



T-Mobile Cell Tower Lease- South Water Tank Storage

City Council – June 17, 2025

City Staff Representative:

Scott Olsen, Director of Utilities

Department:

Utilities



Presentation Contents

- T-Mobile Existing Lease Overview
- T-Mobile Proposed Lease Overview
- Staff Recommendation
- Questions



T-Mobile Existing Lease Overview

- Original lease agreement with Nextel signed in December 2006.
- Tenant provided notice of additional equipment installation on 0.5 MG elevated tank in February 2015. Equipment did not take up additional area on the ground.
- Original lease terminated in December 2021, and T-Mobile, as successor in interest to Nextel, and City negotiated a month-to-month lease under the terms of the original lease agreement.



T-Mobile Proposed Lease Overview

- City and T-Mobile negotiated new lease agreement, which will supersede the prior month-to-month arrangement.
- Proposed lease agreement is for 10-year initial term, with the option to renew for two successive five-year terms, followed by two successive one-year terms.



Aerial Image of Lease Site



T-Mobile Proposed Lease Overview

- City or Tenant may terminate proposed lease agreement after the initial term by giving proper notice per the agreement.
- All terms and conditions of the lease agreement have been negotiated, including responsibilities during tank maintenance activities, rent, and payment for utility services to the equipment.
- Rent under the proposed lease agreement is \$2,500 per month and increases by 3% annually on the anniversary of the lease commencement date.



Staff Recommendation

City staff recommend approval of a resolution authorizing the City Manager, or designee, to execute the lease between the City and T-Mobile West, LLC.



Thank you for your time.

Questions?

