

STAFF REPORT

City of Lancaster

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05/13/25
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Date: May 13, 2025

To: Mayor Parris and City Council Members

From: Sonya Patterson, Parks, Arts, Recreation, and Community Services Director

Subject: T-Mobile Cell Tower Site LA56XC941 Lease Agreement First Amendment

Recommendation:

1. Approve first amendment to the T-Mobile/Sprint PCS12 TC Assets, LLC, A Delaware limited liability company, at Rawley Duntley Park, 3334 West Ave. K, Lancaster CA 93534, also known as site # LA56XC94.
2. Authorize City Manager, or his designee, to sign all agreements and associated documents.

G.C. Section 84308: No

Fiscal Impact:

9.27% increase to revenue (10160000.4723) will go into effect on October 28, 2027. The current monthly lease revenue of \$1,820.29 will increase to \$1,989.08 with an escalation of up to 15% per term (3% annually).

Background:

The original lease agreement between Sprint PCS Assets, L.L.C. and the City of Lancaster for the operation of a wireless communications cell tower at Rawley Duntley Park was executed on October 28, 2002. The initial lease term of five years has been extended several times, and the current agreement is set to expire on October 27, 2027.

To ensure the continued operation of the cell tower, the City is amicable to this first amendment to the agreement that will go into effect on October 28, 2027. The key terms of the proposed amendment include:

- **Rent Increase:** The monthly rent will increase from \$1,820.29 to \$1,989.08, with an annual escalation of 3% (15% per term).

- **Transferability:** The City may assign the agreement in the event of a sale or transfer of the property.
- **Insurance and Taxes:** Sprint will continue to be responsible for procuring and maintaining insurance and paying real property taxes, assessments, and deferred taxes.

By approving this amendment, the City can maintain a long-term relationship with the cell tower company.

Attachment:

First Amendment to Communications Site Lease Agreement
Levine Act Disclosure

SP:AC