

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 Fire Station #8 located at 5701 Lakemont Blvd. SE.

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Fire Department

EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of a five-year Wireless Communication Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at Fire Station #8. T-Mobile has been operating at this location under a prior lease from the City.

RECOMMENDATION

Move to adopt Resolution No. 10423

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 performs periodic reviews of market rent to ensure lease rates are current.

Council previously approved a lease with T-Mobile at this site on October 1, 2012, which expired on October 1, 2022, and T-Mobile wishes to continue leasing the Fire Station #8 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 Fire Department to ensure there are no impact to operations. The Fire Department has no concerns with the execution of a new lease, continuing T-Mobile's use of our Fire Station #8 Site for their wireless facilities.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 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.

Fiscal Impact

Approving this Resolution will result in the General 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 Fire Station #8 located at 5701 Lakemont Blvd. SE.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. Vicinity Map

Proposed Resolution No. 10423

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