

RESOLUTION # 14-101

**RESOLUTION AUTHORIZING ISSUANCE FOR REQUEST FOR
BIDS FOR LEASE OF ALL OR A PORTION OF 249 LEONA COURT
FOR THE PURPOSE OF CONSTRUCTION OF A CELL TOWER**

WHEREAS, the City of Woodbury owns property commonly known as 249 Leona Court, being Block 33, Lot 33; and

WHEREAS, Mayor and Council of the City of Woodbury have determined that the lease of a portion of the property for use as a cellular telecommunication tower upon which the City may co-locate its police, fire and emergency management communications equipment will promote cellular telecommunication for City residents and visitors and will provide the opportunity for enhanced upgrades to the City's Police, Fire and Emergency Management communications capacity; and

WHEREAS, such lease is governed by the Local Lands and Buildings Law requiring a public bidding process;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Woodbury, County of Gloucester and State of New Jersey that

1. The City Administrator is hereby authorized to solicit bids for the lease all or a portion of 249 Leona Court, being Block 33, Lot 33.
2. The City reserves the right to reject any and all bids and waive any informality and any bid received; and
3. All lease proposals shall be for an initial period of five years with four optional five-year extensions.

4. The City will reject any bid with an offer price of rental less than \$2,000 per month with an annual increase of three (3%) percent.

5. The successful bidder will be required to construct an 80 foot extendable stealth tree pole and all associated facilities, improvements, structures, access and landscaping, the design of which must be agreed to by the City.

6. The lease shall require co-location by other telecommunication providers. The tower shall be constructed to provide for at least one co-locator and as many additional co-locators as space and engineering permit.

7. Said lease shall provide that the successful bidder shall pay to the City of Woodbury a minimum of forty (40%) percent of all rents received from all co-locators for pole and ground rent.

8. The lease shall provide that the City of Woodbury shall be permitted to place police, fire or other emergency communications equipment on the tower with any associated necessary ground improvements.

9. The successful bidders shall be responsible for obtaining at their cost all necessary federal, state and local approvals and/or reviews.

10. The award of the lease shall be subject to the approval of the Woodbury City Council.

11. The Woodbury City Council after completion of the bidding may accept the highest bid or all of the bids may be rejected in the City's sole discretion.

12. The award of the lease shall be conditioned upon execution of a lease agreement satisfactory to the Woodbury City Council.

ADOPTED at a regular meeting of the Mayor and City Council of the City of Woodbury
on May 27, 2014.

CITY OF WOODBURY

By:



DAVID TROVATO

President Pro Tempore of Council

ATTEST:



ROY A. DUFFIELD, Clerk