

# Issue Analysis Form



**Date:** February 28, 2023

**Item:** Resolution – Verizon Wireless Lease Amendment for Courthouse Water Tank

**Lead Department(s):** Engineering & Utilities

**Contact Person(s):** Frank Haltom

## Description and Current Status

Verizon Wireless entered into a Lease agreement with the County to place their equipment on the Courthouse water tank in July, 2018. Upon the County performing maintenance on the tower, this equipment must be relocated to allow better access for Utility's staff and contractors to the top of the tank. The lease agreement identifies the location of equipment on the tower. Therefore, the lease agreement must be amended to identify the new location of the equipment.

Exhibit A identifies the location of the equipment on the tank and on the property. The only change is on page 4 of 6 of Exhibit A. The previous page 4 will be replaced with a new page 4.

Sample Motion: I move the Board adopt a resolution approving the first amendment to the lease agreement.

## Government Path

- |  |   |  |
|--|---|--|
| Does this require IDA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does this require BZA action?                  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does This require Planning Commission Action?  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| Does this require Board of Supervisors action? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| Does this require a public hearing?            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
- If so, before what date?

## Fiscal Impact Statement

None.

## County Impact

None.

## Notes

Board of Supervisors  
County of Prince George, Virginia

Resolution

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia, this 28<sup>th</sup> day of February, 2023:

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Present:

Vote:

Donald Hunter, Chairman  
T. J. Webb, Vice-Chairman  
Floyd M. Brown, Jr.  
Alan R. Carmichael  
Marlene J. Waymack

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A-1

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, which carried unanimously, the following Resolution was adopted:

**RESOLUTION: APPROVAL OF LEASE AGREEMENT AMENDMENT WITH PETERSBURG CELLULAR PARTNERSHIP D/B/A VERIZON WIRELESS FOR A SPACE ON THE WATER TANK LOCATED ON SAWMILL ROAD**

WHEREAS, the County approved a lease agreement dated July 10, 2018 to Petersburg Cellular Partnership d/b/a Verizon Wireless, for space on the water tank located on Sawmill Road, Tax Map 230(0A)00-041-C; and

WHEREAS, an amendment is required to identify the new location of the Verizon Wireless equipment to address the accessibility of the tank.

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors of the County of Prince George this 28<sup>th</sup> day of February, 2023, hereby approve the First Amendment to the Lease Agreement.

A Copy Teste:

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Jeffrey D. Stoke  
County Administrator

## FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (the "First Amendment") is made and shall be effective, as of the last date of the signatures below ("Effective Date"), between the PRINCE GEORGE COUNTY, VIRGINIA, a political subdivision of the common wealth of Virginia ("Lessor") and PETERSBURG CELLULAR PARTNERSHIP d/b/a Verizon Wireless ("Lessee"). Lessor and Lessee (or their predecessors in interest) entered into that certain Lease Agreement dated July 10, 2018, as may have been previously amended and/or assigned (the "Lease"), pursuant to which Lessee is leasing from Lessor a portion of that certain property located at 6310 Sawmill Road, in the City of Prince George, County of Prince George, State of Virginia, as more particularly described in the Lease. Lessor and Lessee may be referenced in this First Amendment individually as a "Party" or collectively as the "Parties."

In consideration of the mutual covenants and promises contained in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to amend the Lease as follows:

1. Lessee shall be allowed to make the equipment additions or removals necessary to configure Lessee's equipment as shown on Exhibit A-1, attached hereto. For all purposes under the Lease as amended hereby, the descriptions and specifications of Lessee's equipment set forth in the Lease, including, without limitation, any equipment descriptions and specifications with respect to Lessee's equipment set forth in any schedules, exhibits or attachments to the Lease, are hereby deleted and replaced with the specifications of Lessee's equipment described in Exhibit A-1, attached hereto.
2. Unless otherwise provided herein, all defined terms shall have the same meaning as ascribed to such terms in the Lease.
3. In the event of any conflict or inconsistency between the terms of this First Amendment and the Lease, the terms of this First Amendment shall govern and control.
4. Except as otherwise provided for in this First Amendment, the Lease shall remain in full force and effect in accordance with the original terms of the Lease.

