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# MEMORANDUM

TO: Kris Valdez, Principal Planner; Josh Southworth, PW Director

FROM: Chris McGinnis, PE

DATE: May 4, 2026

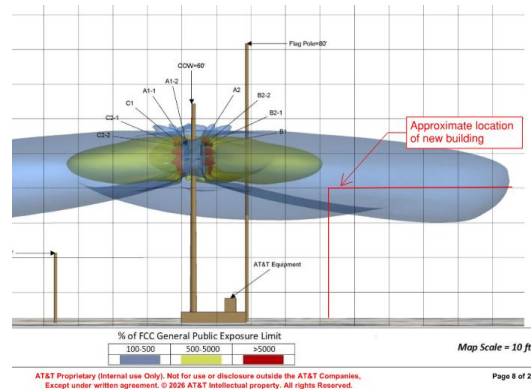
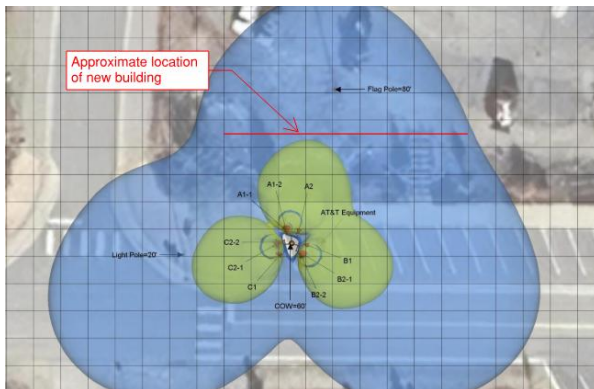
RE: TELE-25-0002 Application Review

The TELE-25-0002 application submittals were reviewed for general conformance with Town Code, standards, and general engineering principles.

SEH conducted a general review of the application; however, SEH does not provide specialized expertise in cellular, telecommunications, or radio frequency systems. Review and verification by qualified professionals in those disciplines may be warranted.

### Radio Frequency Safety Comments

SEH did not verify the accuracy of the radio frequency safety study. However, SEH did analyze the zones exceeding the FCC levels for conflicts areas. The proposed building was approximated in the images below and was found to extend into the zone exceeding the FCC general public exposure limits. We recommend that the applicant include the proposed building in the analysis and determine whether tower changes are required to meet the FCC guidelines for both workers during the construction of the building and tenants (in the event that tenants occupy the building prior to removal of temporary tower).



### Right-of-Way (ROW) Comments

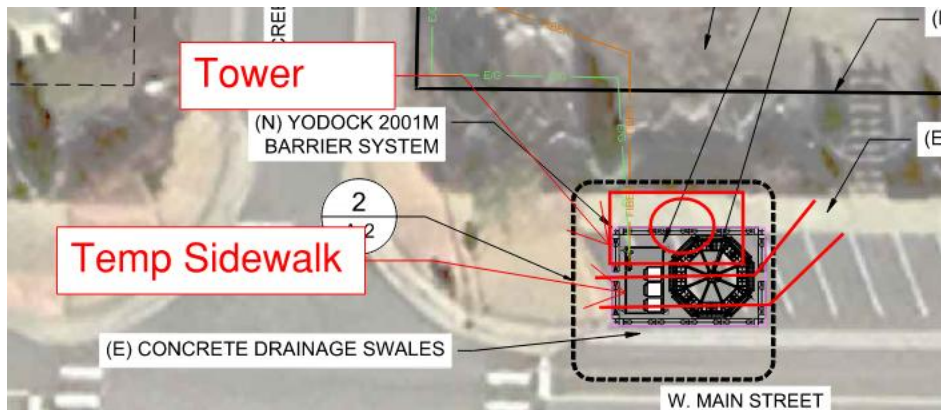
SEH completed a review for ROW impacts and comments. The proposed installation is located within the clear zone for Main Street, which could present a hazard for vehicles and Town equipment. We recommend that the plans be modified to specify reflective panels, reflective delineators mounted to the

Engineers | Architects | Planners | Scientists

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top of the barriers (to assist with snow plowing), and that the corners of the barrier be modified to minimize blunt ends (angle barrier segments to create chamfers or add barrels in front of the barriers).

