

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year Wireless Communications Facilities Site Lease Agreement with an automatic five-year extension with Sprint at the Cougar Mountain #2 Water Reservoir Site located at 16859 SE 60th Street.

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

Nav Ota, Director, 452-2041
Utilities Department

EXECUTIVE SUMMARY

This Resolution authorizes execution of a Wireless Communications Facilities Site Lease Agreement with Sprint at the Cougar Mountain #2 Water Reservoir Site.

RECOMMENDATION

Move to adopt Resolution No. 9477

If approved, effective date: 10/15/2018

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 January 2016). Staff performs periodic appraisals (every five years) of market rents for similar facilities in the region to ensure the City's lease rates reflect fair market value. The market rate for wireless facilities are not directly tied to land values and, therefore, do not rise and fall as quickly as the land and housing market. The last appraisal was completed November 2015.

Council previously approved a lease with Sprint at this site on January 1, 2009. That lease expires December 31, 2018 and Sprint wishes to continue leasing at the Cougar Mountain #2 Water Reservoir 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 the existing equipment.

In operating the wireless facility, Sprint will continue to coordinate with the Utilities Department to ensure there are no impacts to reservoir operations. The Utilities Department has no concerns with the execution of a new lease and continuing Sprint's use of our Cougar Mountain #2 Water Reservoir for their wireless facilities.

POLICY & FISCAL IMPACTS

Bellevue City Code:

BCC 4.30.020 requires Council approval of leases that exceed one year in duration. City property is leased at no less than fair market value.

Land Use Code 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 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 Impacts:

Approving this Resolution will result in the Water Utility Fund receiving annual rent of \$30,600 beginning January 1, 2019 upon execution of the lease. The annual rent will increase each year by 3 percent.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year Wireless Communications Facilities Site Lease Agreement with an automatic five-year extension with Sprint at the Cougar Mountain #2 Water Reservoir Site located at 16859 SE 60th Street.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Vicinity Map
Proposed Resolution No. 9477

AVAILABLE IN COUNCIL LIBRARY

- A. Previously Approved Wireless Communications Facilities Site Lease Agreement with Sprint
B. New Wireless Communication Facilities Site Lease Agreement with Sprint