



To: Richmond City Council
From: Councillor Bill McNulty
Chair, Parks, Recreation and Cultural Services
Committee
Re: **Bell Mobility Incorporated Telecommunications Apparatus Proposal for Hugh Boyd Pitch & Putt and King George Park**

Date: December 1, 2006
File: 03-1000-14-131/Vol
01

The Parks, Recreation and Cultural Services Committee, at its meeting held on November 28, 2006, considered the attached report, and recommends as follows:

Committee Recommendation

- (1) That Staff be directed to authorize Bell Mobility Incorporated to initiate a public consultation process for the potential installation of a telecommunications apparatus at the Hugh Boyd Pitch & Putt Park and at King George Park;*
- (2) That staff be directed to report back to the Parks, Recreation & Cultural Services Committee with the results of the public consultation process undertaken by Bell Mobility along with recommendations for potential next steps; and*
- (3) That the revenue realized through the Bell Mobility agreement be directed to the special sports reserve sub-fund for sports field development.*

Councillor Bill McNulty, Chair
Parks, Recreation and Cultural Services Committee

Attach.

VARIANCE

Please note that staff recommended the following:

- (3) That the revenue realized through the Bell Mobility agreement be directed to General Revenue.*

Staff Report

Origin

With the recent success of the Rogers Wireless Inc.'s cellular monopole installation and the revenue received by the City of Richmond, which assisted in the development of Hugh Boyd's Artificial Turf field, Staff has now received a comparable proposal from Bell Mobility Inc.

The City has had discussions with Bell since early 2005. Bell has determined that there are gaps for cellular transmissions signal reception at several areas in Richmond. The areas suggested by Bell with poor signal reception include the Bridgeport, Cambie, East Richmond, Seafair, and the Steveston planning areas. With the potential installation of two new cellular communications poles at these locations, service improvements would be realised, and a result would be enhanced communications availability for clients, including the City.

Bell's proposal to the City is for the installation of a cellular communication pole at both Hugh Boyd and King George Park on sports field lighting poles. The City's revenue from this proposal would be in the amount of \$372,500 for the initial 10 year agreement.

The purpose of this report is to present Bell's proposal (Attachment 1) for information, and to seek approval to authorize Bell to initiate a public consultation process for the proposed locations.

Analysis

Bell Mobility's Proposal

The proposed installation would consist of one high mast telecommunication pole at the two park sites, approximately 100 feet in height and designed in accordance with the City's overall lighting plan and subjected to the necessary approvals, bylaws, permits, and design standards.

The proposed poles would also serve as a component to the sport lighting system at both Hugh Boyd and King George Park. This would provide further cost savings to the City since the existing sports light poles can be used at other sites that may require lighting.

At Hugh Boyd, the proposed location would be within the Pitch & Putt's Caretakers facility, strategically surrounded by mature trees and the existing tennis courts.

Comparably, King George's proposed location would be between the existing old community hall, the full size soccer sports field/softball diamond and the future community garden.

In 2005 and 2006, the City endorsed a similar proposal from Rogers Wireless Inc. for the installation of an integrated telecommunication/sports field light pole at the new Artificial Turf field at Hugh Boyd. The revenue from the installed pole/agreement has been directed towards the special sports reserve subfund.

Proposed Bell Mobility Incorporated Public Consultation Process

Prior to further review of the proposal from Bell, staff is in support of Bell's proposal to initiate a neighbourhood public consultation process to seek public feedback on the proposed cellular/sports field light tower proposal. Bell's consultation process is similar to those undertaken in other municipalities, and includes a project mail-out informational notice to residents living within the respective community park site area and could also involve an open house session to allow for community feedback.

The notice would provide an independent study and other detail information regarding the proposal and public safety in proximity to the cellular transmission poles. In addition, the notice will allow residents to respond with their comments to the City regarding this proposal.

Installation and Expiration of Agreement

If approved, Bell will be responsible for all costs associated with the design, supply, construction, and maintenance of this cellular transmission pole and all of its equipment. Upon the expiry of the license agreement term, Bell will remove all components that are associated with their communication equipment; however, if applicable, the pole or a new replacement pole and all of the lighting system components associated with it will remain the property of the City.

