

**ACTION ITEM  
BOARD OF SUPERVISORS**

**DATE:** June 15, 2010

**TO:** Board of Supervisors

**FROM:** Charles E. Jett, Sheriff 

**ISSUE:** Authorize County Administrator to Enter Into a Separate Lease Agreement with the Identified Tower Company and/or Owner to Facilitate the Public Safety Radio Communications System

**STAFF RECOMMENDATION:** Approval

**BUDGET IMPACT:** \$4,750 per month


**TIME SENSITIVITY:** Workers must be on-site no later than 7/1/10

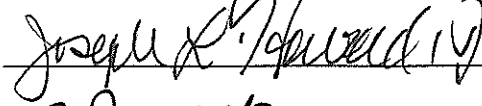
**ATTACHMENTS:** (2)

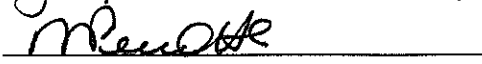
[1] Background Report [2] Reso/Ord/Proc # R10-193

[ ] [ ] Reso/Ord/Proc #

[ ] [ ] Reso/Ord/Proc #

**REVIEW:** [X] County Administrator's Office 

[X] County Attorney 

[X] Finance & Budget 

- [X] Consent Agenda [ ] Other Business [ ] Public Hearing
- [ ] Discussion Item [ ] Presentation [ ] Unfinished Business
- [ ] New Business

**PRESENTATION BY:** N/A

**ELECTION DISTRICT:** Aquia

## **BACKGROUND REPORT**

County staff has been working on the implementation of Stafford County's public safety radio communications system, designed to improve critical communications for first responders. The critical integration of this system is designed to provide adequate radio coverage through portable radio communications. In addition, the system is designed to eliminate the following problems:

- Coverage problems in some areas of the County (particularly in Falmouth, in the southern end of the County along Kings Highway, and in the Aquia and Potomac Creek areas). Additional pockets of inadequate coverage exist in many areas throughout the County due to terrain. First Responders are unable to communicate among each other or directly with the Emergency Communications Center.
- Non-existent in-building coverage for portable radios inside numerous buildings. This prevents First Responders inside a building to communicate with others outside of the building and vice versa.
- Unsecure radio transmissions leads to officers being placed in jeopardy by criminals who use scanners to monitor operational communications.
- Old and unreliable radio equipment leads to unpredictable system reliability and performance.
- Over-crowded radio channels during peak periods prevent necessary communications during concurrent critical incidents.
- Inability to communicate with other state and local agencies, thereby preventing required interoperability.

In 2000, the County began a process which included contracting RCC Consultants to perform a needs analysis to improve the County's communications system and infrastructure. Taking into consideration the age of the old infrastructure and rapidly changing radio and data communications technology, short and long range plans for public safety communications were developed specifically for Stafford County. Findings of the consultant included a recommendation to move from an analog conventional radio system to a digital, simulcast, trunked system, thereby providing spectrum efficiency, communications security, increased inter- and intraoperability, and elimination of interference which has plagued Stafford County for many years.

Numerous tower sites were analyzed as a part of the engineering effort for the 700 MHz Public Safety Radio System. Thirteen (13) sites were identified through a review of the County's geography and topography to ensure system coverage compliance. Of these thirteen (13) sites, the Thorny Point site is the final site for which a lease must be executed to provide for co-location of the County's equipment to facilitate coverage in the southeastern area of the County.

The Motorola contractual Statement of Work (SOW) describes the deliverables and defines the responsibilities for all parties to the project. One of the primary and critical County functions is the execution of site lease/ownership contract with the property owner including any access and utility easements to the property.

Lease acquisition for this particular site, Thorny Point, has been a challenge. This was initially proposed to ensure adequate coverage throughout Stafford County as required by the County's Request for Proposal and several options have been considered to provide this coverage. They include:

- a. Thorny Point Site: \$4,750/month. This price is lower than the original asking price of \$6,500/month. The FY11 cost is included in the project budget.
- b. Jones Site
- c. Lambert Site: Located just off Courthouse Road, this site would require the establishment of an easement on the property *and* the construction of a new tower site on the property.
- d. Brooke Vol. Fire Department Property.

Options "b," "c," and "d" would require the planning, zoning and eventual construction of a telecommunications tower. These options, based upon preliminary engineering data, would require towers of at least 200 ft. and as much as 350 feet.

Staff investigated building a new tower. This delay would require the County to incur additional costs. The system would have to be temporarily modified in order to provide connectivity to the two sites which provide the path to Thorny Point. This equipment would require a one-time purchase of additional infrastructure and would not be needed or useable to Stafford County once a tower is constructed and the permanent system is implemented. Afterwards, there would be very little, if any, value in the equipment after its use by the County. Therefore, this option provides no significant savings to the County.

After a review of the options, staff is recommending option "a" for several reasons:

1. Prevents the construction of a new telecommunications tower
2. Prevents the expenditure of additional funds to the project for
  - a. System design modifications to accommodate the system microwave loop while construction of a tower can occur;
  - b. System implementation costs as this would extend the project schedule beyond the contract timetable; and

- c. Additional costs associated with the lease of ground space on private property.

As a result of its efforts, the project team recommends that the Board authorize the County Administrator to enter into a lease with 314 Associates at the Thorny Point site pursuant to the negotiated terms in order to provide for the County's public safety radio communications system.

PROPOSED

BOARD OF SUPERVISORS  
COUNTY OF STAFFORD  
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 15<sup>th</sup> day of June, 2010:

MEMBERS:

Mark Dudenhefer, Chairman  
Paul V. Milde III, Vice Chairman  
Harry E. Crisp II  
Gary F. Snellings  
Cord A. Sterling  
Susan B. Stimpson  
Robert "Bob" Woodson

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT WITH 314 ASSOCIATES AND/OR OWNER TO FACILITATE PUBLIC SAFETY RADIO COMMUNICATIONS SYSTEM.

WHEREAS, Stafford County is in the implementation and construction phase of its public safety radio communications system as authorized by Resolution R07-487 and subsequent contract between Motorola and the County of Stafford dated December 6, 2007; and

WHEREAS, as part of this public safety radio communications system, the need exists to co-locate its infrastructure on existing 'approved for construction' or existing towers throughout Stafford County; and

WHEREAS, Stafford County has negotiated a lease agreement with 314 Associates, to co-locate its public safety radio system infrastructure on the existing tower and on the ground in and around the tower located at 220 Thorny Point Road, Stafford, VA.;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15<sup>th</sup> day of June, 2010, that it be and hereby does authorize the County Administrator to enter into a lease agreement with 314 Associates and/or owner to facilitate the public safety radio communications installation.