement between the County of Monterey and MetroPCS California, LLC, a Delaware Limited Liability Company, for certain Real Property located at 1590 Moffett Street, Salinas, California to modify and/or replace wireless equipment, increase the lease fee of \$29,751.26 per year by \$7,200.00 to equal \$36,951.26 per year upon meeting certain conditions, and update the lessee's notice section of the Agreement.

SUMMARY/DISCUSSION:

The County of Monterey ("County") entered into a 20-year Site Lease Agreement ("Agreement") with MetroPCS California, LLC, a Delaware limited liability company, formerly known as MetroPCS California/Florida, Inc., ("MetroPCS") on October 28, 2005, to operate and maintain a wireless communication site located at 1590 Moffett Street, Salinas, California.

Approval of the proposed First Amendment (Attachment C) to the Agreement will allow MetroPCS to complete equipment upgrades and maintain compliance with current and future federal, state or local mandated applications, including but not limited to emergency 911 communications services as further described in Exhibit B-1 of the proposed First Amendment. The current annual lease fee of \$29,751.26 will increase by \$7,200.00 to equal \$36,951.26 commencing on the first day of the month following the date that MetroPCS commences construction of the modifications set forth in the proposed First Amendment, subject to 3% annual rent increase adjustments as provided in the Agreement.

OTHER AGENCY INVOLVEMENT:

The Information Technology Department has reviewed the plans and specifications for the MetroPCS requested equipment upgrades. The Office of the County Counsel has reviewed the proposed First Amendment as to form. The Auditor-Controller's Office has reviewed and approved the proposed First Amendment as to fiscal provisions.

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FINANCING:

The proposed First Amendment will provide \$36,951.26 of lease payments to the Facilities section of the PWWP Department annually. Preparation of the Board Report and First Amendment was accounted for as part of the FY 2023-24 PWWP Adopted Budget, General Fund 001, Facility Services Appropriation Unit PFP054, Unit 8552.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action supports the Board of Supervisors strategic initiative to promote sustainable, physical infrastructure that improves the quality of life for County residents and visitors and supports public safety by ensuring proper telecommunications infrastructure is sufficient for the Communities safety needs.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Ivo N. Basor, Management Analyst (831) 796-6427

Reviewed by: George K. Salcido, Real Property Specialist

Reviewed by: Lindsay Lerable, Chief of Facilities

Approved by: Tom Bonigut, Assistant Director of Public Works, Facilities & Parks

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities & Parks

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The following attachments are on file with the Clerk of the Board:

Attachment A - Location Map

Attachment B - Site Lease Agreement

Attachment C - Proposed First Amendment