

AGENDA
VILLAGE OF DEERFIELD
CABLE & TELECOMMUNICATIONS COMMISSION

Tuesday, February 11, 2025
7:00 PM
Village Hall Community Conference Room

- I. CALL TO ORDER 7:00 PM
- II. APPROVAL OF MINUTES
 - A. July 19, 2022
- III. PUBLIC COMMENT
- IV. COMCAST UPDATE – Frank Duel, Senior Manager of Government Affairs
- V. COMCAST FRANCHISE FEE REVIEW
- VI. LEASE CONTRACT & REVENUE REVIEW
- VII. ZION WOODS CELLULAR SERVICE REQUEST
- VIII. 5G TECHNOLOGY UPDATE – GREG LAPIN
- IX. OTHER ITEMS FOR DISCUSSION
- X. ADJOURNMENT

DRAFT MEETING MINUTES
CABLE AND TELECOMMUNICATIONS COMMISSION
July 19, 2022

The Cable and Telecommunications Commission met in the Community Conference Room of the Village Hall at 7:00 p.m. on Tuesday, July 19, 2022. In attendance were:

Present:

Steven Robinson, Chair
Alan Barasky
Paul Davidson
Greg Lapin
Adam Simon
Ken Urbaszewski

Absent:

JR Bailey
John Chaput
Neil Charak

Also Present:

Justin Keenan, Assistant to the Village Manager

Chairman Robinson called the meeting to order at 7:00 p.m.

Approval of the Minutes

Commissioner Lapin made a motion to approve the minutes of May 3, 2022. Commissioner Simon seconded the motion. The motion was approved unanimously.

Public Comment

There was no one present for public comment.

Northshore Gas Licensing Agreement

Mr. Keenan informed the Commission that after receiving guidance at the previous CTC meeting, the Village Attorney prepared a draft licensing agreement. The licensing agreement includes the following terms that were recommended by the CTC and accepted by WEC Energy Group:

- Lease term of 40 years
- One-time signing bonus of \$5,000
- Annual rent of \$30,000
- Annual rent increase of 3%

In addition, the agreement does not allow WEC to lease space on their monopole to telecommunication companies.

The Commission discussed the language of the agreement and noted scrivener's errors on pages 3 and 4 of the agreement. Mr. Keenan noted that he would reach out to the Village Attorney to

make the corrections before sending the draft agreement to WEC for their approval. One approved by WEC, Mr. Keenan will bring the agreement to the Village Board for final approval.

Commissioner Simon made a motion to recommend the licensing agreement with WEC Business Solutions LLC. to the Village Board subject to fixing the scrivener's errors and Commissioner Davidson seconded:

The motion was approved by the following roll call vote:

Ayes: Robinson, Barasky, Davidson, Lapin, Simon, Urbaszewski (6)

Nays: None

Crown Castle Monopole Audit

Liaison Keenan informed that Commission that he has been working with Crown Castle to obtain a correct audit. The first audit report submitted was inaccurate based on the Village's contract. Once Crown Castle submits a correct audit, he will send it to the Commissioners.

Other Items for Discussion

None

Adjournment

Commissioner Simon made a motion to adjourn. The motion was seconded by Commissioner Barasky. The motion was unanimously approved. The meeting was adjourned at 7:51 PM.

Respectfully submitted,
Justin Keenan
Assistant to the Village Manager

2020 - 2024 Franchise Fees

Date Paid	Period	Comcast	Direct TV	Illinois Bell	Total
11/11/2024	Q3 2024	87,301.67			87,301.67
11/01/2024	Q3 2024		7,627.05		7,627.05
08/09/2024	Q2 2024	90,197.18			90,197.18
07/29/2024	Q2 2024		8,606.77		8,606.77
05/09/2024	Q1 2024	92,024.65			92,024.65
05/07/2024	Q1 2024		8,834.54		8,834.54
02/12/2024	Q4 2023	95,191.24			95,191.24
01/30/2024	Q4 2023		9,509.72		9,509.72
Total 2024		364,714.74	34,578.08	-	399,292.82
11/06/2023	Q3 2023	95,355.20			95,355.20
10/31/2023	Q3 2023		9,473.14		9,473.14
08/07/2023	Q2 2023	96,769.49			96,769.49
07/27/2023	Q2 2023		10,040.03		10,040.03
05/09/2023	Q1 2023	97,268.66			97,268.66
04/26/2023	Q1 2023		10,632.60		10,632.60
02/08/2023	Q4 2022	98,812.88			98,812.88
01/27/2023	Q4 2022		10,886.40		10,886.40
Total 2023		388,206.23	41,032.17	-	429,238.40
11/08/2022	Q3 2022	98,288.37			98,288.37
10/31/2022	Q3 2022		11,061.42		11,061.42
08/17/2022	Q2 2022	99,836.00			99,836.00
07/25/2022	Q2 2022		11,706.54		11,706.54
05/10/2022	Q1 2022	99,069.60			99,069.60
04/25/2022	Q1 2022		12,002.94		12,002.94
02/09/2022	Q4 2021	96,628.73			96,628.73
01/31/2022	Q4 2021		12,801.42		12,801.42
Total 2022		393,822.70	47,572.32	-	441,395.02
11/08/2021	Q3 2021	96,521.30			96,521.30
10/25/2021	Q3 2021		12,952.14		12,952.14
08/09/2021	Q2 2021	95,970.19			95,970.19
07/27/2021	Q2 2021			13,658.58	13,658.58
05/07/2021	Q1 2021	94,819.90			94,819.90
04/27/2021	Q1 2021			13,642.26	13,642.26
02/12/2021	Q4 2020	90,441.20			90,441.20
01/27/2021	Q4 2020			14,836.09	14,836.09
Total 2021		377,752.59	12,952.14	42,136.93	432,841.66
11/10/2020	Q3 2020	90,897.92			90,897.92
10/26/2020	Q3 2020			14,771.65	14,771.65
08/10/2020	Q2 2020			16,177.44	16,177.44
08/10/2020	Q2 2020	88,148.43			88,148.43
05/08/2020	Q1 2020	91,202.38			91,202.38
04/28/2020	Q1 2020			16,226.22	16,226.22
02/10/2020	Q4 2019	92,627.95			92,627.95
01/27/2020	Q4 2019			17,168.88	17,168.88
Total 2020		362,876.68	-	64,344.19	427,220.87
Total 2020 - 2024		1,887,372.94	136,134.71	106,481.12	2,129,988.77

