



Telecommunications Site License Agreement Program

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OVERVIEW

- Need Board approval for restructured Telecommunications Site License Agreement form and updated fee schedule.
- Current program consists of one Master License (provider) and subsequent Site Licenses (sites).
- New program has one Site License Agreement per site.
- New program has updated fees to be more in line with modern industry rates.

HISTORY

- 9/10/1997 - Master License Agreement for telecommunication service providers approved by the Board (U-9288)
 - Five year term with three renewals (20 years)
- 2/27/2019 - Board approved extension of MLAs until December 31, 2021 (U-11061)
 - Many agreements had expired or were about to
 - Allowed time for review and restructure of Site License Agreements and fees

● ● ● REASONS FOR UPDATE

- Outdated terminology
 - Technology changed
 - Technical Standards changed
 - City Terms & Conditions changed
- Outdated fee structure
 - Flat fee
 - No consistent application
- Better meet the needs of TPU
 - Ex: Emergency contact info
 - Easier to accommodate transfers or mergers

● ● ● PART OF JOINT USE PROGRAM?

- The Joint Use Pole Attachment Program and the Telecommunications Site License Agreement Program are governed by different FCC regulations
 - Joint Use Program = Small Cell
 - Pole top attachments (mostly local)
 - Telecom Program = Large Cell
 - Antenna arrays on structures and communications towers (some rural)

LICENSE FEES

- Fees were not regularly adjusted throughout the years, and fell well behind industry standard
- Listing the fees clearly in the Site License Agreement will benefit telecom providers and ensure consistency
- With the help of a consultant, we compared fees to national rates, West Coast rates, and regional rates

LICENSE FEES

- Published Rate Comparisons:
 - California Department of General Services
 - Oregon Department of Transportation / Wireless Communications Section
 - Washington Department of Natural Resources
- Unpublished Rate Comparisons
 - Consultant knowledge from previous work
 - Phone interviews by consultant

LICENSE FEES

- Most published rates are structured very differently from one another
- Proposed new fee structure most closely matches mid-level fees for California Department of General Services
 - Lower rack rates but higher antenna rates than Oregon DOT
 - Higher rates than Washington DNR
 - Annual escalation rate lowered to match published rates (4.45% to 3%)

WHAT WILL FEES LOOK LIKE?

- The new fee structure is calculated based on the number of attachments and the amount of ground space used.

Annual Fees						
Colocation						
Antennas						
Non-dish:						
	Up to 10' in vertical length					\$3,000
	Over 10' in vertical length					\$3,600
	Panel					\$3,600
Dish:						
	2' diameter					\$500
	3' diameter					\$1,125
	4' diameter					\$2,000
	6' diameter					\$4,500
	8' diameter					\$8,000
Antenna Placement						
	Discount for placement in lower 2/3s of tower					33%
	Discount for Antennas on Rural Sites					25%
Rack Space						
	Per rack (WxDxH: 2'x2'x7')					\$7,200
Ground Facilities Annual Fee						
	Macrosite					\$40,000
	Minisite					\$37,000
	Microsite					\$29,600
	Macrosite Rural Discount					25%
	Minisite Rural Discount					25%
	Microsite Rural Discount					25%
	Public Entity (Government)Discount					50%

••• HOW DOES THIS AFFECT FEES?

- Most agreements will see fee increase
 - Avg. increase of ~\$38,000/yr.
 - Highest increase ~ \$50,000/yr.
 - Increases will be between 42% and 160%
- Some agreements will see fee decrease
 - Avg. decrease of ~\$7,500/yr.
 - Highest decrease ~\$22,000/yr.
 - Decreases will be between 3% and 67%

PLAN GOING FORWARD

- Board Approval (Feb 2021)
- Work with telecom companies to verify equipment on site
- Update license agreements prior to expiration of current agreements
- Complete development of program document repository
- Complete process documentation