[SIGNATURE PAGE TO FOLLOW]



Tenant Site Name: West Prince George  
Tenant Location #: 5000117716

LESSEE:

Petersburg Cellular Partnership  
d/b/a Verizon Wireless  
By Cellco Partnership, Its General Partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant Site Name: West Prince George  
Tenant Location #: 5000117716

## Exhibit A-1

EXHIBIT A  
(PAGE 1 OF 6)

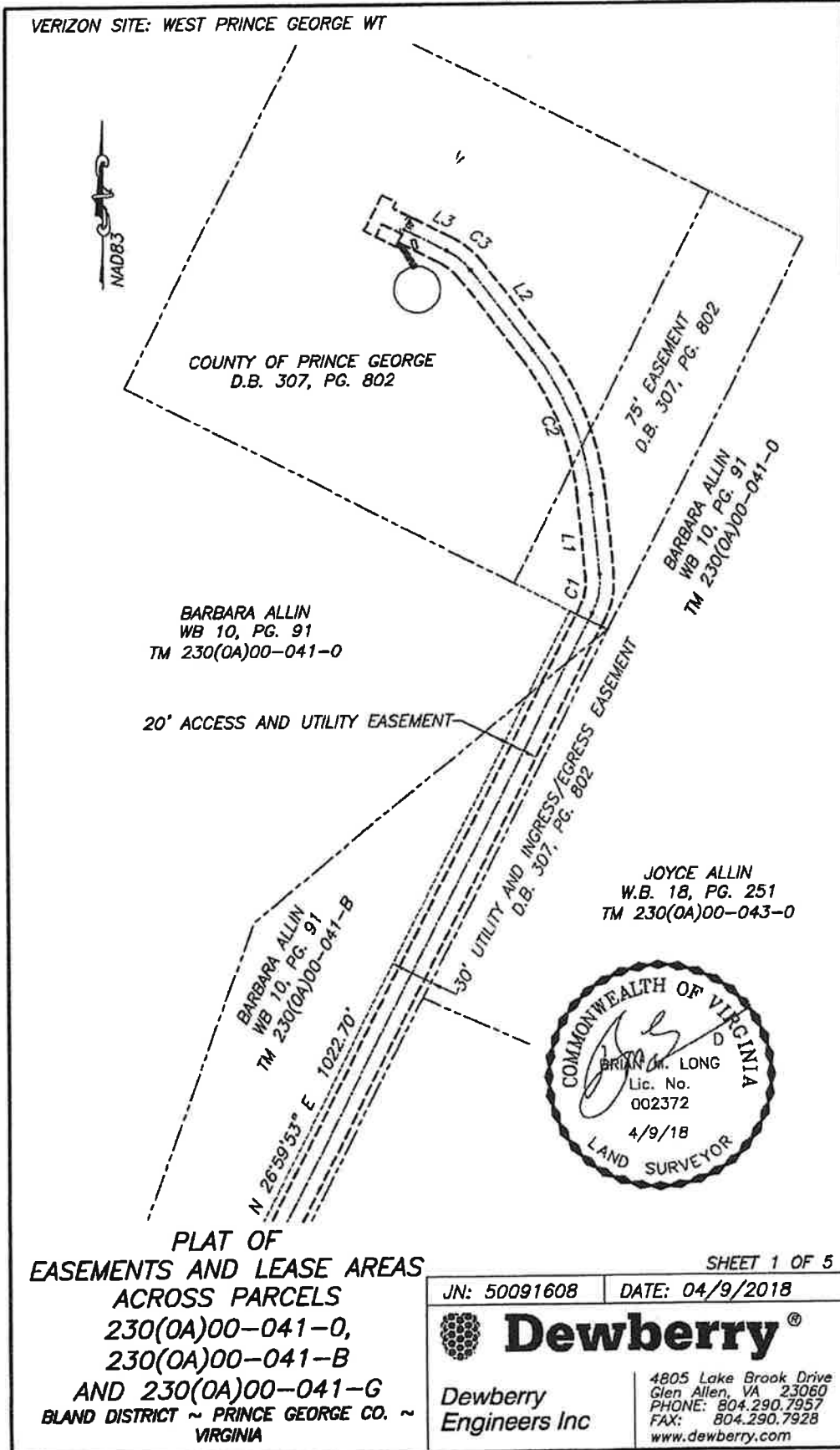
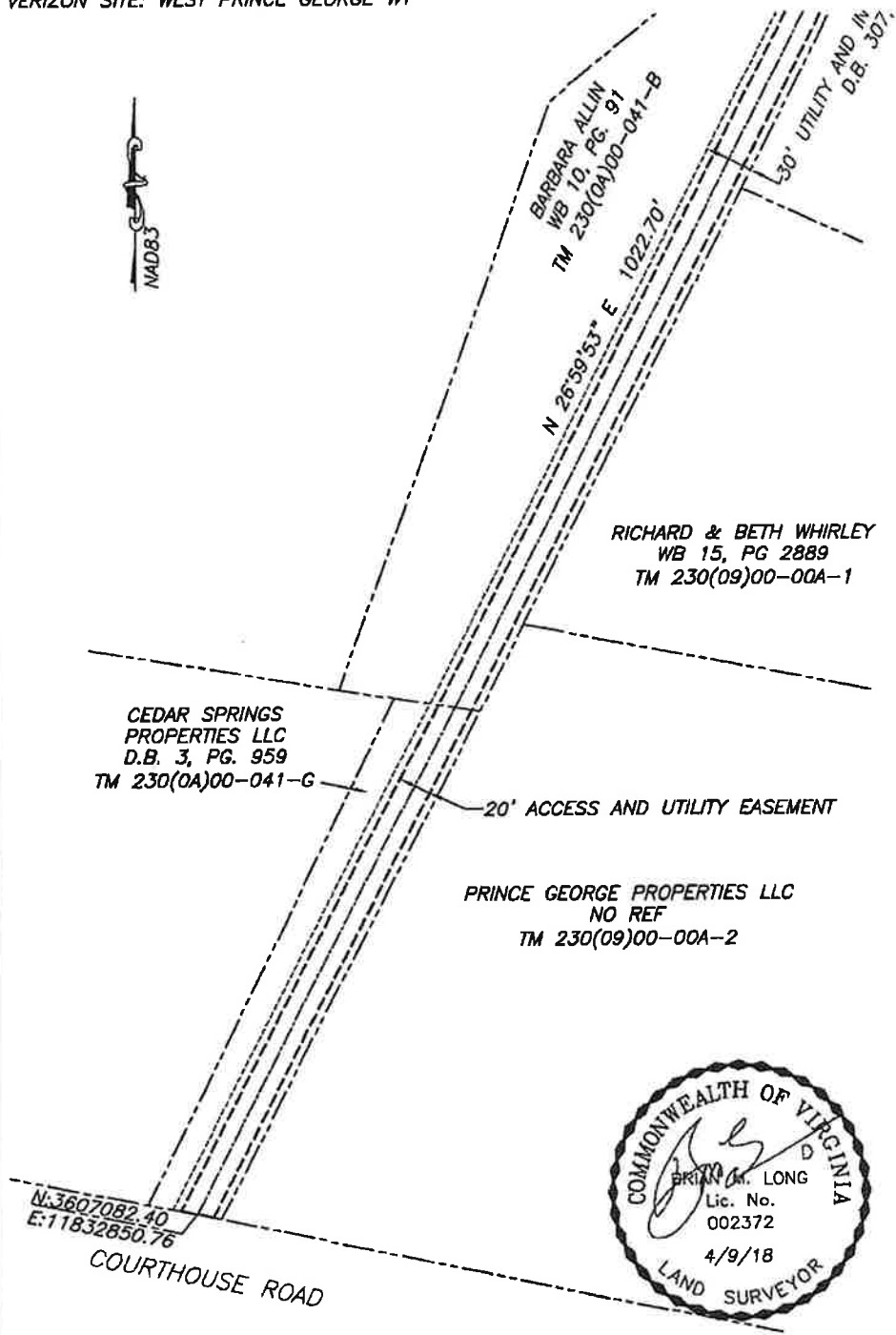