License and Initial Term

Bell will sign a non-exclusive license agreement with the City of Richmond for a non-exclusive licence spanning 10 years from the commencement of the installation of the Bell equipment. During the final year of the term, the parties may elect to enter into negotiations for a further term of up to 10 years at market rent and on such other terms and conditions as the parties agree to at the time.

Proposed Fees

Bell will pay the City a lump sum payment in the amount of \$212,500 at the commencement of the term (in 2007) and then an annual payment of \$32,000 starting from 2012 and until 2017 for a total payment of \$372,500. The Licence fees during a possible second year term would be based on the market rent at the time.

Legal Considerations

Over the term of the agreement, the City would grant Bell Mobility a non-exclusive license over a portion of the lands at both Hugh Boyd Park and King George Park, which would be necessary for the operation, and maintenance of the transmission pole. Both sites are currently zoned for School and Public Use (SPU), which support the installation of the proposed facility at the sites.

As part of insurance requirements for the proposed licence, Bell must hold a minimum of five million dollars insurance for each site. Bell will also be required to indemnify the City for all liabilities the City may suffer due to the existence of the facilities in the parks and the granting of the licence. In addition, all issues of confidentiality referred to in the proposed agreement must be changed to reflect that the City is bound by the Freedom of Information and Privacy Act.

Impact to the Park Sites

The impact to Hugh Boyd Park would be minimal. The proposed location is considered to be one of the best locations at the site for this type of application since the components would be blended within a mature grove of trees and the existing tennis courts. The communication pole's service kiosk and equipment controls will be out of visual site in most instances.

By proposing to integrate the installation of Bell's communication pole with the City's existing tennis court lighting system would result in having minimal impact to the park and would serve both purposes. The equipment service kiosk could also be integrated as part of the Pitch & Putt's storage facility.

King George Park would also have limited implications to its site. By proposing to integrate the installation of Bell's communication pole with the City's existing senior softball field lighting system, this would also serve as a lighting pole as well as a telecommunication pole.

Financial Impact

There are no financial implications as a result of the recommendation to permit Bell to proceed with a public information program regarding their proposal to the City.

Upon completion of the public consultation process, should the proposal advance the City would collect from Bell the lump sum payment of \$212,500 in 2007 for the first five years term (2007 to 2011 license agreement). Then starting from 2012, the City would collect an annual payment of \$32,000 until 2017.

Revenue Direction Options:

There are two options in terms of placement of the revenue:

1. The funds would be directed to General Revenue (Recommended).
2. The initial lump sum payment would present the City with an assisted funding source towards the special sports reserve subfund for sports field developments such as the Council's endorsed proposal for the construction of two more artificial turf fields in 2008.

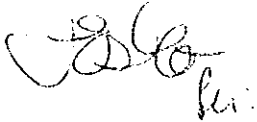
Since the transmission tower can be utilized as a light pole as well, the City would realize an additional cost-savings of re-using the existing light poles at another location.

The City would not have to contribute any funding towards the installation of Bell's proposal and would receive an overall net benefit of \$372,500 by 2016.

Conclusion

The proposal from Bell presents the City with an opportunity to realize an on-going revenue source. Staff had the opportunity to work with Bell in the development of a proposal that would be of mutual benefit, and also contribute to additional revenue sources for the City.

This report recommends authorizing staff to permit Bell to undertake a community consultation process for the proposed installations at Hugh Boyd and King George Park and to report back to Committee once completed with recommended next steps.

A handwritten signature in black ink, appearing to read "Mike Redpath". The signature is stylized and includes a small "for:" written below it.

Mike Redpath
Manager, Parks - Programs, Planning & Design
(1275)

October 3rd, 2006,

The City of Richmond
Parks Department
5599 Linas Lane
Richmond BC
V7C 5B2

Attention: Mr. Michael Redpath, Manager, Parks-Programs, Planning & Design.

Dear Mr. Redpath,

Re: Proposal for a Bell Mobility Cellular Installation and Tennis Court Lighting at Hugh Boyd Park, Richmond
Bell Mobility Reference B0320:

And for a Bell Mobility Cellular Installation and Baseball Diamond Lighting at King George Park, Richmond
Bell Mobility Reference B0315:

In response to our most recent discussions and after consulting with your department for the past 19 months or so we are pleased to present the following proposal, based on our original proposal, sent to you June 6th 2005, and which referenced only the Hugh Boyd location, and our revised proposal of April 21st of this year.

