

**MINUTES**  
**FACILITIES/MANAGEMENT COMMITTEE MEETING**  
**MAY 23, 2011 —5:45 PM**  
**CITY COUNCIL CONFERENCE ROOM—2<sup>ND</sup> FLOOR, CITY HALL**

The Facilities/Management Committee met on Monday, May 23, 2011, at 5:45 p.m. The following members were present:

**Council Members Present: Chairman John Howren**  
**Councilwoman Brenda Craig**  
**Councilman Dave Kirlin**

Chairman Howren welcomed everyone and called the meeting to order. Chairman Howren then recognized Chief Tim Adams, Gastonia Police Department, for staff's presentation.

**ITEM 1: City Hall Security:**

Chief Tim Adams, Gastonia Police Department, presented information requested by Council regarding the implementation of metal detectors for increased security at City Hall public meetings. The metal detectors would primarily be used for after-hour meetings. Chief Adams explained the Garrett PD 6500i metal detector is the most popular detector on the market. The unit would need to be stored when not in use and recalibrated before each meeting. Entrances to City Hall would be closed except for the north entrance where the unit would be placed. This is the most common entrance and would allow a control point to scan citizens entering the building. This entrance is also monitored by a camera. Every attendee would need to pass through the detector, including city employees and council members. The detectors would need to be manned by two sworn police officers while in use. Also, an additional officer would need to be stationed inside the meeting area. The cost of the equipment is approximately \$4,250 per unit, including shipping, and \$250 for setup and training. With approximately 40 meetings held per year in City Hall, the cost for three sworn full-time police officers is about \$30 per hour each, with meetings lasting approximately 4 hours each for an annual cost of \$14,400. Another option would be to use three part-time police officers at \$20 per hour each, for an annual cost of \$9,600. A question was raised about security during normal business hours. Captain Ed Turas explained that other security measures could be implemented which would not impede the public, but would create an increased level of security in City Hall, such as raised desks and pass-throughs that would not detract from the building. Chief Adams stated that police officers assigned to Downtown regularly patrol this area and monitor City Hall.

**Necessary Council Action:**

None at this time, this item was accepted unanimously by the Committee for informational purposes only. The Committee thanked staff for their research and presentation.

**ITEM 2: Cell Tower Lease Agreements:**

Mr. Jim Palenick, City Manager, stated that the City currently has leases for five cell towers. Crown Castle has requested to extend the leases at all five cell towers. The current leases were signed in 1996 or 1997 and have two five-year terms remaining. The requested extension period would be for an additional four five-year renewal terms, for a total of six renewal terms with a final expiration date of 2041 or 2042. Staff has been negotiating with Crown Castle since February, 2011. The new negotiated terms include an increase in base rent and \$2,000 for executing the agreement by June 22,

2011. Also, Crown Castle will pay \$50 within 30 days after full execution of the letter agreements. Rent sharing on collocations will continue at one-half of the monthly rent payable to the City. To extend the leases for the requested time periods will require publishing an upset bid. Modifications to the lease agreements include the following:

- a. **Union Road – City of Gastonia Letter Agreement, 530 Niblick Drive:** On May 1, 2011, the monthly base rent will be \$1,520 per month. On May 1, 2016, the monthly base rent will be \$1,749 per month. On May 1, 2021, the base rent will be \$2,011 per month, yearly CPI increases through April 30, 2041.
- b. **Firestation Letter Agreement, 3811 Gaston Day School Road:** On May 20, 2012, the monthly base rent will be \$1,520 per month. On May 20, 2017, the monthly base rent will be \$1,749 per month. On May 20, 2022, the base rent will be \$2,011 per month, yearly CPI increases through May 19, 2042.
- c. **Robinwood Letter Agreement, 2100 Robinwood Road:** On August 1, 2011, the monthly base rent will be \$2,127 per month. On August 1, 2016, the monthly base rent will be \$2,446 per month. On August 1, 2021, the base rent will be \$2,813 per month; yearly CPI increases through July 31, 2041.
- d. **Hancock Letter Agreement, 210 E. Long Avenue:** On August 30, 2011, the monthly base rent will be \$1,728 per month. On August 30, 2016, the monthly base rent will be \$2,073 per month. On August 30, 2021, the base rent will be \$2,488 per month, yearly CPI increases through August 29, 2041.
- e. **Lyn Haven Letter Agreement, 2031 Echo Lane:** On August 1, 2011, the monthly base rent will be \$1,656 per month. On August 1, 2016, the monthly base rent will be \$1,904 per month. On August 1, 2021, the base rent will be \$2,190 per month, thereafter, yearly CPI increases through July 31, 2041.

**Committee Recommendation:**

The Committee voted unanimously (3-0) to recommend that Full Council accept the Letter Agreements for cell towers as presented.

**Necessary Council Action:**

Accept or reject the Committee recommendation.

**ITEM 3: Other Business:**

**Green Way Cycle Rentals:** Ms. Myra Messer, Housing and Neighborhoods Administrator, advised the Committee that Ms. Sheila Moran is interested in providing a temporary mobile bicycle rental stand that would rent various types of bicycles for use at the Greenway. The stand would be located at the vacant lot at 801 Fern Forest Drive. Ms. Messer stated as soon as additional information becomes available, the Committee will be notified.

**Necessary Council Action:**

No action is necessary at this time. A Committee meeting will be scheduled when further information becomes available.

With no other business, the meeting was adjourned at 6:30 p.m.