

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of a five-year Wireless Communication Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at the Cougar Mountain #2 Site located at 16859 SE 59th St.

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Utility Department

EXECUTIVE SUMMARY**ACTION**

This Resolution will authorize the execution of a five-year Wireless Communication Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at the Cougar Mountain #2 Site located at 16859 SE 59th St. T-Mobile has been operating at this location under a prior lease from the City.

RECOMMENDATION

Move to adopt Resolution No. 10540

BACKGROUND/ANALYSIS

In 1998, Council responded to a request from wireless carriers seeking to install more wireless antenna sites in Bellevue by enacting policies favoring placement of wireless facilities on public rather than private property, and by authorizing the creation of a standard lease agreement. City staff subsequently developed the agreement template, which was put into use in 2000 and has been updated every five years (most recent revision completed 2024). Staff perform periodic reviews of market rent to ensure lease rates are current.

Council previously approved a lease with T-Mobile at this site on November 27, 2013, which expired on November 27, 2023, and T-Mobile wishes to continue leasing the Cougar Mountain #2 Site to support wireless communication services for the surrounding neighborhood. Approval of this lease does not guarantee land use approval or the issuance of permits which would be required for any future upgrades to that equipment in the future.

In operating the wireless facility, T-Mobile will continue to coordinate with the Utility Department to ensure there is no impact on operations. The Utilities Department has no concerns with the execution of a new lease, continuing T-Mobile's use of Utilities owned space next to our Water Reservoir for their wireless facilities.

POLICY & FISCAL IMPACTS

Policy Impact

BCC Section 4.30.020 requires Council approval of leases that exceed one or two years in duration. City property is leased at fair market value.

Land Use Code Section 20.20.195 regulates placement of wireless communication facilities.

The City's Comprehensive Plan supports increased availability and improved communication services for its citizens and businesses, and the location of telecommunications antennas on public facilities.

Policy UT-66: For infrastructure opportunities on City property, other than street rights-of-way, encourage the use of appropriate City-owned properties for lease to install wireless communications equipment that is compatible with existing City uses of the sites and consistent with land use requirements.

Policy UT-67: Encourage the co-location of telecommunications equipment on City sites, which reduces total impact of antennas on the community.

Fiscal Impact

Approving this Resolution will result in the Water Utility Fund receiving annual rent of \$37,200 beginning upon execution of the lease. The annual rent will increase each year by 3 percent. Fair market value for the City's wireless lease rates is established by appraisal of market rents.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year Wireless Communication Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at the Cougar Mountain #2 Site located at 16859 SE 59th St.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
Proposed Resolution No. 10540

AVAILABLE IN COUNCIL LIBRARY

Previously Approved Wireless Communications Facilities Site Lease Agreement with T-Mobile
New Wireless Communication Facilities Site Lease Agreement with T-Mobile