This new proposal will be structured to provide the Parks Department with both up front, pre paid rental funds and, in five years time, an increased annual cash flow for the second five years rentals for each location and be formatted on the License agreement recently entered into with Rogers.

In addition, as per the anticipated agreement, there will continue to be a \$30,000.00 cash allowance, at each location, to be allocated other park improvements as the City sees fit.

As you know Bell Mobility has been appointed to be the Carrier of Record for the 2010 Olympics in which the City of Richmond is so importantly involved. Although this is not the only reason to improve coverage throughout Richmond, it is an important one.

Continuity of connectivity is not only important to our daily lives in the realities of the wireless world we live in, but is critical when it comes down to safety and security. This will obviously be underscored in 2010 but it should not be discounted out side of that event as Police, Fire, and Ambulance services use cellular services all day every day as well. It is no secret to anyone that there are drop zones and holes in all the carriers' networks and the focused development of new sites is meant to reduce or eliminate those sorts of problems. It is also a matter of record that the City is also a customer of Bell and as such its employees need good coverage in every corner of the municipality.

Bell, in its efforts overcome these issues, tries its best to mitigate the impact of these sites and one way is to make payments to the general community through local government owned properties, such as the South Arm Community Centre, or to perhaps attach field lighting to poles where practical.

In this case, by the proposed Licenses, the benefit would accrue to the parks department and, by extension, to the local sporting community.

As for the financial details of our proposal, Bell offers the following framework for each site.

JD
\$156,250
An agreement made up of an initial term of ten (10) years, at a gross rental amount of \$152,500.00 to be paid as an initial installment of \$76,250.00 for each site. The first installment would be paid within 20 days of receipt of the Building Permits. Then, at the commencement of the 6th year of the term, the annual rentals of \$16,000.00 per site per year, (annually in advance), for each location would be paid.

Upon completion of the initial 10 year agreement Bell would have the opportunity for a renewal term for up to another 10 years.

Both of the cash allowances, for the completion of this agreement, would be paid within 20 days of execution of the documents by the City.

The process required to finalize this agreement, Bell's construction budgeting priorities, as well as design and permitting issues, would determine the commencement date. This will not delay payment of the above monies.

Photo simulations of both proposed light standards, at their approved locations, have been delivered to you previously

Bell's equipment will be housed in shelters/or cabinets, near by the poles. At this time we have tentatively identified the locations and have had them acknowledged as being suitable by Parks but approval and design are still outstanding. Bell has designed many variations to shelter their equipment and we are confident that an appropriate solution will be developed quickly.

We have previously provided sample photos of a suggested "look" from Bell's location at 54th and Granville in Vancouver. Whatever blends in best for the Park would be the primary criteria for the design.

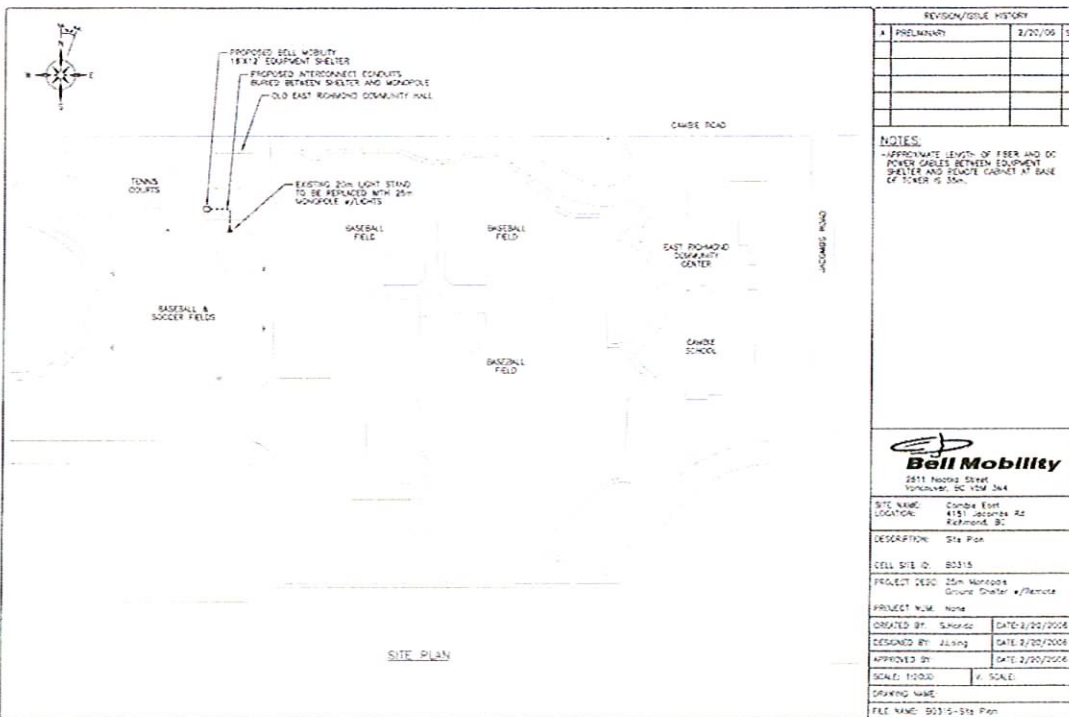
Should you require further details please contact the writer at any time.

