

**CITY COUNCIL  
AGENDA**

**October 14, 2014  
7:30 p.m.**

- 1. Opening of meeting by Mayor Steve Morris.**
- 2. Invocation by Reverend Robby Stewart, Pastor of Crestview Baptist Church.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
  - A. Disposition of Minutes of the September 9, 2014 Regular Meeting. (Enclosed separately)**
  - B. Tax Collector's Report. (See Pages 5-8)**

**Informational Items:**

- 1.) Monthly Collection Report**
- 2.) Uncollected Taxes as of September 30, 2014**

**Action Items:**

- 1.) Refunds per County Assessor's Office.**
- 2.) Discovery bills added to Tax Scroll.**
- 3.) Releases per County Assessor's Office.**

- 5. Business by Planning Board.**
  - A. Set Public Hearing. (none)**
  - B. Hold Public Hearing. (none)**
- 6. Consideration of proposal to sell 10 years of telecommunications lease by and between City of Rockingham and Cellco Partnership to Wireless Capital Partners, LLC for telecommunications (cell tower) located at 1311 Rockingham Road (Browder Park). (See Manager's Comments & Pages 9-10)**

- 7. Consideration of observing Veteran's Day on Monday, November 10, 2014.**
- 8. Presentation of annual report of the Rockingham Housing Authority by Executive Director Chereka Belton-Odom.**
- 9. Business by Visitors.**
- 10. Business by City Clerk.**
- 11. Business by City Manager.**
- 12. Business by City Attorney.**
- 13. Items of discussion by City Council Members.**
- 14. Business by Mayor.**
- 15. Adjournment.**

**MEMO TO: Mayor Steve Morris & City Council**

**FROM: Monty R. Crump, City Manager**

**DATE: October 8, 2014**

**RE: Agenda Items**

**REGULAR AGENDA:**

- 6. Consideration of proposal to sell 10 years of telecommunications lease by and between City of Rockingham and Cellco Partnership to Wireless Capital Partners, LLC for telecommunications (cell tower) located at 1311 Rockingham Road (Browder Park). (See pages 9-10)**

The City and Cellco entered into an agreement to place cell tower on Browder Park tank on April 27, 2009 for a period of 25 years renewable at 5-year intervals. The actual lease payments began at time of building permit issuance which occurred on August 29, 2012. The City has been collecting rent on this agreement since that date, and in fact, recently amended agreement to allow for additional placement of towers. The proposed agreement would allow for the City to sell 10 years of lease for cash amount of \$137,500 which is  $\pm$  64% of value of 10-year lease of \$215,000. The value of lump sum cash on hand today is proposed to be utilized to be used for Downtown Development/Economic Development. If Council approves this proposal the proceeds of lease sell would go to UDAG/Economic Development Fund and would be readily available for use. No property is transferred, at the end of 10 years the lease payments (if terms are renewed at 5-years intervals) will revert back to City and City reserves right to any new revenue produced in the event additional tower placement is requested (see attached pages 9-10).

- 7. Consideration of observing Veteran's Day on Monday, November 10, 2014.**

Veteran's Day Observance which is a city holiday is scheduled to be observed on Tuesday, November 11, 2014 which is the date of the next Council meeting. Additionally, observing a holiday at the end or beginning of a weekend allows for city services to be more effectively delivered. In the past, the City has altered the observance of holidays due to similar circumstances and it is recommended that it be done with this instance primarily due to conflict with regular meeting date.

**Rockingham, NC**

**City Council Agenda**

**SUPPORT DOCUMENTS**

**CITY OF ROCKINGHAM  
MONTHLY TAX COLLECTION REPORT**

**MONTH:** September      **YEAR:** 2014

YEAR	AD VALOREM TAXES	COST AND INTEREST	TOTAL COLLECTED	PERCENT THIS DATE	YEAR TO DATE COLLECTIONS	PRIOR YEAR RECORD	
						SAME MONTH COLLECTIONS	PERCENT OF TOTAL
2015	-		155.30		155.30	313.03	
2014	202,931.47	-	202,931.47	26.59%	740,976.27	158,894.12	22.68%
2013	4,456.42	404.88	4,861.30	98.44%	11,845.50	1,861.53	98.14%
2012	1,052.87	218.50	1,271.37	98.96%	2,521.09	777.15	98.68%
2011	470.32	240.81	711.13	99+%	1,171.62	283.88	99+%
2010	176.93	27.17	204.10	99+%	1,044.41	267.97	99+%
2009	129.11	152.28	281.39	99+%	811.67	373.21	99+%
2008	88.66	179.60	268.26	99+%	494.99	176.46	99+%
2007	371.80	90.81	462.61	99+%	1,340.20	-	99+%
2006	6.59	15.24	21.83	99+%	478.68	-	99+%
2005	51.40	30.44	81.84	99+%	119.51	-	99+%
2004	-	-	-	99+%	89.35	17.02	99+%
	209,735.57	1,359.73	211,095.30		761,048.59	162,964.37	

