

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2022-18

A RESOLUTION OF THE UNALASKA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO TELALASKA'S EXISTING LEASE AREA ON LEAR ROAD

WHEREAS, the Unalaska City Council approved Resolution 2020-64 leasing a portion of city owned real estate for use by TelAlaska for its tower located on Lear Road and shared with the water tank; and

WHEREAS, the 20-year lease is in effect through December, 2040; and

WHEREAS, on March 8, 2022 Unalaska City Council approved resolution 2022-09 approving TelAlaska's request to construct a new, 60' tall tower on a slightly larger area and adjacent to its existing 30' tower on City owned land on Lear Road; and

WHEREAS, TelAlaska is now seeking approval to enlarge the tower to 80' to facilitate co-location of another wireless provider on the same antenna new tower is complete and operational; and

WHEREAS, the existing lease addresses additions and expansions and says "Alterations and Improvements: Upon receiving written permission from Lessor, Lessee may make alterations, additions and improvements to the Parcel, at Lessee's sole cost and expense. Lessor's consent shall not be unreasonably withheld. Lessee shall remove all improvements and personal property of Lessee from the Parcel at the end of the Lease term and the Parcel shall be restored to the condition prevailing on the effective date of this Lease; and

WHEREAS, TelAlaska has submitted a building permit application with required drawings and specifications, and the various City departments have begun reviewing the proposed improvements.

NOW THEREFORE BE IT RESOLVED that the Unalaska City Council authorizes the City Manager to approve the improvements proposed by TelAlaska per the existing agreement between the City and the Company.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on April 26, 2022.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Marjie Veeder, CMC
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: William Homka, Planning Director
Through: JR Pearson, Acting City Manager
Date: April 26, 2022
Re: Resolution 2022-18: Authorizing the City Manager to approve an amendment to TelAlaska's existing lease area on Lear Road

SUMMARY: TelAlaska currently has a cellular communications tower on a city owned parcel in the valley on which a water tower is also present. The site is accessed from Lear Road. On March 8, 2022 Unalaska City Council approved TelAlaska's request to expand its existing 280 square foot area with an additional 420 square feet for a total of 700 square feet and construct a new, taller communications tower. The present tower is 30' tall and City Council approved a new tower to be 60' tall. However, after the meeting TelAlaska indicated there was interest from another wireless provider to co-locate on the same tower. TelAlaska needs the tower height increased to 80' in order to facilitate the co-location. The City lease requires any significant changes to be approved by the City. Staff recommends approval.

PREVIOUS COUNCIL ACTION:

Resolution 2020-64 A resolution of the Unalaska City Council authorizing the City Manager to enter into an agreement renewing a 20-year lease with TelAlaska for the Lear Road Water Tank Site

Resolution 2022-09 A resolution approving TelAlaska's request to construct a new, 60' tall tower on a slightly larger area and adjacent to its existing 30' tower on City owned land on Lear Road

BACKGROUND: The existing lease for TelAlaska's use is for a portion of city owned real estate situated off Lear Road and on the same parcel as the Lear Road Water Tower. The initial lease spanned 10 years beginning in 2010 and expired in 2020. City Council approved Resolution 2020-64 and authorized the City Manager to enter into a new, 20 year agreement for the same tower and location. Recently TelAlaska requested a modification to the site so it can erect a larger, 60' tall tower and to replace its existing support building with a larger one. City Council approved TelAlaska's request on March 8, 2022.

DISCUSSION: In general, telecommunication companies have found it difficult to locate desired sites for new tower infrastructure in Unalaska. This is due primarily to the limited amount of available real estate that meets optimal network needs for the companies. Presently there are several telecommunication tower projects happening in Unalaska. GCI, OptimERA and TelAlaska are all working to improve their tower infrastructure on new locations throughout the city.

Exhibit 'A' indicates the general vicinity of the site on which the City's water tank and TelAlaska's existing tower is located. Attachment A indicates the present and proposed tower locations, size and position near the water tank. Exhibit B shows the proposed site plan and Exhibit C has project details. The attachments were provided by TelAlaska. If approved, the existing 280 square foot area and the tower will be removed once the new tower is constructed and operational. A new operational area of 860 square feet will be required for the tower and support building.

TelAlaska's lease for this site runs through December, 2040, about 18 years from now. The company currently pays \$14,400 annually. Part 8 of the lease addresses future alterations and site work and is quoted below (Lessee = City; Lessor = TelAlaska):

8. *Alterations and Improvements: Upon receiving written permission from Lessor, Lessee may make alterations, additions and improvements to the Parcel, at Lessee's sole cost and expense. Lessor's consent shall not be unreasonably withheld. Lessee shall remove all improvements and personal property of Lessee from the Parcel at the end of the Lease term and the Parcel shall be restored to the condition prevailing on the effective date of this Lease.*

TelAlaska already pays \$14,400 for the site. Most of the new leases are being charged \$10,800 annually. Staff does not recommend increasing the annual fee as a result of the existing difference.

