

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of a five-year Wireless Communications Facilities Site Lease Agreement with an automatic five-year extension with T-Mobile at the Clyde Hill Water Reservoir Site located at 9600 NE 22nd St.

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**EXECUTIVE SUMMARY**

This Resolution authorizes execution of a Wireless Communications Facilities Site Lease Agreement with T-Mobile at the Clyde Hill Water Reservoir Site.

**RECOMMENDATION**

Move to adopt Resolution No. 9809

**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 where cellular facilities are installed on City-owned property outside of the public road right of way. 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 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 T-Mobile at this site in December of 2010. That lease was amended twice (once in 2010 and again in 2013) to modify the description of T-Mobile's equipment. The lease expired on May 10 and T-Mobile has continued operating on a month-to-month holdover basis since that time. T-Mobile wishes to continue leasing at the Clyde Hill Water Reservoir site to support wireless communication services for the surrounding neighborhood and has requested a new lease. 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, T-Mobile 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 T-Mobile's use of our Clyde Hill Water Reservoir for their

wireless facilities.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Bellevue City Code 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 September 1 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 T-Mobile at the Clyde Hill Water Reservoir Site located at 9600 NE 22nd St.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

A. Vicinity Map

Proposed Resolution No. 9809

## **AVAILABLE IN COUNCIL LIBRARY**

Previously Approved Wireless Communications Facilities Site Lease Agreement with T-Mobile  
New Wireless Communication Facilities Site Lease Agreement with T-Mobile