**UNCOLLECTED TAXES**

<b>YEAR</b>	<b>AMOUNT</b>	<b>September 2014</b>
2014	2,051,455.82	
2013	43,886.75	
2012	29,159.65	
2011	24,395.54	
2010	17,831.28	
2009	14,301.12	
2008	11,900.57	
2007	6,629.20	
2006	5,318.88	
2005	4,513.07	
2004	3,322.56	
	2,051,455.82	Total Current Year
	161,258.62	Total Past Years
	2,212,714.44	Total All Years

CITY OF ROCKINGHAM  
MONTHLY RELEASES REGISTER  
September 30, 2014

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	RELEASED
9/29/14	42512106	BB&T of NC B621	underpayment of less than \$1.00	2014	3622		0.29			0.29
9/29/14	15561302	Schultz, Paul Laverne	underpayment of less than \$1.00	2014	2832		0.67			0.67
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
TOTALS						0	0.96	0.00	0.00	\$0.96







11900 West Olympic Blvd., Suite 400  
Los Angeles, CA 90064  
Phone: 310-481-8700 / 866-432-2274  
Fax: 310-481-8701

September 19<sup>th</sup>, 2014

VIA EMAIL

City of Rockingham North Carolina  
514 Rockingham Road  
Rockingham, North Carolina 28379

Attention: Mr. Monty Crump, City Manager

Re: Proposal to Purchase Telecommunications Lease from City of Rockingham North Carolina  
(the "Landlord").

Dear Mr. Crump,

We refer to the lease set forth on Exhibit A, attached hereto (the "Lease"). Wireless Capital Partners, LLC, a Delaware limited liability company ("WCP"), proposes to purchase the Lease from the Landlord as set forth in more detail below.

1. WCP's Proposal.

(a) Purchase Price: WCP proposes the following purchase price and term for the sale and assignment of the Landlord's rights under the Lease to WCP (such purchase price shall be paid to the Landlord in a single lump-sum):

Bid Option	Term of Purchase Agreement	Purchase Price (In Numbers)	Purchase Price (In Words)
1.	10 years	\$ 137,500.00	One Hundred Thirty Seven Thousand and 00/100 Dollars

(b) Lease Assignment Structure (i.e., no Easement): A transaction with WCP would take the simple form of an assignment of the rights under the Leases, as opposed to the grant of an easement, like some of WCP's competitors.

(c) Additional Revenue: The Landlord would be entitled to one hundred percent (100%) of any rent applicable to any additional tenant which falls outside the existing leased premises (although WCP would hope the Landlord would choose to allow WCP to monetize any such additional rental stream if and when it were to occur).

(d) Reversion to the Landlord: Upon the expiration of the applicable term all rights to the rents payable under the Lease would revert to the Landlord.

2. Additional Information. Below is additional information on WCP and its experience as a leader in the wireless communications industry:

(a) WCP has been in business since 2001 and is one of the largest private holders of wireless leases in the United States and provides financial and site management solutions to clients across the country. WCP is a wireless industry professional with global expertise in the financial investments and capital markets and a keen understanding of Wall Street. WCP's focus is on acquiring and financing existing wireless lease assets. WCP's clients come from a variety of industries including government agencies, non-profit organizations, religious organizations, educational institutions, telecommunications companies and major corporations. WCP is passionate about providing solutions tailored to meet the specific needs of every client and we hold ourselves to the highest standard of customer service.

(b) WCP's Experience with Similar Projects: WCP has entered into over 4,000 contracts providing for the purchase of rights under cellular tower leases with property owners all over the United States.

(c) WCP's executive team is comprised of industry veterans with extensive experience in the wireless communications industry. Please see <http://www.wirelesscapital.com/about-wcp/management-team> for more information on team members' expertise.

3. Transaction Documents. In preparation for the acceptance of WCP's proposal, please find enclosed, the following documents: (a) Option Agreement for the ten (10) year term (to be executed and returned) (note that page 3 of the Option Agreement contains a list of the due diligence items needed to complete the transaction; (b) Summary Form (to be completed, verified, executed and returned); and (c) Purchase and Sale Agreement (please initial the bottom of each page acknowledging this will be the form used for closing).

As always please feel free to contact my office with any questions or concerns regarding WCP's proposal. I look forward to working with you towards a closing.