If the Town is concerned about location within the clear zone, plowing, and maintenance impacts, one alternative would be for the tower to be constructed near the back of the ROW and a temporary sidewalk added closer to the roadway (see below).



Prior to beginning work in the ROW, the applicant will need to obtain a ROW permit. Below are considerations for ROW permit conditions:

- Require sufficient permit bond to restore pavement and remove tower if required
- Provide an expiration date for when the tower must be removed from the ROW (application is vague with language stating approximately 12-24 months)
- Require reflective devices, delineators, and other devices that may be required for safety
- Determine if road/lane closures will be required for installation and traffic impacts
- Coordinate with Martin-Harris (building contractor) to determine coordination with their ROW work for modified sidewalk, street parking, lights, and other improvements in this area

Review and approval of these plans does not imply responsibility of the reviewing entity for the accuracy, completeness, or correctness of the design, nor does it relieve the design professional of responsibility of the plans.

The Town and SEH reserves the right to add or modify comments based on new or revised information provided by the Applicant(s).

Chris McGinnis, PE  
SEH, Inc.

---

Re: **!! Due May 5, 2026 - Referral for TELEC-25-0002**

---

From Christopher McGinnis <cmcginnis@sehinc.com>

Date Wed 5/13/2026 9:55 AM

To Valdez, Kris <krisv@townoffrisco.com>; Southworth, Josh <joshs@townoffrisco.com>

Cc Kent, Katie <katiek@townoffrisco.com>

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Hi Kris,

I just reviewed the submittal and it appears they kept the overall pole height close to before but moved the antenna height up to remove the RF issue area (antennas moved from around 49' to 61'). You may want to ask for the new pole height, as the updated submittal does not list it but I think it has increased slightly.

A few items to consider as conditions for approval:

- One roof area will barely exceed the FCC limit, so it requires the antenna height or power levels are adjusted when construction reaches this level per the report. It might make sense to add this as a permit condition so it doesn't get forgotten.
- I sent some comments previously on revised barrier items, but there is not a new site plan submitted. I think this can be handled with the ROW permit, so maybe a condition stating that a ROW permit is required and that site plan is updated per the engineering comments for this submittal.

Otherwise, I don't see any issues. Let me know if you have any questions.

Thanks,

Chris McGinnis, PE (CO)

Sr. Engineer & Client Manager

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**From:** Valdez, Kris <krisv@townoffrisco.com>  
**Sent:** Tuesday, May 12, 2026 4:29 PM  
**To:** Christopher McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <joshs@townoffrisco.com>  
**Cc:** Kent, Katie <katiek@townoffrisco.com>  
**Subject:** Re: **!!** Due May 5, 2026 - Referral for TELEC-25-0002

Awesome! Thank you so much, Chris!

**Kris Valdez, AICP, MURP | Principal Planner | Community Development**



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Physical 1 Main Street, Frisco, CO 80443  
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**From:** Christopher McGinnis <cmcginnis@sehinc.com>  
**Sent:** Tuesday, May 12, 2026 4:26 PM  
**To:** Valdez, Kris <krisv@townoffrisco.com>; Southworth, Josh <joshs@townoffrisco.com>  
**Cc:** Kent, Katie <katiek@townoffrisco.com>  
**Subject:** Re: **!!** Due May 5, 2026 - Referral for TELEC-25-0002

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Hi Kris,

I think their response is sufficient, but I will add a reminder to review this in more detail tomorrow and then follow up with you by the end of day.

Thanks,

Chris McGinnis, PE (CO)  
Sr. Engineer & Client Manager  
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**From:** Valdez, Kris <krisv@townoffrisco.com>

**Sent:** Tuesday, May 12, 2026 3:09 PM

**To:** Christopher McGinnis <cmcginnis@sehinc.com>; Southworth, Josh <josh@townoffrisco.com>

**Cc:** Kent, Katie <katiek@townoffrisco.com>

**Subject:** Fw: !! Due May 5, 2026 - Referral for TELECOM-25-0002

Hi Chris,

Please see the response below from Ben Feldman about the RF Report for 101 W Main Street. Does this address your concerns? Or is there something else that should be a condition in the staff report?

