

TO: Public Works Committee
FROM: Tyle Zuchowski, Water Resources & Sustainability Deputy Director
DATE: June 18, 2026
SUBJECT: Site Lease Agreement with SiriusXM Amendment 5

1) Recommended Action:

Place the Site Lease Agreement Amendment 5 with SIRIUS XM RADIO, INC (SiriusXM) on the July 7, 2026, City Council consent calendar, with a recommendation to approve and authorize the Mayor to sign.

2) Background:

SiriusXM leases space on the Tumwater's water tower for wireless communications equipment. The original site lease agreement was signed on January 12, 2001. The proposed lease amendment, the fifth, extends the lease agreement for an additional five years, increases the monthly rate from \$1,613 to \$2,350, and adds an annual escalation rate of 3% over the duration of the lease.

3) Policy Support:

- Chapter 35.42 RCW Leases - Any city or town may, as lessee, lease a building for its use for a term of not to exceed fifty years.
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4) Alternatives:

- Reject lease agreement amendment and require SiriusXM to remove equipment.
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5) Fiscal Notes:

In April of 2026, staff completed a rate analysis using readily available market data and informal discussions with other regional municipalities. The analysis concluded that a reasonable market range was \$2,100 to \$2,350. The proposed lease amendment would result in annual revenue to the city of approximately \$28,200.

6) Attachments:

- A. SiriusXM Site Lease Agreement Amendment 5
- B. Original Agreement and Amendments