

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year wireless communications facilities site lease agreement with an automatic five-year extension with New Cingular Wireless PCS at the Woodridge Water Reservoir site located at 1843 125th Avenue SE.

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EXECUTIVE SUMMARY

This Resolution authorizes execution of a wireless communications facilities site lease agreement with New Cingular Wireless PCS at the Woodridge Water Reservoir site. Cingular has been operating at this location since 2008. Their prior lease has expired and this new lease will cover up to 10 additional years at this location.

RECOMMENDATION

Move to adopt Resolution No. 9533

If approved, effective date: 01/22/2019

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). This site lease agreement is used in situations such as this where cellular facilities are installed on City-owned property outside of the public road right of way. 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. These periodic appraisals occur every five years because the market rate for wireless facilities is not directly tied to land values and, therefore, does not rise and fall as quickly as the land and housing market. The last appraisal was completed in November 2015.

Council previously approved a lease with New Cingular Wireless PCS at this site on June 1, 2008. That lease expired on May 31, 2018. Since this lease expired, New Cingular Wireless PCS has been maintaining their lease status on a month to month basis. New Cingular Wireless PCS wishes to continue leasing at the Woodridge 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 that equipment.

In operating the wireless facility, New Cingular Wireless PCS 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, continuing New Cingular Wireless PCS's use of the Woodridge Water Reservoir for their wireless facilities.

POLICY & FISCAL IMPACTS

Bellevue City Code

BCC Section 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 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 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 \$30,600 beginning February 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 New Cingular Wireless PCS at the Woodridge Water Reservoir site located at 1843 125th Avenue SE.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Vicinity Map

Proposed Resolution No. 9533

AVAILABLE IN COUNCIL LIBRARY

Previously approved wireless communications facilities site lease agreement with New Cingular Wireless PCS

New wireless communication facilities site lease agreement with New Cingular Wireless PCS