

HABERSHAM COUNTY BOARD OF COMMISSION

EXECUTIVE SUMMARY

SUBJECT: Grandview Tower Infrastructure Sale

DATE:10/4/2024

RECOMMENDATION

POLICY DISCUSSION

BUDGET INFORMATION:

STATUS REPORT

ANNUAL-

OTHER

CAPITAL-

COMMISSION ACTION REQUESTED ON 10/21/2024

PURPOSE: The sale of the old tower infrastructure at Grandview Circle.

BACKGROUND / HISTORY: Once the new P25 radio system is operational the old Grandview Circle tower site location will no longer be needed by Habersham County. The local radio station WCHM has a lease with Habersham County and currently utilizes the location for its FM broadcast site. The owners of the radio station Cleiman Communications have stated interest in purchase of the tower infrastructure. With the condition of the infrastructure a price of \$14,200 was calculated. If the site has no tenant the tower will have to be removed from Southern Company property.

FACTS AND ISSUES:

- a. Deconstruction of the tower infrastructure from Southern Company preferred vendor comes to a total of \$21,000.
- b. The calculated price of the infrastructure factors in damage to the tower and issues with metal building and age of equipment and use.
- c. The purchase of the tower infrastructure depends on Cleiman Communications also receiving a lease agreement with Southern Company.

OPTIONS:

- 1)Approve the sale of the Grandview Circle tower infrastructure to Cleiman Communications
 - 2)Deny the sale of the Grandview Circle tower infrastructure to Cleiman Communications
 - 3)Commission directed option.
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RECOMMENDED SAMPLE MOTION: I make a motion to approve the sale of the Grandview Circle tower infrastructure to Cleiman Communications.

DEPARTMENT:

Prepared by: Tom Priddy

Director Lynn Smith _____

**ADMINISTRATIVE
COMMENTS:** _____

_____ **DATE:** _____

County Manager

1363 Newtown Church Rd; Calhoun, GA 30701
P.O. Box 1178; Calhoun, GA 30703
www.midlandcommunications.net
Office: 706-624-9273
Fax: 706-624-1846



August 1, 2024

Tom Priddy
Habersham County

Re: Habersham County Decom

Tom

Please find our pricing listed below for the requested work at the Grandview tower site located at 288 Grandview Circle; Cornelia, Georgia.

Included in the scope of work:

1. Decommission 100' SS tower
2. Remove LP tank and Generator
 - a. Transport to a county location
3. Disassemble building
4. Dispose of building & tower

Total \$21,000.00

Notes:

1. Pricing does not include removal of the building concrete slab or the tower foundation.

Thank you for the opportunity.

Susan Kirby
Project Estimator

cc: Steve Forrester
Christy Putnam

**HABERSHAM COUNTY
STATE OF GEORGIA**

RESOLUTION NO. _____

A RESOLUTION OF THE COUNTY OF HABERSHAM, GEORGIA (“COUNTY”) APPROVING THE SALE AND TRANSFER OF CERTAIN INFRASTRUCTURE DESCRIBED AS THE GRANDVIEW STREET TOWER (“TOWER”) LOCATED IN THE CITY OF CORNELIA, GEORGIA (“CORNELIA”) TO CLEIMAN COMMUNICATIONS, LLC (“CLEIMAN”) AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COMMISSIONERS TO EXECUTE ANY AND ALL OTHER DOCUMENTS NECESSARY TO TRANSFER SAID PROPERTY TO CLEIMAN AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners for Habersham County has determined at the current E911 Tower located on Grandview Street in Cornelia, Georgia will cease to be used by the County as part of its E911 system when the new P25 800MHz Simulcast Trunking Radio System comes online on or before December 1, 2025; and,

WHEREAS, the County has determined that the current market value of the Tower and its equipment is \$14,200.00; and

WHEREAS, the County has further determined that the cost to tear the Tower down and remove all of the equipment from the site owned by the Southern Company (Georgia Power) and using a preferred vendor of the Southern Company is \$21,000.00; and

WHEREAS, the Board of Commissioners is in favor of selling and transferring its interests in the Tower and associated equipment to Cleiman due to its determination that such transfer is the most cost effective way for the County to liquidate its interest in the Tower;

NOW, THEREFORE, BE IT RESOLVED BY THE HABERSHAM COUNTY COMMISSION, AS FOLLOWS:

Section 1. The County Board of Commissioners, as the governing body of the County, hereby approves the sale and transfer of its interests in the Tower and all associated equipment (see Exhibit “A” attached hereto and incorporated herein) owned by the County and located on said site to Cleiman for \$14,200.00. The Tower property shall be transferred to Cleiman on or before December 1, 2025 upon the abandonment of the Tower by the County as the P25 800MHz Simulcast Trunking Radio System comes online.

Section 2. The County Board of Commissioners hereby further authorizes the Board Chairperson to execute and any and all documents necessary to affect the transfer of said property to Cleiman, including a bill of sale.

Section 3. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. This Resolution shall be in full force and effect from and after its adoption as provided by law.

This Resolution was introduced, seconded and adopted at a duly convened meeting of the Habersham County Commission, held on October 21, 2024.