Sincerely,



Rob Korman  
Managing Director of Finance and Acquisitions

**DEPARTMENTAL  
ACTIVITY REPORTS  
for  
COUNCIL'S INFORMATION**

REVENUES AND EXPENDITURES  
PERIOD ENDING SEPTEMBER 30, 2014

<u>GENERAL FUND</u>	<u>CURRENT YTD</u>	<u>PRIOR YTD</u>	<u>SEPTEMBER 2014</u>	<u>SEPTEMBER 2013</u>	<u>AUGUST 2014</u>
<u>TOTAL REVENUES:</u>	\$ 2,145,858.11	\$ 1,978,542.83	\$ 1,020,233.86	\$ 836,142.81	\$ 827,344.19
<u>EXPENSES:</u>					
Goven. Body	51,539.83	49,758.09	10,022.09	10,798.49	15,545.04
Administration	84,495.48	103,997.09	29,062.92	34,173.83	30,288.85
Finance	71,865.60	65,945.96	21,472.06	19,267.87	22,875.10
Planning & Inspections	77,966.14	71,582.25	21,231.36	25,049.44	26,727.63
Public Buildings	138,588.34	82,901.16	39,692.89	27,617.62	43,710.05
Police	656,571.23	643,277.99	207,990.34	273,782.80	242,469.26
Fire	535,596.09	306,877.21	349,165.41	90,220.21	100,894.01
Maint. Shop	25,819.42	24,639.94	9,355.10	8,103.49	8,243.14
Street	54,910.04	60,657.18	18,003.66	20,097.61	19,444.16
Powell Bill	46,151.11	79,021.75	14,745.20	17,928.79	17,910.55
Sanitation	234,828.88	229,537.74	82,481.62	72,494.44	85,660.17
Recreation	174,789.08	151,896.44	44,777.13	37,889.17	53,539.62
Cultural & Library	15,669.33	16,309.46	5,209.68	5,348.92	5,124.22
Cemetery	24,656.68	36,587.10	8,354.48	7,833.41	8,002.46
General & Admin.	108,901.80	105,728.21	35,563.84	34,352.17	33,934.76
Debt Service	115,910.12	87,482.15	0.00	0.00	0.00
Total	\$ 2,418,259.17	\$ 2,116,199.72	\$ 897,127.78	\$ 684,958.26	\$ 714,369.02
<u>ENTERPRISE FUND</u>					
<u>TOTAL REVENUES:</u>	\$ 1,561,925.84	\$ 1,555,771.60	\$ 513,729.37	\$ 529,796.73	\$ 518,717.84
<u>EXPENSES:</u>					
Administration	96,864.07	99,273.12	29,316.82	23,731.79	36,493.28
W/S Maintenance	275,831.76	278,321.36	74,781.43	58,913.41	77,939.32
Water Plant	227,548.93	184,822.71	76,801.45	74,895.25	102,093.76
Waste Treatment	741,739.58	449,144.07	282,333.42	166,947.28	354,644.98
Debt Service	0.00	0.00	0.00	0.00	0.00
Total	\$ 1,341,984.34	\$ 1,011,561.26	\$ 463,233.12	\$ 324,487.73	\$ 571,171.34

FUEL CONSUMPTION AND EXPENDITURES  
PERIOD ENDING SEPTEMBER 30, 2014

FUEL CONSUMPTION	CURRENT YTD		PRIOR YTD		SEPTEMBER 2014		SEPTEMBER 2013		AUGUST 2014	
	Usage	Dollar Amts.	Usage	Dollar Amts.	Usage	Dollar Amts.	Usage	Dollar Amts.	Usage	Dollar Amts.
Administration	0.0	\$ 0.00	0.0	\$ 0.00	0.0	\$ 0.00	0.0	\$ 0.00	0.0	\$ 0.00
Planning & Inspections	158.1	425.99	146.5	408.97	45.3	120.50	44.0	121.44	67.4	179.28
Public Buildings	808.1	2,186.64	777.7	2,173.59	249.8	664.47	249.5	688.62	249.2	662.87
Police	8,172.7	22,059.59	7,535.7	21,046.76	2,661.5	7,079.59	2,508.7	6,924.01	2,842.8	7,561.85
Fire	1,491.8	4,187.47	1,236.9	3,671.11	684.6	1,876.35	352.9	1,038.04	461.5	1,314.85
Maint. Shop	152.8	413.68	125.5	352.03	61.8	164.39	31.6	87.22	30.8	81.93
Street	1,872.4	5,269.43	1,803.7	5,244.24	609.4	1,676.61	506.7	1,475.73	585.3	1,652.83
Powell Bill	626.0	1,828.65	837.0	2,642.44	226.8	641.84	335.6	1,087.34	172.5	515.78
Sanitation	5,454.5	15,898.31	5,688.3	17,789.60	1,736.0	4,896.31	1,740.3	5,607.18	1,860.8	5,518.94
P I & Rec.	957.6	2,589.27	945.1	2,653.90	308.2	820.73	294.0	816.28	314.6	836.84
Community	391.1	1,057.93	437.4	1,226.69	111.4	296.32	76.2	210.31	133.0	353.78
Capital & Admin.	0.0	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0	0.00
Env. Adm.	450.3	1,216.53	392.6	1,099.44	138.8	369.21	113.0	311.88	155.4	413.36
W/S Maint.	2,866.3	8,008.50	3,426.1	10,185.21	931.0	2,527.24	1,157.6	3,464.06	933.1	2,600.85
Water Plant	86.2	232.20	124.7	347.65	48.9	130.07	47.1	130.00	13.0	34.58
Waste Treatment	2,364.1	6,761.25	2,218.9	6,705.66	816.6	2,277.11	711.8	2,187.19	896.0	2,603.87
Total	25,852.0	\$ 72,135.44	25,696.1	\$ 75,547.29	8,630.1	\$ 23,540.74	8,169.0	\$ 24,149.30	8,715.4	\$ 24,331.61