EXHIBIT A  
(PAGE 2 OF 6)

VERIZON SITE: WEST PRINCE GEORGE WT



PLAT OF  
EASEMENTS AND LEASE AREAS  
ACROSS PARCELS  
230(0A)00-041-0,  
230(0A)00-041-B  
AND 230(0A)00-041-G  
BLAND DISTRICT ~ PRINCE GEORGE CO. ~  
VIRGINIA

SHEET 2 OF 5


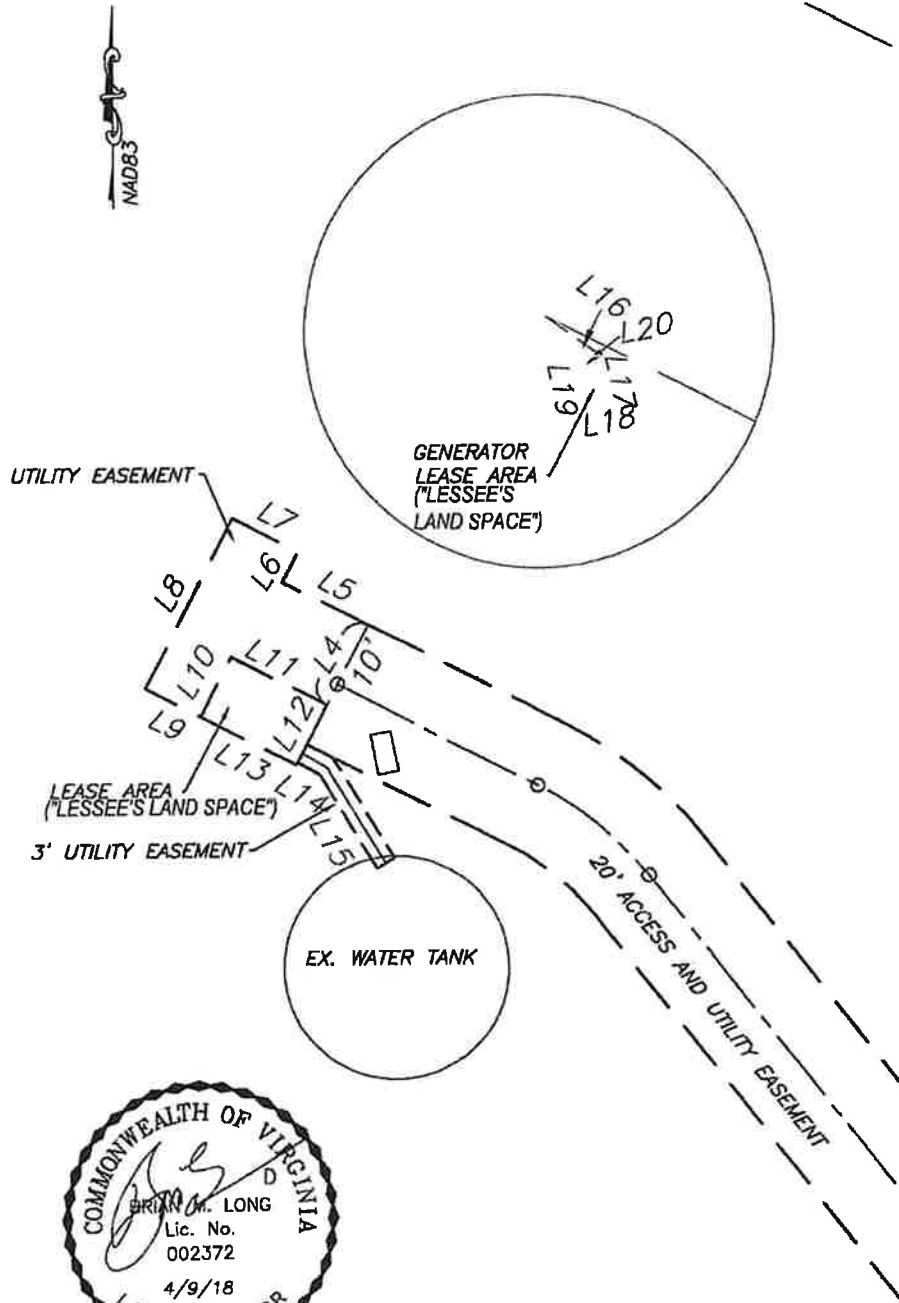
JN: 50091608	DATE: 04/9/2018
 <b>Dewberry</b> <sup>®</sup>	
Dewberry Engineers Inc	
4805 Lake Brook Drive Glen Allen, VA 23060 PHONE: 804.290.7957 FAX: 804.290.7928 <a href="http://www.dewberry.com">www.dewberry.com</a>	



EXHIBIT A  
(PAGE 3 OF 6)

VERIZON SITE: WEST PRINCE GEORGE WT



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230(OA)00-041-B  
AND 230(OA)00-041-G  
BLAND DISTRICT ~ PRINCE GEORGE CO. ~  
VIRGINIA

