

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year wireless communications facility site lease agreement with Seattle SMSA Limited Partnership dba Verizon Wireless, including a five-year extension option for the continued operation of an existing Wireless Communications Facility (WCF) at Coal Creek Natural Area located at 15502 Newcastle Golf Club Road..

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EXECUTIVE SUMMARY

This Resolution authorizes execution of a Wireless Communication Facilities Site Lease Agreement with Seattle SMSA Limited Partnership dba Verizon Wireless at Coal Creek Natural Area for a term of five-years with the option to extend for an additional five years.

RECOMMENDATION

Move to adopt Resolution No. 9656

If approved, effective date: 09/16/2019

BACKGROUND/ANALYSIS

Verizon Wireless has maintained a WCF in this location within the Coal Creek Natural Area since November 2008. The initial lease agreement has expired, and Verizon Wireless wishes to continue leasing at the Coal Creek Natural Area site to support wireless communication services for the surrounding neighborhood. Approval of this lease does not guarantee land use approval. The issuance of permits would be required for any future upgrades to equipment.

The City uses a standard contract for wireless facilities located on public land (outside of the public right-of-way). The most recent revision was updated in January 2016. Staff performs periodic appraisals 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 markets. The last appraisal was completed in 2015.

POLICY & FISCAL IMPACTS**Policy Impact**

Bellevue City Code

BCC 4.30.020 requires Council approval of leases that exceed \$90,000 or where the term of the lease is longer than two years in duration.

Land Use Code Section 20.20.195 regulates placement of Wireless Communications Facilities.

Bellevue Comprehensive Plan: Utilities Element

- UT-88. For infrastructure opportunities on City property, other than street right-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.

Fiscal Impact

By approving this Resolution, the City will receive annual lease payments in the amount of \$30,600. The annual rent shall increase each year by 3 percent.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year wireless communications facility site lease agreement with Seattle SMSA Limited Partnership dba Verizon Wireless, including a five-year extension option for the continued operation of an existing Wireless Communications Facility (WCF) at Coal Creek Natural Area located at 15502 Newcastle Golf Club Road.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

A. Vicinity Map
Proposed Resolution No. 9656

AVAILABLE IN COUNCIL LIBRARY

Wireless Communications Facilities Site Lease Agreement with Verizon Wireless