FIRE CHIEF  
HAROLD ISLER  
ADMIN. ASST.  
KRISTY PLAYER

ASST. CHIEF  
DAVID MULLIS  
CAPTAIN  
VIC MCCASKILL

**September-14**

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of September 2014.

Total Alarms:	<u>52</u>	In Town:	<u>51</u>	Out of Town:	<u>1</u>
Turn In Alarms:	<u>2</u>	Silent Alarms:	<u>50</u>	Structure:	<u>1</u>
Wrecks:	<u>24</u>	Alarm Malf:	<u>8</u>	Good Intent:	<u>8</u>
Smoke Scare:	<u>1</u>	Vehicle fire :	<u>2</u>	Grass/Brush:	<u>0</u>
Power line down:	<u>1</u>	Mutual Aid:	<u>2</u>	Gas Leak/Spill:	<u>3</u>
Service Call:	<u>0</u>	Co detector:	<u>1</u>	Assist Police:	<u>0</u>
Cooking Fire:	<u>1</u>	Bomb threat:	<u>0</u>	Electrical:	<u>0</u>

**Hours Spent on Calls: 26 hours 23 minutes**

Total Property Exposed to Fire:	<u>\$59,000.00</u>
Total Property Damaged by Fire:	<u>\$50,000.00</u>
Total Property Save:	<u>\$9,000.00</u>

During the month of September full time members of the fire department averaged 42 training hours per person; part-paid members averaged 8 hours per person for the month.

**Public Life & Safety:**

- ~Installed 7 car seats
- ~Inspections: 34
- ~2 station tours: 6 adults and 13 kids
- ~Water rescue training ar Hitchcock Creek
- ~2 fire safety extinguisher classes
- ~Participated in the Homecoming parade
- ~New fire truck has arrived and is in service
- ~Fireman Cohoon talked with kids at Discovery Place
- ~Participated at Lowes for kids day with ladder truck
- ~Girl Scouts held station tour with 31 kids and 4 adults
- ~Participated in the 911 walk

Respectfully Submitted,

**Fire Chief  
Harold Isler**



# Rockingham Police Department



W.D. Kelly, Chief of Police

To: Monty Crump

*WDK*  
From: W. D. Kelly  
Chief of Police

Date: October 1, 2014

Ref: September Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

<b>Total Calls for the Month:</b>	<b><u>1111</u></b>
<b>Animal Control Calls:</b>	<b><u>48</u></b>
<b>Alarm Calls</b>	<b><u>128</u></b>
<b>Escorts:</b>	<b><u>94</u></b>
<b>Unlock Vehicles:</b>	<b><u>123</u></b>

#### Charges Generating Arrest:

<b>Felonies:</b>	<b><u>28</u></b>
<b>Misdemeanors:</b>	<b><u>79</u></b>
<b>Drug Violations:</b>	<b><u>23</u></b>
<b>Juvenile:</b>	<b><u>3</u></b>
<b>Warrants Served:</b>	<b><u>102</u></b>
<b>Citations:</b>	<b><u>179</u></b>

#### Accidents Reported/Investigated:

<b>Property Damage only:</b>	<b><u>52</u></b>
<b>Personal Injury:</b>	<b><u>07</u></b>

<b>Officer Hours Spent in Court:</b>	<b><u>43</u></b>
<b>Officer Training Hours Logged</b>	<b><u>441</u></b>

#### Items of Interest

The Homecoming parade was a success. Everyone had a great time on a lovely fall afternoon.

We would like to welcome our newest Officer, Jan T. Owens, who brings 2 years of law enforcement experience to our department.