



Wireless Communications Providers -- Frederick County Government Policy General Information & Fees

Policy Goals

This policy is intended to allow commercial communications service providers access to Frederick County Government owned real estate assets for the purpose of locating communications antennae. The following objectives are being recognized in this process:

- fostering increased telecommunications coverage and capabilities for the good of County citizens and travelers in Frederick County, Maryland;
- encouraging, where possible, co-location of communications antennae on County properties;
- protection of the *view shed*;
- the use of *stealth technology* to minimize the visual impact of communications facilities; and,
- recognizing potential revenue

Overview

Firms desiring to locate wireless communications antennae on County-owned property, either improved or unimproved, must understand that they are entering into a process with no guaranteed outcome. The end result of the process may be a non-exclusive lease for the use of County real estate that permits the installation, maintenance, and operation of a wireless communications antenna or antennae and associated facilities for a fixed time period, but there will be multiple reviews and approvals required from different agencies. These reviews and approvals are not automatic in nature. All costs associated with the entire process shall be borne in full by the applicant including, but not limited to, the following: application fees, permitting and review fees, fees charged by the County's consultants for design and construction review and inspection services, legal notice advertisement costs, and costs associated with negotiation of the lease.

Firms are also advised that depending on the location of the County property in which they may be interested, additional reviews and approvals (above and beyond those required by the County) may be required, e.g., for County properties located within municipal boundaries, various municipal ordinances, policies, and /or reviews may apply. An example of a potential 'special' approval that may be needed is for any County property located within Frederick City's National Register Historic District. In addition, special rules related to the Maryland *Program Open Space* may apply when an applicant desires to locate on Parks and Recreation properties.

Application Fee Structure

The basic wireless application fee is \$3,500 payable to the County at the time of submittal. The applicant should be aware that if more than 40 hours of review services are needed, the additional services would be billed at \$100.00 per hour. The initial \$3,500 fee is intended to cover basic technical review of the application and related materials by the County's designated consultant and to cover negotiation of the leases. Should this deposit decrease

below \$1,000, an additional deposit of \$2,500 would be required within 14 days. This fee is non-refundable.

Should an applicant desire to locate on a water tower or on a County structure, which needs more complex engineering review, then a deposit of an additional \$5,000 would also be required at the time of application to cover these costs. This deposit is intended to cover the initial consulting fees from certified engineering firm or firms hired by the County to review the application for structural and other engineering concerns. Should this deposit decrease below \$1,000, an additional deposit of \$2,500 would be required within 14 days. Once the application review process is completed and all consultants involved have been paid, any remaining funds would be returned to the applicant.

DUSWM reserves the right to require that the applicant submit a Letter of Credit with a Public Works Agreement for DUSWM construction inspection costs when an applicant desires to locate on any DUSWM property.

In addition to the basic application fee, other fees may be required as circumstances dictate. For example, fees associated with obtaining Special Exception and/or Site Plan Approval and obtaining a building permit will be assessed at the appropriate step in the approval process.