ATTEST:

Chairperson Ty Akins
Habersham County Commission Chairperson

Brandalin Carnes
County Clerk

Donald T. Hunt
County Attorney

CERTIFICATE

I, the undersigned Clerk of Habersham County, Georgia, DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution, which resolution was adopted by the County in a meeting duly called and assembled on October 21, 2024, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of said resolution has been recorded in the minute book of the County which is in my custody and control in accordance with O.C.G.A. § 36-10-1.

IN TESTIMONY WHEREOF, witness my signature this 21st day of October, 2024.

Brandalin Carnes
County Clerk

ACCEPTANCE SIGNATURE CONTINUED ON NEXT PAGE

ACCEPTED this _____ day of October, 2024.

By: _____
Managing Member
Cleiman Communications, LLC

Corporate address:
PO Box 540
Helen, GA. 30545

Mailing address:
PO Box 803
Clarkesville, GA. 30523

Physical address:
683 Grant Street suite U
Clarkesville, GA. 30523

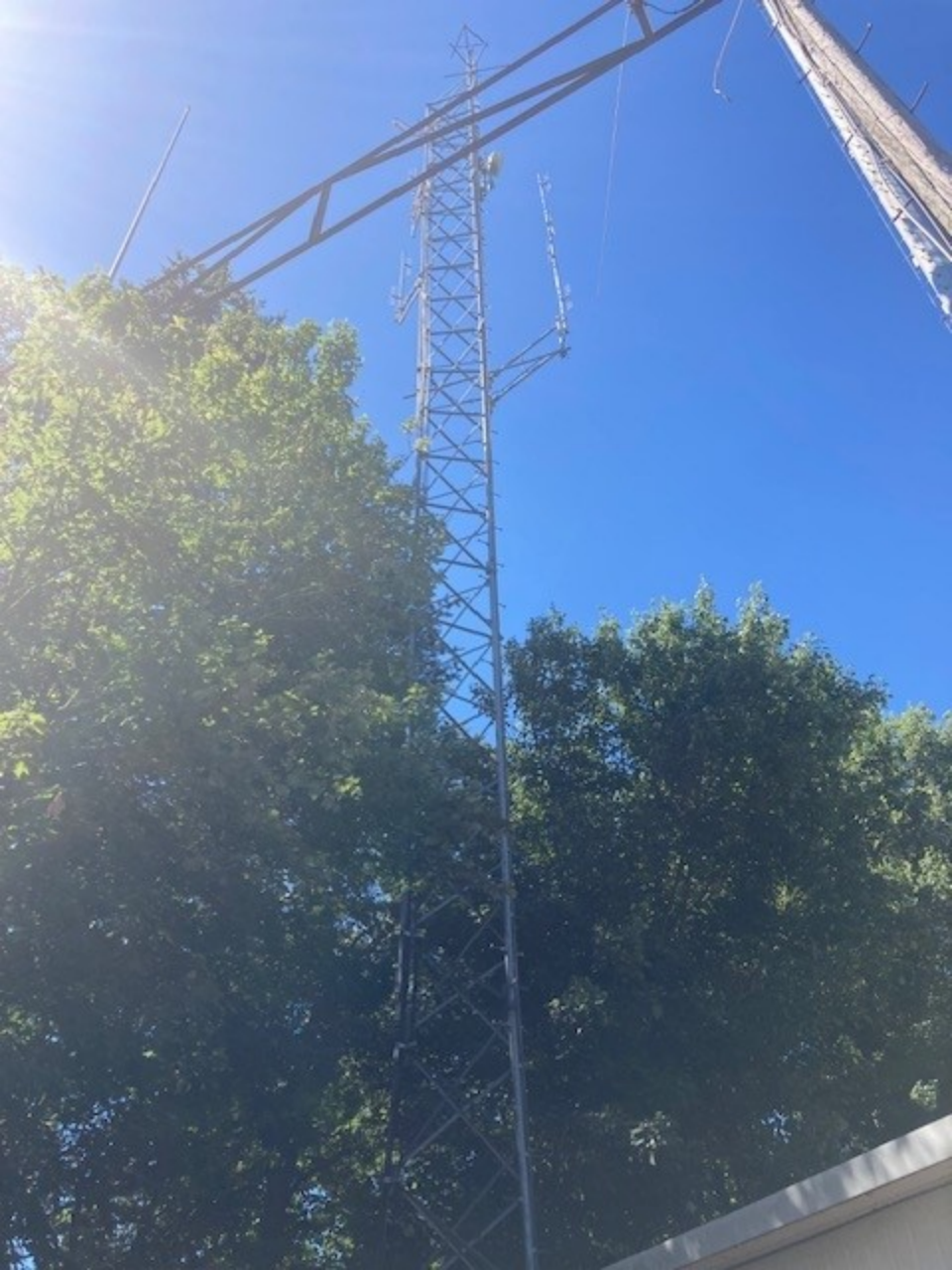
EXHIBIT "A"

LIST OF EQUIPMENT INCLUDED IN "AS IS" SALE

- 1-9ftX12ft metal building with concrete foundation
- 1-Mitsubishi split HVAC system
- 1-Generac 10kW generator with transfer switch
- 1-100ft self-supporting tower with grounding system and concrete foundation











GENERAC
EQUIPMENT GROUP