SHEET 3 OF 5

JN: 50091608      DATE: 04/9/2018



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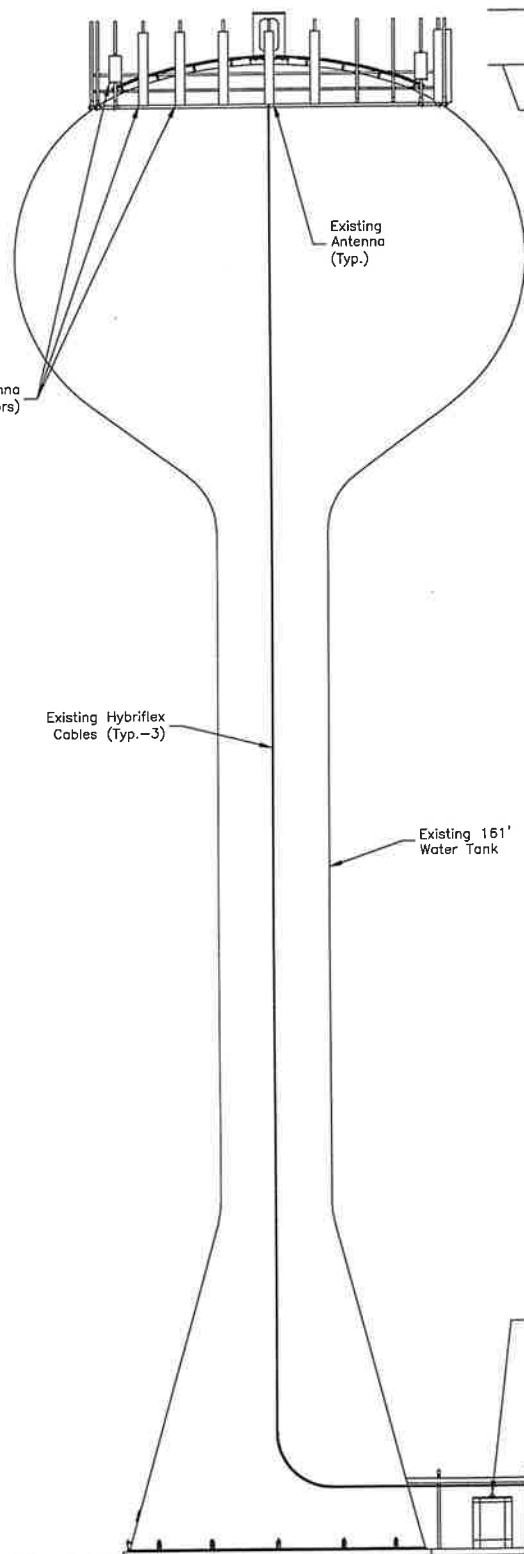
LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

Overall Height  
Elev. = 167' ± A.G.L.

C.L. Of Existing Antennas  
Elev. = 161' ± A.G.L.

Structure Height  
Elev. = 161' ± A.G.L.

Relocated Verizon Wireless Antenna  
(Typ.-3/Sector, Total of 3 Sectors)



Existing Antenna  
(Typ.)

Existing Hybriflex  
Cables (Typ.-3)

Existing 161'  
Water Tank

Existing Verizon  
Wireless Generator On  
4'x8' Concrete Pad

Existing 10'x16'  
Shelter

**ELEVATION**  
SCALE: 1"=20'



1



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SUBMITTALS		
REV	DATE	BY
A	01/16/23	MKW

**PROJECT:**  
WEST PRINCE GEORGE

**ADDRESS:**  
6310 SAWMILL ROAD  
PRINCE GEORGE, VA 23875

**SHEET TITLE:**  
ELEVATION

PROJECT NO. 50132615

**SHEET NO.**  
**LE-3**

EXHIBIT A  
(PAGE 5 OF 6)

VERIZON SITE: WEST PRINCE GEORGE WT

*20' Access and Utility Easement*

*Beginning at a point on the north line of Courthouse Road, said point having a NAD83 coordinate of N: 3607082.40 E:11832850.76;*

*Thence along the centerline of a 20' Access and Utility Easement N 26°59'53" E a distance of 1022.70';*

*Thence with a curve turning to the left with an arc length of 28.60', with a radius of 50.00', with a chord bearing of N 10°36'44" E, with a chord length of 28.21';*

