

July 2, 2018

## **CITY COUNCIL AGENDA MEMORANDUM**

### **SUBJECT**

Resolution authorizing execution of a 10-year Wireless Communications Facilities Site Lease Agreement with four automatic five-year extensions with King County for installation of equipment related to the Puget Sound Emergency Radio Network (PSERN) at Bellevue City Hall.

### **FISCAL IMPACT**

Approving this Resolution will result in the General Fund receiving annual rent of \$24,732 beginning when the County commences installation of its site equipment or no later than 24 months after execution of the lease. The annual rent will increase 10 percent every five years.

### **STAFF CONTACTS**

Laurie Leland, Interim Director, 452-4366  
Ira McDaniel, Real Property Manager, 452-4182  
Patti Ebert, Sr. Real Property Agent, 452-5203  
*Civic Services Department*

Sabra Schneider, Chief Information Officer, 452-4890  
Jim Rawley, Network Systems & Security Lead, 452-7197  
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### **POLICY CONSIDERATION**

City Code:

Bellevue City Code 4.30.020 requires Council approval of leases that exceed two years in duration, or are less than fair market value.

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

Comprehensive Plan:

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

*Neighborhood Goals and Policies:*

N-2: Ensure police, fire and emergency services provide high levels of public safety that respond to growth and changing community needs.

N-4: Plan and prepare for the response, recovery, and mitigation of potential disasters and hazards.

*Capital Facilities Goals and Policies:*

CF-2: Plan for the long-term renewal or replacement of aging capital facilities as needed to maintain target service levels.

CF-17: Require essential public facilities to be sited and designed according to city standards and criteria in order to minimize potential impacts to the community while recognizing the public importance and difficult-to-site nature of such facilities.

CF-18: Participate in inter-jurisdictional efforts to site countywide or statewide essential public facilities. Pursue agreements among jurisdictions to mitigate against the disproportionate burden that may fall on the jurisdiction which becomes the site of the facility.

CF-20: Work to site or expand essential public facilities in ways that equitably balance social, environmental, and economic impacts to achieve citywide and regional planning objectives.

## **BACKGROUND**

In 2015, King County voters approved a levy to upgrade the emergency radio system. The current system is over 20 years old and faces increasing component failures as it ages. In addition, the vendor of the current system (Motorola) plans to discontinue the sale and repair of all components after 2018. Following the 2015 levy, an Interlocal Cooperation Agreement (ILA) was entered into by King County and 11 municipal agencies, including the City of Bellevue. In this agreement, the City agreed to the use of Fire Station #9 property for installation of equipment related to PSERN and that lease rates would be comparable to leases, licenses or agreements the City has with other governmental entities. Fire Station #9 and City Hall are the only City properties identified as potential sites for PSERN equipment. The parties to the ILA also agreed to lease other properties they owned or controlled that were identified during the PSERN system design process.

The emergency radio system is used to dispatch first responders (Police, Fire, EMS) to incidents and allows responders to communicate with each other at those incidents. The system is owned in equal shares by King County, the City of Seattle, Valley Communications Center (ValleyCom), and the Eastside Public Safety Communication Agency (EPSCA), of which the City of Bellevue is a partner.

The Emergency Radio Network uses redundant microwaves as the primary means of communication as microwave links are the most reliable means of communication after a major disaster. Roads can buckle or break during an event, causing fiber or other land-based communication to fail, but these failures will not affect microwaves. In the worst case, antennas may need to be realigned to restore communication.

The search for adequate sites for the PSERN facility in this area of King County started in June 2014 and included sites in Seattle, Mercer Island, Newcastle and additional possibilities in Bellevue. Similar to the Fire Station #9 lease that was approved by Council on February 5 with Resolution 9366, King County states that PSERN will not be able to provide a high level of emergency radio coverage to the first responders that rely on communication in the field, including the central business district of Bellevue, without utilizing City Hall as a microwave location. The proximity to the Northeast King County Regional Public Safety Agency (NORCOM) at City Hall also makes our facility a desired location.

## **EFFECTIVE DATE**

If approved, this Resolution becomes effective immediately upon Council adoption.

### **OPTIONS**

1. Adopt the Resolution authorizing execution of a 10-year Wireless Communications Facilities Site Lease Agreement with four automatic five-year extensions with King County for installation of equipment related to the Puget Sound Emergency Radio Network (PSERN) at Bellevue City Hall.
2. Do not adopt the Resolution and provide alternative direction to staff.

### **RECOMMENDATION**

Option 1

### **MOTION**

Move to adopt Resolution No. 9426 authorizing execution of a 10-year Wireless Communications Facilities Site Lease Agreement with four automatic five-year extensions with King County for installation of equipment related to the Puget Sound Emergency Radio Network (PSERN) at Bellevue City Hall.

### **ATTACHMENTS**

- A. Vicinity Map
  - B. Facility Site Plan
- Proposed Resolution No. 9426

### **AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

Wireless Communications Facilities Site Lease Agreement