



Trustees

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Administration

Donald D. Neumann Jr., Superintendent
Gary E. Stevens, Asst. Superintendent
Patrick M. Desrosiers, Financial Manager
Ryan Lynch, Treatment Plant Manager

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Posted September 8, 2020

Responses to questions received during September 1, Informational session

#1

Please clarify the comment made regarding the public notice in May of 2019

Below is a summary of YWD posted agendas and notices related to this proposal. Our agendas are posted 7 days in advance of a scheduled meeting at York's 4 Post offices, the town hall, our office and on our website.

Posted agenda on May 8, 2019 for May 15th Trustee meeting

See what action the Board will take regarding an inquiry from "Smartlink" representing AT&T. They would like to consider installing communication equipment on top of the York Heights Water Tower.

Posted notice in York Weekly & YWD website

May,20,2019

Request from AT&T to add equipment to York Heights Water Tank

The York Water District wishes to inform the public, that Smartlink representing AT&T Mobility has approached the District and would like to study the feasibility of installing cellular communication equipment on top of the York Heights Water Tank. Several steps need to be taken before our Board of Trustees can make an informed decision to advance this proposal. As part of the due diligence required, Smartlink representatives will initiate preliminary testing at the site to confirm and then share AT&T's expected improvement in wireless communications coverage in York. They have also agreed to produce photo simulations of the proposed installation to show the anticipated visual impact and, provide additional evidence to demonstrate that the proposed site will meet or exceed all regulations and governmental standards for radio frequency exposure for both visitors to the site and the general public. A public meeting will be held to share Smartlink's findings and receive public comment.

Contacts:

Don Neumann, Superintendent - York Water District
Tel: 207-363-2265
Email Address: dneumann@yorkwaterdistrict.org

Posted agenda on October 15, 2019 for October 22nd Trustee meeting

Superintendent, Don Neumann will provide an update regarding AT&T's request to install communication equipment on top of the District's York Heights Water Tank.

Posted agenda on November 13, 2019 for November 20th Trustee meeting

Superintendent, Don Neumann will provide an update regarding AT&T's request to install communication equipment on top of the District's York Heights Water Tank.

Posted agenda on December 11, 2019 for December 18th Trustee meeting

Representatives of SmartLink will present the Board of Trustees with a proposed site plan, photo simulations of the proposed installation, Radio Frequency Emissions Report, Emissions Report, Plot Coverage Maps, AT&T Drive Test and a Roof-View of Existing and Proposed Antenna Inventory. This information will assist the Board in deciding next steps regarding a possible cellular installation on the top of the York Heights Water tank.

Posted agenda on February 12, 2020 for February 19th Trustee meeting

At 2:45pm. (a scheduled time has been set so our Consultant can call in)

Representatives from Smartlink, Adrienne Banks, Dave Walsh and Robert Picard along with 2 Representatives from C-Squared (wireless & RF consultants) will present reports regarding Emission & RF exposure, increased wireless coverage in the area, generator noise and concealment examples of the proposed cellular installation on the York Heights Water Tank.

Posted agenda on March 11, 2020 for March 18th Trustee meeting

The Board will review material provided by Adrienne Banks of Smartlink, regarding the proposed cellular installation on the York Heights Water Tank. The Board will decide if they want to advance this proposal and consider public comment before making a final decision.

On March 12, 2020 we reposted that the meeting was cancelled (Covid-19)

Posted agenda on May 13, 2020 for May 20th Trustee meeting

See if the Board will advance a proposal from Smartlink representing AT&T to install communication equipment on the York Heights Water Tank to a public forum and receive public input.

Posted agenda on July 8, 2020 for July 15th Trustee meeting

See what comments the Board may have on the latest draft public notice from Smartlink regarding a proposed AT&T installation of cellular antennas on the York Heights Water tank.

Letter sent to printer on August 13, 2020 and mailed to 1942 residents (including public officials) to inform them of the September 1st informational session

#2

How tall are the towers? What are the height of the panels?

AT&T is not proposing to build a tower, they propose to install 6 panel antennas on top of the existing water tank, meeting the Town of York's Wireless Telecom Facilities Ordinance <https://www.yorkmaine.org/DocumentCenter/View/704/Wireless-Telecommunications-Facilities-Ordinance-PDF>

excerpt from ordinance

Height, Existing Utility Structures - Expansions located on any of the following existing structures shall be exempt from the height restrictions of this ordinance provided that there no more than a ten (10) foot increase in height of the existing structure as a result of the installation of the WCF: electric transmission and distribution towers, telephone poles and similar existing utility structures, and water towers.

The York Heights Water tank is 65' tall to the outer rim
The actual top of the tank (dome) is roughly 75' tall.

#3

How will a cellular installation effect real estate value?

Neither YWD or Smartlink had an answer for the question.

#4

Why was this meeting format used?

YWD Trustees wanted to inform a large number of residents. They decided a 1-mile radius should be sufficient. After the informational session notice was mailed, we had a feeling the meeting could exceed the 100 participants allowed by Zoom. We checked with York's planning department and found they have been successful using Zoom webinars. A Zoom webinar will allow multiple presenters and up to 500 attendees.
This format puts focus on the presenters.

#5

How many people from the community attended the session?

There were 10 people from the community attending. I am aware of 2 residents that were unable to log in. When we set up the zoom webinar invitation (for security reasons) We checked the box to allow authenticated zoom users only. To be authenticated you must provide zoom an email address and then create a password.

On our website we created a simple form to allow residents to "register", we then created an "outlook" contact to include the residents with interest. Since we are working to tabulate all comments "for and against" the proposal.

#6

How much revenue will YWD receive if the installation is allowed?

This is still in negotiations. It will be in the \$36,000 range annually with an annual escalator built in. Agreements like this usually are for Five-year terms with 2-3 Five-year renewal periods.

#7

Is anyone from YWD receiving a bonus if the project moves forward.

No. YWD is an “at-will” employer and no employees receive commissions or a bonus to “sign up” a carrier. In negotiations YWD will work to receive a “signing bonus” (*an industry term*) from a cellular provider (as we have done in the past). This “signing bonus” is used to cover YWD legal costs incurred to develop a lease agreement to protect YWD.

#8

Will revenue generated be a benefit to the community.

Any revenue generated will be used to operate the District. The funds will help to defer a future rate increase. We see increased operating cost annually (fuel, electricity, water treatment chemicals)

#9

Next steps

York Water District Board of Trustees meet the 3rd Wednesday of the Month. YWD monthly meetings are posted and open to the public. The Trustees host a public comment period at each meeting. The Public is welcome to comment on any topic related to YWD.