

MEMORANDUM

DATE: March 3, 2021

TO: Mayor & City Council
CC: Mercy Rushing, City Manager

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Public Hearing for a Specific Use Permit for the exemption of regulations for wireless communications tower.

Background Information: I have attached the background information and the Application Evaluation as required by the City of Mineola Zoning Ordinance. The Specific Use Permit is for the exemption from regulations of wireless communications towers for Lot 2 Block 294 MEDC Addition. There is also an attached map of the proposed tower site with estimated guy wire locations.

Recommendation: Planning & Zoning recommends approval.

Final Disposition:

To the City of Mineola Planning & Zoning Commission and City Council:

The Mineola Police and Fire Departments currently use a radio tower owned by Sudden Link Communications. The tower is used for radio equipment. Although they do not charge the city a fee to occupy the tower, it is not maintained and is need of work. The city does not want to spend the money to fix a tower that is not owned by the city. The City has offered to purchase the tower and location, however Sudden Link has advised us that they will not sell. They will more than likely demolish the tower as they have done other sites. The city has applied for and has received a grant through ETCOG to build a new radio tower. The property sited for the location is owned by the City of Mineola. It is in the Industrial Park located at the end of Bromberg. The tower is specified to be 400 feet tall in order to keep the same radio coverage area. The City of Mineola Zoning Ordinance limits the tower height to 65 feet. A Specific Use Permit for an exception to the regulations will need to be obtained in order to proceed with the project. Section 6-14 (G) (9) is a list of items used to evaluate the application.

- a. Describe the nature of the antenna site. Indicate whether the proposed structure is a monopole or mounted to a self-supporting structure. Indicate the proposed height;

The structure will be a 400' guyed tower.

- b. Provide photos or drawings of all equipment, structures and antenna;

None available at this time.

- c. Describe why the antenna or tower is necessary;

The tower will hold all of the Mineola police and fire radio equipment. The current location does not belong to the city, needs repair and could be taken out of service at any time.

- d. State the name(s) of the telecommunications providers or other users of the antenna or tower and describe the use to be made by each user;

The City of Mineola will be the primary user initially.

- e. Indicate if this antenna or tower site is to be connected to other sites; and if so, describe how it will be connected and who will be the backhaul provider;

This will not be connected to other sites.

- f. The applicant must address whether or not they have made an effort to co-locate the facilities proposed for this antenna or tower on existing towers or facilities in the same general area. Please identify the location of these existing sites. If yes, please describe in detail these efforts and explain in detail why these existing sites were not feasible. Attach all studies or tests performed which demonstrate why the existing sites will not provide sufficient signal coverage. Provide written documentation from existing sites' owners and/or operators, which confirm the statements provided. Indicate whether or not the existing sites allow or promote co-location and, if not, describe why not;

The only tower with the proper height is north of Mineola across for Wal-Mart. The city previously leased space on this tower however the amount of additional equipment on the tower interfered with our antenna signal. There was also an

access problem for radio technicians. This radio system should be on our own facilities so security can be maintained for the facility.

- g. Indicate whether or not co-location will be allowed to other telecommunications providers at the requested site. If they are not allowed, state every reason and the basis for each reason;

The tower will be engineered to accept additional equipment if needed but because the tower is funded by Federal money, the city would not be able to lease tower space and make money.

- h. If the requested location is in a residential district the applicant must address whether or not they have made an effort to locate the facility in a commercial or industrial district. Please identify the location of these commercial and or industrial district sites. Please describe in detail these efforts and explain in detail why these commercial or industrial district sites were not feasible. Attach all studies or tests performed which demonstrate why the commercial or industrial sites will not provide sufficient signal coverage. Provide written documentation from commercial or industrial district sites' owners and/or operators which confirm the statements provided;

The property is currently zoned Industrial.

- i. Indicate the proposed provider's current coverage area for the City. Attach maps showing the areas the proposed provider's existing antennas currently cover, the areas the applicant's existing sites and other existing sites would cover, and the areas the applicant's existing sites and the requested site would cover.

With the exception of a few "dead spots" because of terrain, etc., this tower will provide coverage for the 127 square mile coverage area for the fire department.

- j. Describe the applicant's master antenna and tower plan for the City. Attach maps and other related documentation. Provide information indicating each phase of the plan.

N/A


- k. Describe the applicant's plan to minimize the number of telecommunications antenna and towers needed to cover the City.

N/A

Wood CAD Web Map

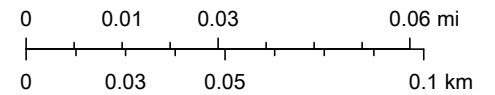


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 Abstracts

 Parcels

1:2,257



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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

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