



Memorandum

Date: 8/16/2022
Meeting of: City Council

File No. AM No. 22-118
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Finance	Chip Corder	425-556-2189
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DEPARTMENT STAFF:

Finance	Judy Fani	Real Property Specialist
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TITLE:

Approval of Three New DISH Wireless LLC Telecommunications Facilities Leases

OVERVIEW STATEMENT:

DISH Wireless LLC has submitted three lease applications to install telecommunications equipment at three water tank locations: Southeast Redmond, Novelty Hill/Redmond Ridge, and Hartman Park. The leases are specifically for the purpose of installing, operating, and maintaining telecommunication. The terms and conditions for the City's granting of lease rights have been developed and are mutually acceptable to City staff and DISH Wireless LLC. The proposed leases reflect the standard agreement used by the City.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
2030 Comprehensive Plan (Utilities Element)
- **Required:**
RMC Chapter 12.14 - Telecommunications
RCW 35A.11.010 - Vests all power to the City's legislative body to purchase, lease, receive, or otherwise acquire real property, and to use, enjoy, hold lease, control, convey or otherwise dispose of the same.
RZC 21.56.030 - General Siting Criteria for antenna support structures
- **Council Request:**
FAC Committee of the Whole recommended this item be forwarded to the August 16th Council consent agenda.
- **Other Key Facts:**
New Telecommunications Facilities Leases require Council approval.

OUTCOMES:

Redmond development regulations prefer that public facilities are used for siting telecommunications antennae such as Redmond's water towers. The DISH leases would provide telecommunications services to the Redmond community in a manner that is aligned with City code, policies and values. Since the 2019 T-Mobile acquisition of Sprint and Clearwire, T-Mobile has been terminating all Sprint and Clearwire leases serving the Redmond area. Council approval of the three new DISH leases will allow DISH, as authorized by the FCC, to provide service to BOOST customers who are currently served by Sprint.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
No public notice required for a Type 1 Permit (administrative approval)
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☐ Yes ☐ No ☒ N/A

Budget Offer Number:
N/A

Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☒ Yes ☐ No ☐ N/A

If yes, explain:

The City has been compensated for staff time devoted to processing the DISH lease applications by the payment of a \$4,453.42 fee per application, and a \$9,007.76 initial feasibility plan review fee that covers all three plan reviews. The three leases will yield nearly \$99,500 in annual revenue, increased by an automatic annual rent adjustment during the lease term.

Funding source(s):
N/A

Budget/Funding Constraints:
N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
8/9/2022	Committee of the Whole - Finance, Administration, and Communications	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

Preferably the best and safest time to install telecommunication facilities on top of Redmond's water towers is before the 2022-23 rainy season begins in earnest.

ANTICIPATED RESULT IF NOT APPROVED:

If the leases are not approved, there will be a gap in service to BOOST customers currently served by Sprint. Also, the City will forego annual lease revenue along with annual rent escalations in successive years.

ATTACHMENTS:

Attachment A: DISH Telecommunications Facilities Lease at Hartman Park Water Tank

Attachment B: DISH Telecommunications Facilities Lease at Redmond Ridge/Novelty Hill Water Tank

Attachment C: DISH Telecommunications Facilities Lease at Southeast Redmond Water Tank