



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / February 6, 2024

SUBJECT: Approval of DISH Ground Lease and Crown Castle Consent

Prepared By: John Thames, City Attorney

Report Date: 1/29/2024

Recommended City Council Action

Staff recommends the following:

Motion to adopt Resolution No. 2024-03, A Resolution Approving DISH Ground Lease and Crown Castle Consent to Install Contemplated Improvements.

Overview / Background

A portion of the City-owned property at the well house off of West Wayzata Boulevard is currently leased to Crown Castle for use as a cellular tower. Pursuant to the terms of that lease, Crown Castle is permitted to sublease space on the tower to other carriers. The lease dictates that the City is entitled to separately negotiate terms for any additional ground space to be rented. DISH has requested to collocate on the tower and has received permission from Crown Castle to do so. DISH requires a small amount of additional ground space for its operation.

Staff and the Tenant have negotiated a proposed rental amount for this ground space to be \$400/month, with 3% annual escalation. The proposed term of the lease is 24 years (4 year initial term, followed by 4, 5-year renewal options for Tenant). However, the lease is specifically conditioned on the validity of a lease with Crown Castle. The Crown Castle lease will expire in 2027 and must be extended for this lease to remain viable beyond that point. DISH and Crown Castle have already signed the attached lease and the same is submitted for Council approval. Should the City Council approve the lease, Crown Castle has concurrently requested that the City also approve the attached Consent Letter to permit Crown Castle to proceed with improvements to the tower which will make the collocation possible. Staff has asked for the City Engineer to confirm the accuracy of the description of equipment in the Consent, and staff will update the Council as to the City Engineer's opinion, at the meeting.

Presuming Engineer approval, staff recommends approval of Resolution No. 2024-03.

Supporting Information

- Resolution No. 2024-03
- DISH Ground Lease Agreement
- Crown Castle Consent Letter