*Thence N 05°46'24" W a distance of 56.83';*

*Thence with a curve turning to the left with an arc length of 112.51', with a radius of 200.00', with a chord bearing of N 21°53'20" W, with a chord length of 111.03';*

*Thence N 38°00'15" W a distance of 71.73';*

*Thence with a curve turning to the left with an arc length of 21.69', with a radius of 50.00', with a chord bearing of N 50°25'59" W, with a chord length of 21.52';*

*Thence N 62°51'42" W a distance of 33.33" to the end of said easement.*

*Utility Easement*

*Beginning at the end of the 20' Access and Utility Easement centerline;*

*Thence S 27°08'18" W a distance of 3.43';*

*Thence N 62°51'42" W a distance of 16.00';*

*Thence S 27°08'18" W a distance of 10.00';*

*Thence N 62°51'42" W a distance of 9.25';*

*Thence N 27°08'18" E a distance of 28.50';*

*Thence S 62°51'42" E a distance of 11.00';*

*Thence S 27°08'18" W a distance of 5.07';*

*Thence S 62°51'42" E a distance of 14.25';*

*Thence S 27°08'18" W a distance of 10.00' to the point of beginning.*

*Lease Area ("LESSEE'S LAND SPACE")*

*Commencing at the end of the 20' Access and Utility Easement centerline;*

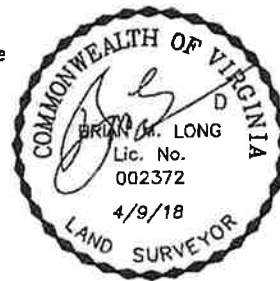
*Thence S 27°08'18" W a distance of 3.43' to the point-of-beginning;*

*Thence S 27°08'18" W a distance of 10.00';*

*Thence N 62°51'42" W a distance of 16.00';*

*Thence N 27°08'18" E a distance of 10.00';*

*Thence S 62°51'42" E a distance of 16.00' to the point of beginning and containing 160 square feet.*



**PLAT OF  
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ACROSS PARCELS  
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AND 230(OA)00-041-G  
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VIRGINIA**

SHEET 4 OF 5

JN: 50091608

DATE: 04/9/2018



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**EXHIBIT A  
(PAGE 6 OF 6)**

VERIZON SITE: WEST PRINCE GEORGE WT

**3' Utility Easement**

Commencing at the end of the 20' Access and Utility Easement centerline;  
 Thence S 27°08'18" W a distance of 11.50' to the point of beginning;;  
 Thence along the centerline S 59°57'02" E a distance of 4.30';  
 Thence S 30°55'37" E a distance of 16.74" to the end of said easement.

**Generator Lease Area ("LESSEE'S LAND SPACE")**

Commencing at the end of the 20' Access and Utility Easement centerline  
 Thence S 53°54'49" E a distance of 10.13' to the point of beginning;  
 Thence S 11°31'10" E a distance of 8.00';  
 Thence S 78°28'50" W a distance of 4.00';  
 Thence N 11°31'10" W a distance of 8.00';  
 Thence N 78°28'50" E a distance of 4.00' to the point-of-beginning and containing 32 square feet.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.60'	50.00'	32°46'17"	N 10°36'44" E	28.21'
C2	112.51'	200.00'	32°13'51"	N 21°53'20" W	111.03'
C3	21.69'	50.00'	24°51'27"	N 50°25'59" W	21.52'

LINE	BEARING	DISTANCE
L1	N 05°46'24" W	56.83'
L2	N 38°00'15" W	71.73'
L3	N 62°51'42" W	33.33'
L4	S 27°08'18" W	13.43'
L5	S 62°51'42" E	14.25'
L6	S 27°08'18" W	5.07'
L7	S 62°51'42" E	11.00'
L8	N 27°08'18" E	28.50'
L9	N 62°51'42" W	9.25'
L10	N 27°08'18" E	10.00'
L11	S 62°51'42" E	16.00'
L12	S 27°08'18" W	9.97'
L13	N 62°51'42" W	16.00'
L14	S 59°57'02" E	4.30'
L15	S 30°55'37" E	16.74'
L16	S 53°54'49" E	10.13'
L17	S 11°31'10" E	8.00'
L18	S 78°28'50" W	4.00'
L19	N 11°31'10" W	8.00'
L20	N 78°28'50" E	4.00'



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