

## **ARTICLE 4: CELL TOWER LEASE**

To see if the Town will vote to transfer the care, custody, management and control of the property described below from the Select Board for public works purposes to the Board of Select Board for public works purposes and for the purpose of leasing for telecommunications purposes; and to authorize the Select Board to enter into such a lease or leases for telecommunications purposes, for all or a portion of the land located on Brook Street at Town of Ayer Department of Public Works Facility, shown on Assessors Map 26, Parcel 10, which property is described in a deed recorded with the Middlesex Registry of Deeds at Book 6523, Page 0282, upon such terms and conditions as the Select Board determine to be appropriate, such lease or leases to exceed three years; and to authorize the Select Board to grant such non-exclusive access and utility easements as the Select Board deems appropriate; and to further authorize the Select Board to enter into such agreements and execute such instruments as may be necessary to effectuate the purposes of this article; or take any action thereon or in relation thereto.

*Explanatory Note: This Article would authorize the Select Board to re-lease the existing town land that the cell tower is located on at 25 Brook Street (DPW) for a lease or leases not to exceed twenty years. The land lease for the land where the cell tower is located will expire in January of 2023. In accordance with Massachusetts Procurement Law, the lease of town-owned land must go out to a public competitive bid process. To date, the Town of Ayer has collected approximately \$900,000 over the current 20- year lease period.*

Sponsor: Select Board

Two-Thirds Vote Required