I know this is a big ask, but my staff report is due on Thursday. Could you take a look at this by Thursday? If not, I'll condition all previous comments in the staff report.

Thank you!

Take care,

Kris

**Kris Valdez, AICP, MURP | Principal Planner | Community Development**



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**From:** Ben Feldman <ben.feldman@bmfdevelopment.com>

**Sent:** Tuesday, May 12, 2026 2:03 PM

**To:** Valdez, Kris <krisv@townoffrisco.com>; Brett Ruby <bruby@nhpfoundation.org>

**Cc:** cc794p@att.com <cc794p@att.com>

**Subject:** RE: **!!** Due May 5, 2026 - Referral for TELECOM-25-0002

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Kris,

We've reviewed the revised EME report for the Frisco Temp Relo COW site (RFSSRP Revision C, dated 05/07/2026). The report shows that predicted RF levels are generally above the top of the roof; however, the adjacent sloped roof area is slightly above the General Public MPE threshold, with a maximum predicted value of 101.9%. All lower elevations (light pole and ground level) remain well below limits.

As the building height is increasing, we plan to adjust the height of the affected sector accordingly, which should resolve the exposure above the roofline. If EME levels are still a concern after the height adjustment, we will turn down power on that sector as an additional mitigation measure, consistent with the report's recommendations.

Please let me know if you have any questions or need further clarification.

Ben Feldman

**BMF Development, LLC**

1345 East Chandler Blvd #203

Phoenix, AZ 85048

P:480-681-7777

C:602-819-4663

E:ben.feldman@bmfdevelopment.com



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**From:** Valdez, Kris <krisv@townoffrisco.com>

**Sent:** Tuesday, May 5, 2026 7:50 AM

**To:** Ben Feldman <ben.feldman@bmfdevelopment.com>; Brett Ruby <bruby@nhpfoundation.org>

**Subject:** Fw: !! Due May 5, 2026 - Referral for TELEC-25-0002

**Importance:** High

Hi Ben and Brett,

Please see the referral comments below and the attached document, which must be addressed before approval. Let me know the timeline to get these addressed. The public notice must go out by Thursday morning at the absolute latest to meet the public notice requirements.

Please let me know if you have any questions.

Take care,

Kris

**Kris Valdez, AICP, MURP | Principal Planner | Community Development**



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**From:** Christopher McGinnis <[cmcginnis@sehinc.com](mailto:cmcginnis@sehinc.com)>  
**Sent:** Monday, May 4, 2026 5:00 PM  
**To:** Valdez, Kris <[krisv@townoffrisco.com](mailto:krisv@townoffrisco.com)>  
**Subject:** Re: !! Due May 5, 2026 - Referral for TELEC-25-0002

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Hi Kris,

I reviewed and uploaded a memo for my review. The main concern I found was that the study did not account for the building construction which will be partially located within the high radio frequency exposure zone, so I think this will need to be addressed prior to approval.

Thanks,

Chris McGinnis, PE (CO)  
Sr. Engineer & Client Manager  
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**From:** Valdez, Kris <[krisv@townoffrisco.com](mailto:krisv@townoffrisco.com)>  
**Sent:** Monday, April 27, 2026 11:33 AM  
**To:** Amy Lagace <[amy.lagace@xcelenergy.com](mailto:amy.lagace@xcelenergy.com)>; Julie Gittings <[julie.k.gittings@xcelenergy.com](mailto:julie.k.gittings@xcelenergy.com)>; Chandler Morehardt <[chandler.morehardt@summitcountyco.gov](mailto:chandler.morehardt@summitcountyco.gov)>; Jessica Sawyer <[jsawyer@summitfire.org](mailto:jsawyer@summitfire.org)>; Christopher McGinnis <[cmcginnis@sehinc.com](mailto:cmcginnis@sehinc.com)>; John Schumacher <[john@cbcscod.com](mailto:john@cbcscod.com)>; Southworth, Josh

<[josh@townoffrisco.com](mailto:josh@townoffrisco.com)>

**Subject:** !! Due May 5, 2026 - Referral for TELE-25-0002

Hello all,

Frisco Planning received the attached telecommunications application for a temporary cell tower, TELE-25-0002, located at 103 W Main Street, in the public right-of-way.

