

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-27

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE THE REPLACEMENT OF THE EXISTING CELL TOWER ON TELALASKA'S LEASED PREMISES ON LOT 1, NEEDLE SUBDIVISION

WHEREAS, the Unalaska City Council approved Resolution 2014-78, leasing a portion of City owned real estate on Lot 1 of Needle Subdivision for use by TelAlaska Cellular, Inc., (TelAlaska) which serves as an antenna site on Haystack Hill; and

WHEREAS, the 20-year lease is in effect through December 2034; and

WHEREAS, TelAlaska seeks to replace the existing 80-foot guyed monopole tower on the leased premises with an 80-foot self-supporting lattice tower; and

WHEREAS, section 8 of the existing lease addresses additions and expansions and says "Alterations and Improvements: Upon receiving written permission from Lessor, Lessee may make alterations, additions and improvements to the Parcel, at Lessee's sole cost and expense. Lessor's consent shall not be unreasonably withheld. Lessee shall remove all improvements and personal property of Lessee from the Parcel at the end of the Lease term and the Parcel shall be restored to the condition prevailing on the effective date of this Lease"; and

WHEREAS, this resolution allows the tenant to move ahead with appropriate permitting and construction;

WHEREAS, TelAlaska is requesting the City's approval of the proposed modification to the improvements in order to proceed with the proposed improvements.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to approve the improvements proposed by TelAlaska pursuant to the existing agreement between the City and TelAlaska Cellular, Inc.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on June 14, 2022.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
Acting City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Planning Director
Through: Chris Hladick, Acting City Manager
Date: June 14, 2022
Re: Resolution 2022-27: Authorizing the City Manager to approve the replacement of the existing cell tower on TelAlaska's leased premises on Lot 1, Needle Subdivision

SUMMARY: Since 1994, TelAlaska has had a cellular communications tower on a city owned parcel on Haystack Hill along with other communications providers. The site is accessed from Trapper Drive. In 2014 the City Council approved a 20-year lease for TelAlaska's existing 80-foot tower. TelAlaska seeks to replace the existing guyed monopole tower with a self-supporting lattice tower of the same height. Because this is a major alteration and improvement, TelAlaska needs written permission from the City, which is accomplished with Resolution 2022-27. Staff recommends approval.

PREVIOUS COUNCIL ACTION: On September 30, 2014, Council adopted Resolution 2014-78 approving a lease agreement for a term of 20 years between the City and TelAlaska for a portion of Lot 1, Needle Subdivision.

BACKGROUND: The existing lease for TelAlaska's use is for a portion of city owned real estate situated on the Haystack tower site. The current lease spans 20 years beginning in 2014 and will expire in 2034. Currently, there is an 80-foot guyed monopole tower that is not sufficient for the tenant's future needs for co-location.

DISCUSSION: In general, telecommunication companies have found it difficult to locate desired sites for new tower infrastructure in Unalaska. This is due primarily to the limited amount of available real estate that meets optimal network needs for the companies. Presently there are several telecommunication tower projects happening in Unalaska. GCI, OptimERA and TelAlaska are all working to improve their tower infrastructure on new locations throughout the city.

Exhibit A is an image of the existing tower. Exhibit B shows the proposed site plan for the new tower and Exhibit C contains project details. The attachments were provided by TelAlaska. If approved, the existing 80-foot monopole tower will be replaced with a tripod lattice tower that is self-supporting. This tower will be similar to that of the existing GCI tower. Compared to the existing monopole tower, the new tower will have a dramatically smaller footprint because it will be self-supporting and will not need guy wires spread out across a large area in order to balance the tower.

Part 8 of the existing lease addresses future alterations and site work and is quoted below (Lessor is the City and the Lessee is TelAlaska):

8. Alterations and Improvements: Upon receiving written permission from Lessor, Lessee may make alterations, additions and improvements to the Parcel, at Lessee's sole cost and expense. Lessor's consent shall not be unreasonably withheld. Lessee shall remove all improvements and personal property of Lessee from the Parcel at the end of the Lease term and the Parcel shall be restored to the condition prevailing on the effective date of this Lease.

This item is in front of the Council due to the tower being a substantial change to the existing structure of the lot. Typically, small antennas and other tower attachments do not require notification to the city due to being smaller incidental installations. In this case, the tower is the main component on the leased premises.

ALTERNATIVES: Under the terms of the lease, the City may not unreasonably withhold its consent to this modification.

FINANCIAL IMPLICATIONS: None.