Yours truly,

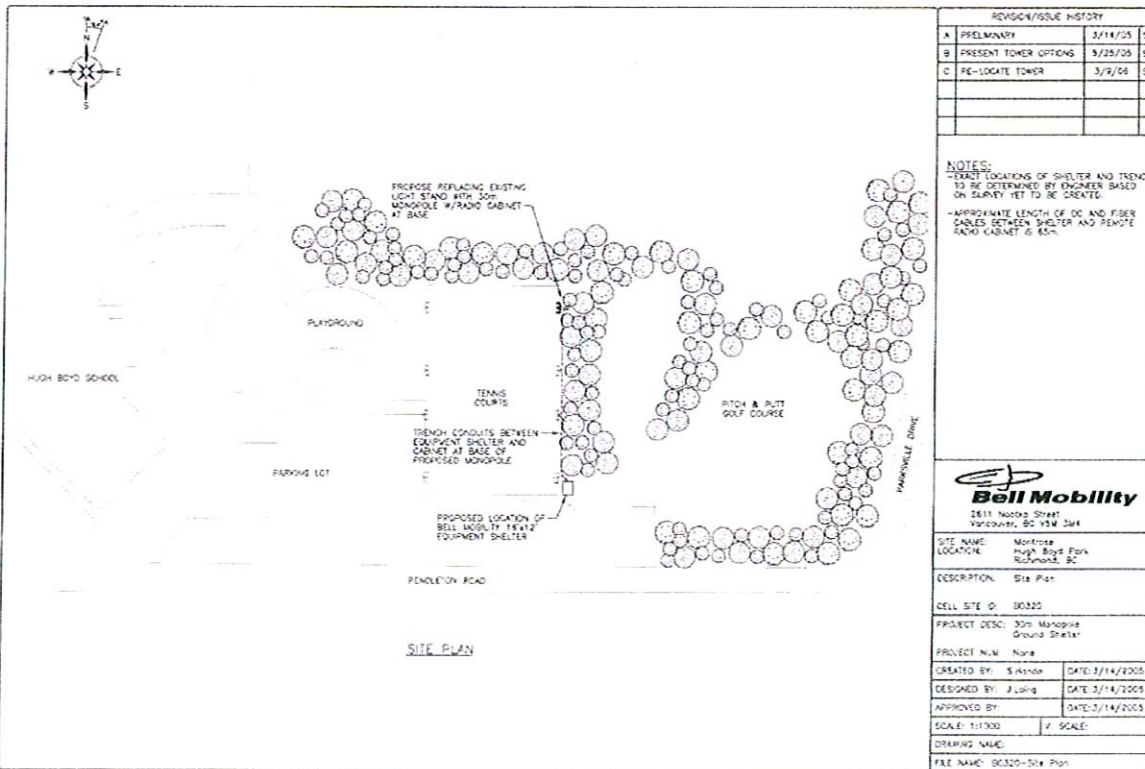
Ian McBean
Director of Leasing
Scott Land & Lease
Agents for Bell Mobility
604-787-4860

Cc. Mr. Harvey Schmidke, Bell Mobility, New Site Development Manager.
Cc. Mr. Marcus Liu, Parks Technologist.

Proposed communication pole and location at King George Park



Proposed communication pole and location at Hugh Boyd Park



Bell Mobility's Current Cellular Coverage Site Analysis

Red denotes weak coverage where improvement is required.

