

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of a five-year wireless communications facility site lease agreement with New Cingular Wireless PCS, LLC including a five-year extension option for continued operation of an existing wireless communications facility at the Bellevue Golf Course located at 5500 140th Avenue NE.

Shelley McVein, Acting Director, 452-5378

Camron Parker, Parks Property & Acquisition Manager, 452-2032

Zarrian Smith, Contract Administrator, 452-4883

*Parks & Community Services Department*

**EXECUTIVE SUMMARY**

This Resolution authorizes the execution of a wireless communications facility site lease agreement with New Cingular Wireless PCS, LLC at the Bellevue Golf Course located at 5500 140<sup>th</sup> Avenue NE. The initial lease agreement has expired, and this lease will cover up to ten additional years at this location.

**RECOMMENDATION**

Move to adopt Resolution No. 9685.

If approved, effective date: 11/18/2019

**BACKGROUND/ANALYSIS**

Cingular Wireless PCS, LLC has maintained a wireless communications facility at this location since November 1, 2006. Cingular Wireless PCS, LLC wishes to continue leasing at this location 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 the existing equipment.

The City uses a standard contract for wireless facilities located on public land (outside of rights-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 Section 4.30.020 requires Council approval of leases that exceed \$90,000 or two years in duration.

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

Comprehensive Plan Policy UT-66: 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**

This Resolution will authorize the City to receive annual lease payments in the amount of \$38,223.12. 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 New Cingular Wireless PCS, LLC including a five-year extension option for continued operation of an existing wireless communications facility at the Bellevue Golf Course located at 5500 140th Avenue NE.
2. Do not adopt the Resolution and provide alternative direction to staff.

### **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Vicinity Map  
Proposed Resolution No. 9685

### **AVAILABLE IN COUNCIL LIBRARY**

Wireless communication facilities site lease agreement with Cingular Wireless