



AGENDA REPORT

City Council Meeting

TODAY'S DATE: March 5, 2025

MEETING DATE: March 19, 2025

TO: City Council

FROM: Cheryl Hughes, Central Services Director

SUBJECT: Approve A25-1600-3 - Avista Corporation Baldy Mountain Communication Site Lease Agreement

DESCRIPTION/BACKGROUND:

The City of Sandpoint owns real property on Bald Mountain and leases transmitter site parcels on this property to various entities, including Avista Corporation. Avista has leased parcels at Baldy Mountain Communication site for communications towers since 2012. In 2021, the City entered into a Short-Term Lease Agreement with Avista for Parcel 1 – 9,628 square feet for purposes of developing an expanded site and accommodate larger and newer tower equipment. The site construction was completed in Fall 2024 and this Lease Agreement is replacing the short-term lease agreement with the long term lease agreement for this parcel. The fees in the agreement follow the adopted City of Sandpoint Bald Mountain Fee Schedule. As part of construction, Avista also performed road work and improvements on the road to Bald Mountain. As a result of these road improvements and work, the City waived the Road Use Fee until January 01, 2026 as outlined in the Agreement.

The initial agreement term expires December 31, 2029 and includes no less than three (3) consecutive options to renew for 5 year terms.

STAFF RECOMMENDATION:

Staff recommends City Council consider approving Agreement A25-16900-3 -Avista Corporation Baldy Mountain Communication Site Lease Agreement

ACTION:

City Council to approve Agreement A25-16900-3 -Avista Corporation Baldy Mountain Communication Site Lease Agreement.

WILL THERE BE ANY FINANCIAL IMPACT? Yes - Revenue HAS THIS ITEM BEEN BUDGETED?
Yes

ATTACHMENTS:

- Proposed Resolution
- A25-1600-3 Avista Corporation Baldy Mountain Communication Site Lease Agreement
- Avista Site Photos