



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Bates Russell, Information Services Director
Kevin McConnell, City Attorney

DATE: 11/24/2025

SUBJECT:

Resolution 5927-25 Approval of a Land Lease Agreement with New Cingular Wireless PCS, LLC (AT&T) for Wireless Communications Equipment at 8930 SW Norwood Road, Tualatin, Oregon

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to execute a new Land Lease Agreement with New Cingular Wireless PCS, LLC (AT&T Mobility) for the installation and operation of wireless communication equipment at 8930 SW Norwood Road.

EXECUTIVE SUMMARY:

The City currently leases a portion of property at 8930 SW Norwood Road (Boones & Ibach site) for use as a cellular communications facility. The proposed lease grants AT&T approximately 150 square feet to install and operate telecommunications equipment, including antennas and support structures.

The agreement establishes a five-year initial term with five optional five-year renewals. Rent begins at \$1,400 per month. After the first year and each year thereafter, monthly rent will increase by 2 percent over the rent paid during the previous year. The lease ensures that the facility complies with applicable local, state, and federal regulations and provides access for maintenance and operation.

Under this new agreement, AT&T will lease the space directly from the City as required under the provisions of the existing SBA agreement, which provides for separate subleases to wireless carriers. The lease ensures continued cellular service in the area and compliance with all federal, state, and local telecommunications standards.

OUTCOMES OF DECISION:

Approval of this lease will continue to support reliable wireless service in the Tualatin area, generate steady rental income for the City, and maintain City oversight of use, access, and safety on the leased property.

ALTERNATIVES TO RECOMMENDATION:

The Council could choose not to approve the lease. This may delay or prevent improvements to wireless service coverage and reduce lease revenue to the City.

FINANCIAL IMPLICATIONS:

The City will receive \$1,400 per month in rent, beginning upon construction commencement, with a 2% increase every year. Additional costs are not anticipated. The tenant is responsible for all installation, maintenance, and utility expenses.

ATTACHMENTS:

-Land Lease Agreement between the City of Tualatin and New Cingular Wireless PCS, LLC