

## CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year wireless communications facilities site lease agreement with New Cingular Wireless PCS, LLC, including a five-year extension option, for operation of an existing wireless communications facility within the Coal Creek Natural Area at 15502 Newcastle Golf Club Road.

Michael Shiosaki, Director, 452-5377

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 facilities site lease agreement with New Cingular Wireless PCS, LLC at 15502 Newcastle Golf Club Road. The initial lease agreement has expired, and the new lease term is for five years, with an option for a five-year extension, to allow the lease to continue up to ten total years at this location.

## RECOMMENDATION

Move to adopt Resolution No. 9976

## BACKGROUND/ANALYSIS

New Cingular Wireless PCS, LLC has maintained a wireless communications facility at this location in the Coal Creek Natural area since January 2011. New Cingular Wireless PCS, LLC desires 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 by the City of Bellevue. The issuance of permits is required for any potential 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 approximately 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.

## POLICY & FISCAL IMPACTS

### Policy Impact

Bellevue City Code 4.30.020 requires Council approval of leases that exceed \$90,000 or two years in duration.

Comprehensive Plan Policy 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**

This Resolution will authorize the City to receive annual lease payments in the amount of \$30,694.32. The annual rent shall increase each year by 3 percent.

**OPTIONS**

1. Adopt the Resolution authorizing execution of a five-year wireless communications facilities site lease agreement with New Cingular Wireless PCS, LLC, including a five-year extension option, for operation of an existing wireless communications facility within the Coal Creek Natural Area 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. 9976

**AVAILABLE IN COUNCIL LIBRARY**

Wireless communications facilities site lease agreement with New Cingular Wireless PCS, LLC