

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON,
APPROVING A GROUND LEASE AGREEMENT BETWEEN THE CITY OF OLYMPIA
AND T-MOBILE WEST, LLC, FOR LEASE OF GROUND SPACE AT 3700 – 20TH
AVENUE NW**

WHEREAS, the City operates the Elliott Avenue water storage tank, which, like other water storage tanks within the City, is suitable for the installation of cellular antennae, and related equipment, given its geographic location, height, and other physical characteristics; and

WHEREAS, using existing structures, such as water tanks, as platforms for cellular antennae, is an efficient use of resources as it obviates the need for cellular carriers to construct stand-alone cellular towers, thus reducing the impacts associated with such stand-alone towers and reducing the infrastructure costs cellular carriers pass on to their customers; and

WHEREAS, by granting leases for installation of cellular antennae and related equipment on City water storage tanks and ground space, the City generates revenues that go into the City water utility's annual operating budget; these revenues help reduce rates that are charged to City water utility customers; and

WHEREAS, T-Mobile West, LLC, a cellular carrier, wishes to occupy a portion of the Elliott Water Storage Tank Site to install related equipment and wishes to enter into a five-year lease with the City to facilitate this installation; and

WHEREAS, T-Mobile West, LLC will pay to the City additional rental of \$11,595.27, with an annual 4% escalation through this lease arrangement, an amount that is consistent with lease rates charged for similar leases by other public agencies in the area and which amount will go into the City's water utility account; and

WHEREAS, given the revenues to generated for the City's water utility and given the efficiencies realized by using an existing structure as a platform for cellular antennae and related equipment, the Council finds that entering into a non-exclusive ground lease with T-Mobile West, LLC for the placement of its related equipment on the Elliot Avenue water tower site is in the best interests of the City;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

1. The Olympia City Council hereby approves the form of the Ground Lease Agreement between the City of Olympia and T-Mobile West, LLC for lease of ground space at 3700 – 20th Avenue NW, and the terms and conditions contained therein.

2. The City Manager is authorized and directed to execute on behalf of the City of Olympia the Ground Lease Agreement, and any other documents necessary to execute said Agreement, and to make any amendments or minor modifications as may be required and are consistent with the intent of the Agreement, or to correct any scrivener's errors.

PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of _____ 2022.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

DEPUTY CITY ATTORNEY