2024 Cellular & Monopole Leases

Month of Payment	Village Hall Monopole			Water Tower		Reservoir 29A	
	Verizon VH Tower	AT&T Mobility	T-Mobile WRF Tower 2	Verizon WRF Tower	T-Mobile WRF Tower 1	Crown Castle	WEC Business Svc Res29A
January				3,542.04			
February				3,542.04			
March				3,542.04			
April				3,542.04			
May				3,542.04			
June				3,648.30		47,748.47	
July				3,648.30	46,749.61	3,562.17	
August				3,648.30		48,390.54	
September			52,347.71	3,648.30			
October				3,648.30			
November	61,620.73			3,648.30			31,827.00
December		56,086.83		3,648.30			
Total	61,620.73	56,086.83	52,347.71	43,248.30	46,749.61	99,701.18	31,827.00
		Total	170,055.27	Total	89,997.91	Total	131,528.18
						Grand Total	391,581.36

Village Cellular & Monpole Contracts

Type	Contract	Vendor	START	Term	Renewals	Current Term as of 2/4/2025
Cell Tower	Kates Road Water Tower - Verizon	Verizon Wireless	6/1/2016	5 years	(4x) 5 years	Year four of first renewal (second renewal in 2026)
Cell Tower	Village Hall Monopole - AT&T	AT&T Mobility	12/22/2009	10 years	(3x) 5 years	Year two of second renewal (third renewal in 2029)
Cell Tower	Village Hall Monopole - T-Mobile	T-Mobile USA, Inc	9/1/2009	10 years	(3x) 5 years	Year two of second renewal (third renewal in 2029)
Cell Tower	Village Hall Monopole - Verizon	Verizon Wireless	10/7/2008	10 years	(3x) 5 years	Year three of second renewal (third renewal in 2028)
Cell Tower	Kates Road Water Tower - T-Mobile	T-Mobile USA, Inc	4/23/2007	3 years	(7x) 3 years	Year three of fifth renewal (sixth renewal will begin this year)
Cell Tower	Cell Facility Ground Lease at Reservoir 29A	Crown Castle GT Company LLC	7/1/2006	50 years	(6x) 5 years; exp. 6/30/2056	Initial term ends in 2056, no renewals exercised yet.



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January 6, 2025

Cable and Telecommunication Commission
Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

Re: 8 Deerfield Rd., Deerfield, IL 60015

Dear Commissioners,


We are writing to request improved wireless services at and around our property located at 8 Deerfield Road in Deerfield. HODC is currently constructing a 25-unit affordable apartment building at the above address and we, emergency services personnel, our contractor, local parishioners, and others have all experienced challenges with wireless telephone services at the site. This poses difficulties for first responders, future residents, and visitors in staying connected for personal and professional needs, as well as safety concerns in emergency situations. We are seeking the Commission's assistance in improving coverage at this location.

We have heard from Deerfield emergency services personnel who rely on Verizon services for communications who have claimed they experience loss of cell service while at and driving past the site which poses a potential safety risk for the public and future residents. Our general contractor has experienced frequent loss of service at the site during construction over the past two years. Additionally, members of Zion Lutheran Evangelical Church, which has been at this location for decades, have expressed serious issues with cell service.

As the developer and owner of the property, we would like to request improving cell services at this site and would be willing to consider a cell tower on the property if allowed.

We appreciate any advice and consideration from the Commission. Please feel free to contact me with any questions.

Sincerely,


Richard Koenig, EAICP
Executive Director

