

CITY COUNCIL AGENDA TOPIC

Resolution authorizing execution of a five-year Telecommunication Facilities Lease Agreement with an automatic five-year extension with Multicultural Radio Broadcasting, Inc. for the continued operation of an existing AM radio transmission facility located at 2111 118th Avenue SE, within the Mercer Slough Nature Park.

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Parks & Community Services

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of a Telecommunication Facilities Lease Agreement with Multicultural Radio Broadcasting, Inc. for the continued operation of an existing AM radio transmission facility within the Mercer Slough Nature Park.

RECOMMENDATION

Move to adopt Resolution No. 10518.

BACKGROUND/ANALYSIS

The existing radio towers and transmission facility now occupied by Multicultural Radio Broadcasting, Inc. were constructed and installed in Mercer Slough Nature Park prior to the city's acquisition of the property in 1977.

Since acquisition, the city has continued the lease with the radio transmission operator. Lease Agreement No. 76686 approved under Resolution No. 9752 for the operation of the radio towers commenced on July 1, 2020, and is scheduled to expire on June 30, 2025. If approved, the new lease will run from July 1, 2025, through June 30, 2030, with an automatic five-year extension through June 30, 2035. Due to the existing infrastructure already in place, the ongoing operation of the radio facility has a minimal impact on the surrounding wetland ecology of the Mercer Slough Nature Park. Some ongoing vegetation clearing under the guy line corridors is necessary to comply with FCC regulations, as well as provide access to the towers, guy wires, and earth anchors for inspections.

Multicultural Radio Broadcasting, Inc. provides outreach radio programming in many languages. Their local affiliate, KXPA 1540 AM, is a small business that provides community outreach benefits by programming Spanish, English, Hawaiian, Russian, and Vietnamese to help reach Bellevue's diverse ethnic populations. The location of the towers and leased parcel is shown on the attached vicinity map. The AM transmission operation includes three radio towers and a small transmission building, located within the Mercer Slough Nature Park for broadcasting the KXPA 1540 AM radio station.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code Section 4.30.020 requires Council approval of leases that exceed \$350,000 or where the term of the lease is longer than two years in duration and Section 6.06.070 requires telecommunication facilities leases be paid at fair market value.

Bellevue Comprehensive Plan:

PA-28: Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

HS-21: Encourage and invest in culturally and linguistically specific service delivery that respects the dignity and honors the strengths that Bellevue's diverse individuals and families offer to the community, while supporting them to achieve their self-identified goals.

Parks and Open Space System Plan Goals:

Collaborate with other agencies, public and private, to efficiently meet the community's needs for parks, recreation, cultural opportunities and open space.

Fiscal Impact

Approving this Resolution will provide the City with an annual revenue of \$31,336 for a total of \$156,680 over five years. During the automatic five-year renewal period, the rent will increase by three percent annually. Revenues from the lease will be receipted and deposited into the Land Purchase Revolving fund. There are no new expenses as a result of this lease agreement.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year Telecommunication Facilities Lease Agreement with an automatic five-year extension with Multicultural Radio Broadcasting, Inc. for the continued operation of an existing AM radio transmission facility located at 2111 118th Avenue SE, within the Mercer Slough Nature Park.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map

Proposed Resolution No. 10518

AVAILABLE IN COUNCIL LIBRARY

Proposed Lease Agreement