ALTERNATIVES: Council may not unreasonably withhold its consent per the lease.

FINANCIAL IMPLICATIONS: The city receives \$14,400 annually from the present lease for this tower and location.

LEGAL: None

STAFF RECOMMENDATION: Approve Resolution 2022-18 authorizing the City Manager to approve an amendment to TelAlaska's existing lease area on Lear Road.

PROPOSED MOTION: I move to adopt Resolution 2022-18.

CITY MANAGER COMMENTS: I support staff's recommendation.

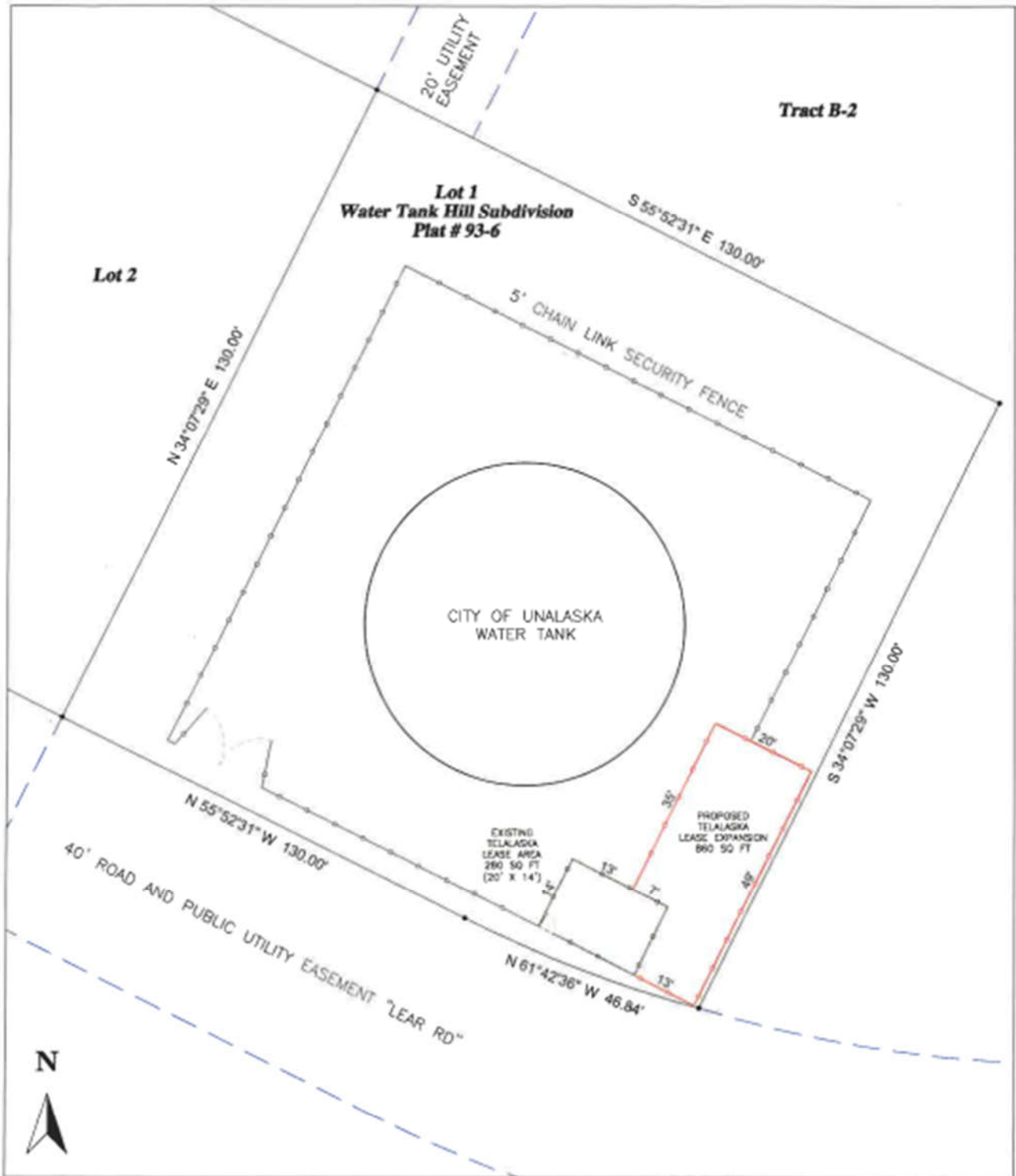
ATTACHMENTS:

1. Resolution 2022-18
2. Exhibit A: Vicinity Map
3. Exhibit B: Project Site Plan
4. Exhibit C: Site Details

**EXHIBIT A
Vicinity Map**

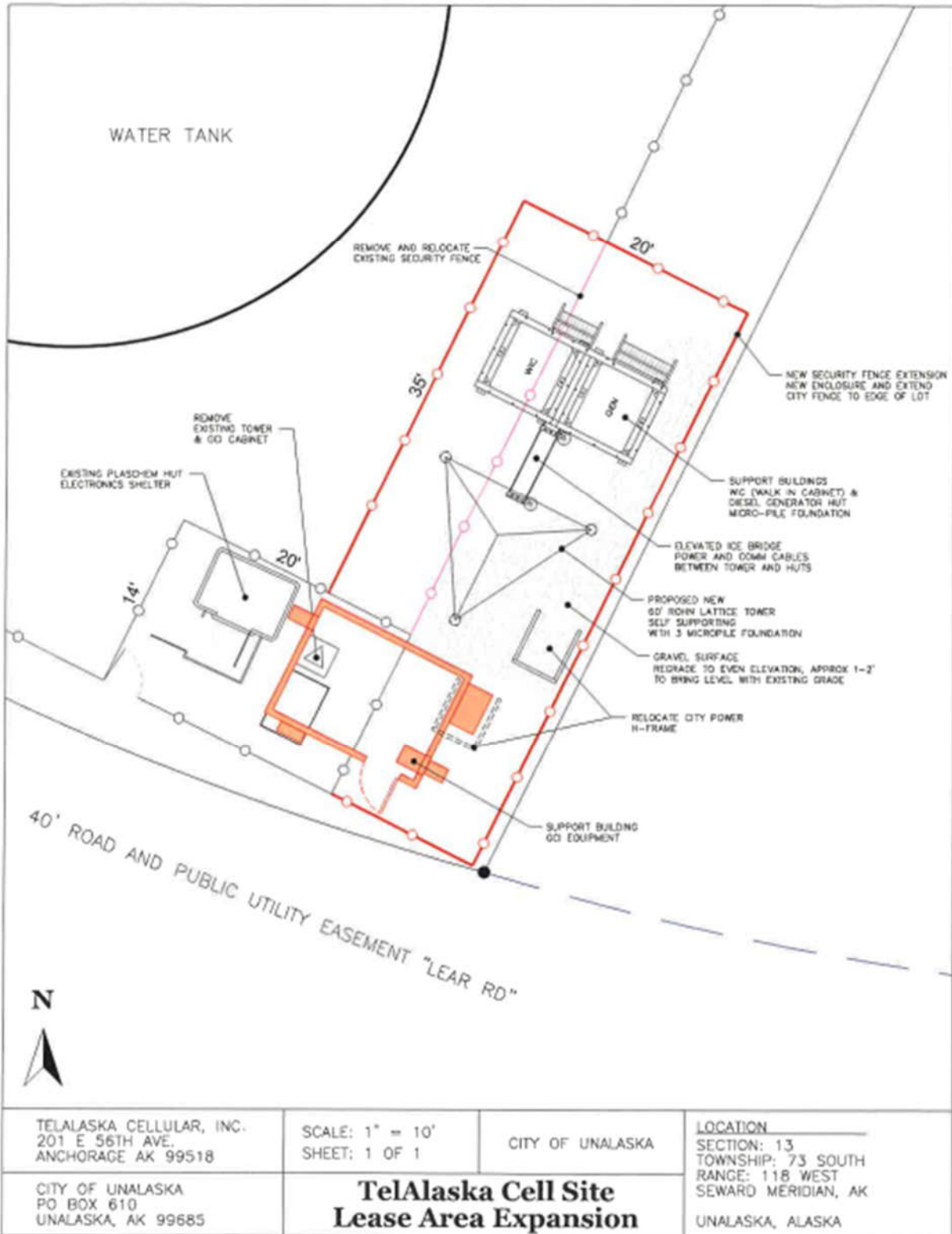


**EXHIBIT B
Site Plan**



TELALASKA, INC. 201 E 56TH AVE. ANCHORAGE AK 99518	SCALE: 1" = 25' SHEET: 1 OF 1	CITY OF UNALASKA	LOCATION SECTION: 11 TOWNSHIP: 73 SOUTH RANGE: 118 WEST SEWARD MERIDIAN, AK
CITY OF UNALASKA PO BOX 610 UNALASKA, AK 99685	TelAlaska Cell Site Lease Expansion Area		UNALASKA, ALASKA

EXHIBIT C Site Detail



TELALASKA CELLULAR, INC. 201 E 56TH AVE. ANCHORAGE AK 99518	SCALE: 1" = 10' SHEET: 1 OF 1	CITY OF UNALASKA
CITY OF UNALASKA PO BOX 610 UNALASKA, AK 99685	TelAlaska Cell Site Lease Area Expansion	LOCATION SECTION: 13 TOWNSHIP: 73 SOUTH RANGE: 118 WEST SEWARD MERIDIAN, AK UNALASKA, ALASKA