This application proposes a temporary ballast-mounted telecommunications facility required to maintain continuity of wireless service during the redevelopment of the building at 101 W Main Street, which currently hosts an existing permanent rooftop AT&T wireless facility. The rooftop installation must be removed to accommodate approved redevelopment of the structure. The temporary facility is intended to serve as an interim solution for approximately 12 to 24 months, after which it will be fully removed and the site restored.

The proposed temporary tower will have an approximate height of 60 feet, with an additional approximately 5 feet for a lightning rod, and antenna mounting at an approximate 47-foot centerline. The facility includes three (3) sectors with two (2) antennas per sector, for a total of six (6) antennas. All equipment is proposed solely to support interim service needs and does not represent a permanent telecommunications installation.

If you are assigned to review in [Community Core](#), please complete your review by **May 5, 2026**. I understand this is a short turnaround time, but this project is important for the construction of the affordable housing project at 101 W Main Street.

Thank you!

Take care,

Kris

**Kris Valdez, AICP, MURP | Principal Planner | Community Development**



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RE: **!! Due May 5, 2026 - Referral for TELEC-25-0002**

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From Gittins, Julie K <Julie.K.Gittins@xcelenergy.com>

Date Fri 5/1/2026 10:29 AM

To Valdez, Kris <krisv@townoffrisco.com>

Cc Amy Lagace <amy.lagace@xcelenergy.com>

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Kris,

Good morning!

Xcel has been working closely with AT&T and NHP regarding the temporary COW. We will be setting up an on-site meeting in a couple of weeks to finalize the plan and schedule for temporary power.

Please let me know if you need anything else from us.

Have a great day!

**Julie Gittins**

**Xcel Energy**

Design Planner, Mountain Division

583 E. Jasper Ct., PO Box 528 Granby, CO 80446

C: 970-409-7613

E: [Julie.K.Gittins@xcelenergy.com](mailto:Julie.K.Gittins@xcelenergy.com)

Direct Supervisor: [Kyle.C.Alsup@xcelenergy.com](mailto:Kyle.C.Alsup@xcelenergy.com)

My Office Hours: Tuesday thru Friday, 6:00 – 4:30 pm

---

**RE: !! Due May 5, 2026 - Referral for TELEC-25-0002**

---

**From** Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>

**Date** Mon 4/27/2026 12:03 PM

**To** Valdez, Kris <krisv@townoffrisco.com>

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Thanks Kris, no further comments from me – already assigned the address and glad to see it's being used!

---

**From:** Valdez, Kris <krisv@townoffrisco.com>

**Sent:** Monday, April 27, 2026 11:33 AM

**To:** Amy Lagace <amy.lagace@xcelenergy.com>; Julie Gittings <julie.k.gittins@xcelenergy.com>; Chandler Morehardt <Chandler.Morehardt@summitcountyco.gov>; Jessica Sawyer <jsawyer@summitfire.org>; Chris McGinnis <cmcginnis@sehinc.com>; John Schumacher <john@cbcscode.com>; Southworth, Josh <josh@townoffrisco.com>

**Subject:** !! Due May 5, 2026 - Referral for TELEC-25-0002

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Hello all,

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If you are assigned to review in [Community Core](#), please complete your review by **May 5, 2026**. I understand this is a short turnaround time, but this project is important for the construction of the affordable housing project at 101 W Main Street.

Thank you!

Take care,

Kris

**Kris Valdez, AICP, MURP | Principal Planner | Community Development**



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