LEGAL: Legal Council has plainly stated that this authorization must be considered independent of ongoing lease discussions, and that it would be unethical to use it as leverage in those negotiations. Council may not unreasonably withhold its consent pursuant to the lease.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2022-27.

PROPOSED MOTION: This is a consent agenda item, and unless it is moved by a Council Member to the regular agenda for discussion, will be included in the motion to adopt the consent agenda.

CITY MANAGER COMMENTS: I support staff's recommendation.

ATTACHMENTS:

1. Exhibit A: Image of Current Tower
2. Exhibit B: Site Plan
3. Exhibit C: Project Details

EXHIBIT A
Existing Tower



Exhibit B Site Plan

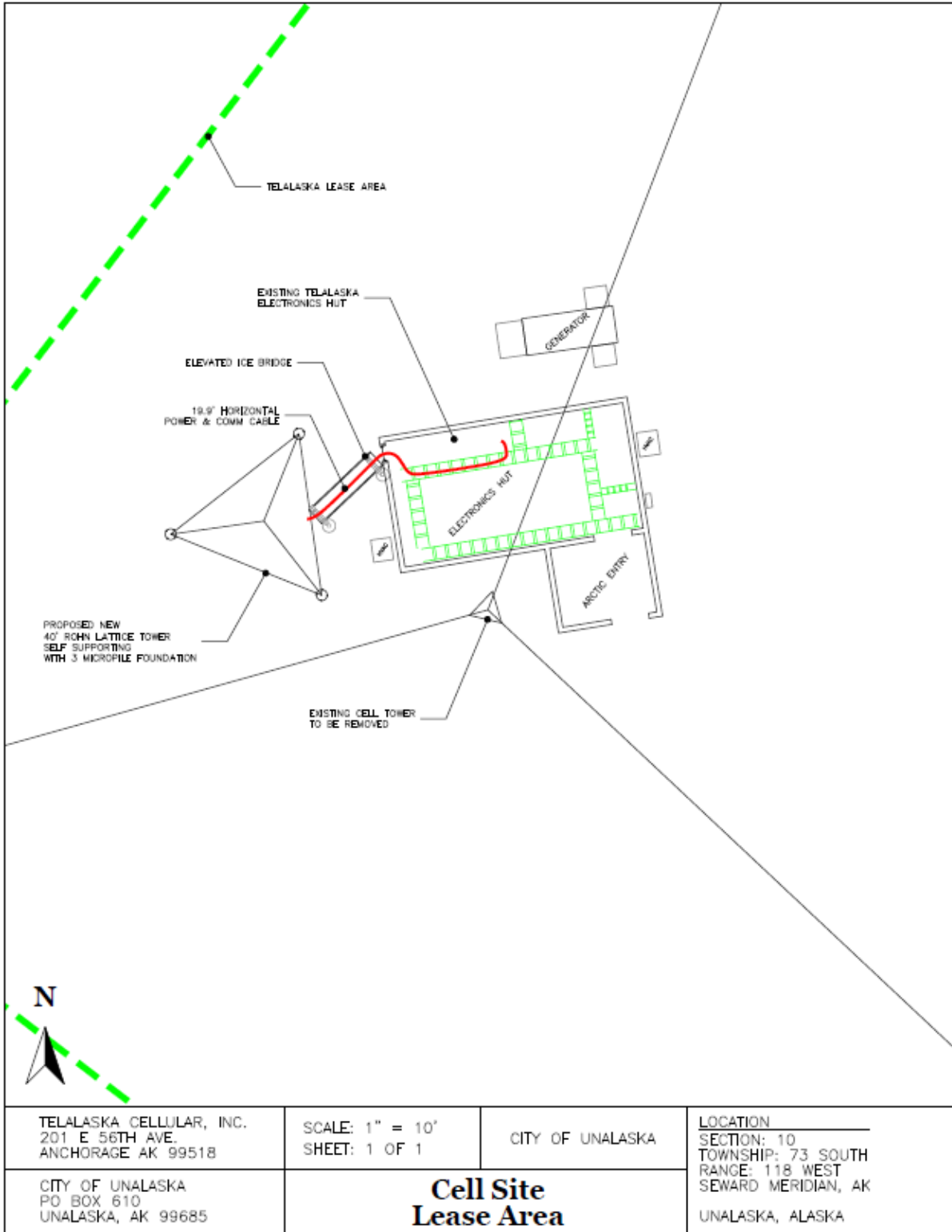
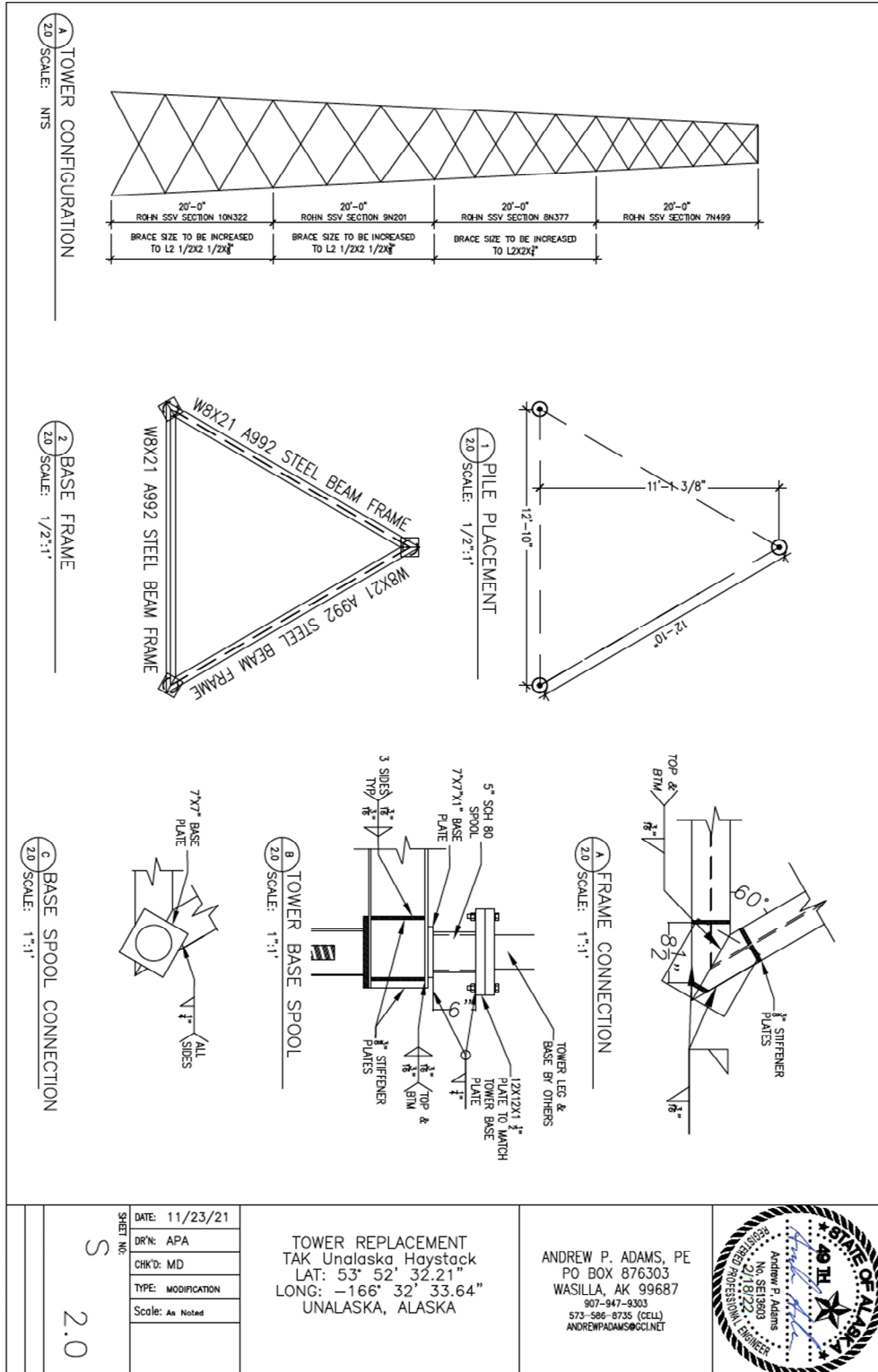


Exhibit C Project Details



DATE:	11/23/21
DR'N:	APA
CHK'D:	MD
TYPE:	MODIFICATION
Scale:	As Noted

TOWER REPLACEMENT
TAK Unalaska Haystack
LAT: 53° 52' 32.21"
LONG: -166° 32' 33.64"
UNALASKA, ALASKA

ANDREW P. ADAMS, PE
PO BOX 876303
WASILLA, AK 99687
907-947-9303
573-586-8735 (CELL)
ANDREWADAMS@GCI.NET



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