

RESOLUTION NO. 4677  
Amended and Restated Cell Tower Lease Agreement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, EXPRESSING ITS INTENT TO LEASE APPROXIMATELY 1,260 SQUARE FEET OF REAL PROPERTY LOCATED AT 1950 SILVER SPRINGS PARKWAY, HENDERSON, NEVADA, 89074 IN THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, IDENTIFIED AS A PORTION OF ASSESSOR'S PARCEL NUMBER 178-08-304-002, WITHOUT FIRST OFFERING THE LEASE TO THE PUBLIC, TO NEW CINGULAR WIRELESS PCS, LLC, FOR AN INITIAL TERM OF TEN (10) YEARS AT AN INITIAL RENTAL AMOUNT OF \$2,750.00 PER MONTH, PURSUANT TO NRS 268.063, THROUGH AN AMENDED AND RESTATED CELL TOWER LEASE AGREEMENT.

- WHEREAS, the City of Henderson ("City") is the owner of approximately 7.13 acres of real property located at 1950 Silver Springs Parkway in the City of Henderson, County of Clark, State of Nevada commonly known as Silver Springs Park and identified as Assessor's Parcel Number 178-08-304-002 (the "Property") as further described on Exhibit A attached hereto; and
- WHEREAS, the City entered into a Lease Agreement with New Cingular Wireless PCS, LLC's ("Tenant") affiliate, AT&T Wireless Services of Nevada, Inc., a Nevada corporation d/b/a AT&T Wireless, dated October 11, 2001 ("Original Lease"), for 1,260 square feet ("Premises") of the Property as further depicted on Exhibit B attached hereto; and
- WHEREAS, AT&T Inc. ("AT&T"), the parent of the Tenant, assigned all its rights and privileges, liabilities, and obligations under the Original Lease to Crown Castle International Corp., a Delaware limited liability company ("Crown") on October 18, 2013, and continued to remain a subtenant on the Premises; and
- WHEREAS, the City received a letter dated August 13, 2024 from legal counsel for New Cingular Wireless PCS, LLC, representing that New Cingular Wireless PCS, LLC is a legal affiliate of AT&T and further stating that AT&T's contractual affiliation with Crown had terminated, ending Crown's contractual interest in the Original Lease; and
- WHEREAS, the Original Lease expired November 30, 2016, and the Tenant has remained a holdover tenant since that time. Tenant now desires to enter into a new lease with the City to continue leasing the Premises; and
- WHEREAS, the Premises has been appraised by two independent appraisers pursuant to the requirements of NRS 268.059, and based upon the average of the two appraisals, the Fair Market Rent of Two Thousand Seven Hundred Fifty Dollars (\$2,750.00) per month, as increased by 3.5% per year, has been established as Base Rent for the Premises; and

WHEREAS, the rental rate for each additional co-located user approved by the City has been established at One Thousand Three Hundred Seventy-Five Dollars (\$1,375.00) each per month, as increased by 3.5% per year; and

WHEREAS, pursuant to Nevada Revised Statutes (“NRS”) 268.063, Landlord may lease real property without first offering the real property to the public in order to retain or expand facilities or operations within the City to create and retain opportunities for employment for the residents of the City of Henderson. The continued operation and potential expansion of the Telecommunications Equipment as a vital component of the local communications infrastructure at the present location allows opportunities for employment to be created or retained for the residents of the City of Henderson; and

WHEREAS, pursuant to Section 2.320(2) of the Charter of the City of Henderson, the City may lease real property only by resolution, and following the adoption of a resolution to lease, the City Council must cause a notice of its intent to lease, stating the date, time, and place of the proposed lease to be published once in a qualified newspaper at least 30 days before the date set by the City Council for the lease; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada that:

SECTION 1. The City Council hereby finds that the Amended and Restated Cell Tower Lease Agreement between the City and New Cingular Wireless PCS, LLC, attached hereto as Exhibit C, consisting of thirty-one (31) pages, and the lease of the real property identified in the Notice of Lease of City Owned Property (“Notice”) attached hereto as Exhibit D, consisting of one (1) page, in the manner set forth in this Resolution, Notice, and Lease, is in the best interest of the City.

SECTION 2. The public meeting at which City Council will consider and possibly approve the Amended and Restated Cell Tower Lease is May 19, 2026, at 4:00 p.m. or as soon thereafter as practical, in the City Council Chambers, 240 S. Water Street, Henderson, Nevada 89015.

SECTION 3. The City Clerk is hereby authorized and directed to post this Resolution in those designated public places within the City set forth in the Notice and to publish the Notice of Lease of City Owned Property in the Las Vegas Review-Journal for three consecutive weeks, on April 10, 2026, April 17, 2026, and April 24, 2026.

SECTION 4. A copy of this Resolution and Notice can be obtained in the Office of the City Clerk, 240 S. Water Street, Henderson, Nevada.

SECTION 5. This Resolution is effective upon adoption unless stated otherwise in the Notice.

PASSED, ADOPTED, AND APPROVED THIS 7<sup>TH</sup> DAY OF APRIL, 2026 BY THE FOLLOWING  
ROLL-CALL VOTE OF COUNCIL.

Those voting aye:  
Michelle Romero, Mayor  
Councilmembers:  
Carrie Cox  
Monica Larson  
Jim Seebock  
Dan H. Stewart

Those voting nay:     None  
Those abstaining:    None  
Those absent:         None

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Michelle Romero, Mayor

ATTEST:

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Jose Luis Valdez, CMC, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION OF THE PROPERTY

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 8, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada more particularly described as follows:

A portion of Lot 1 as shown by map thereof in File 53, Page 82, of Parcel Maps, Official Records, Clark County, Nevada.

APN: 178-08-304-002

EXHIBIT B  
DEPICTION OF THE PREMISES

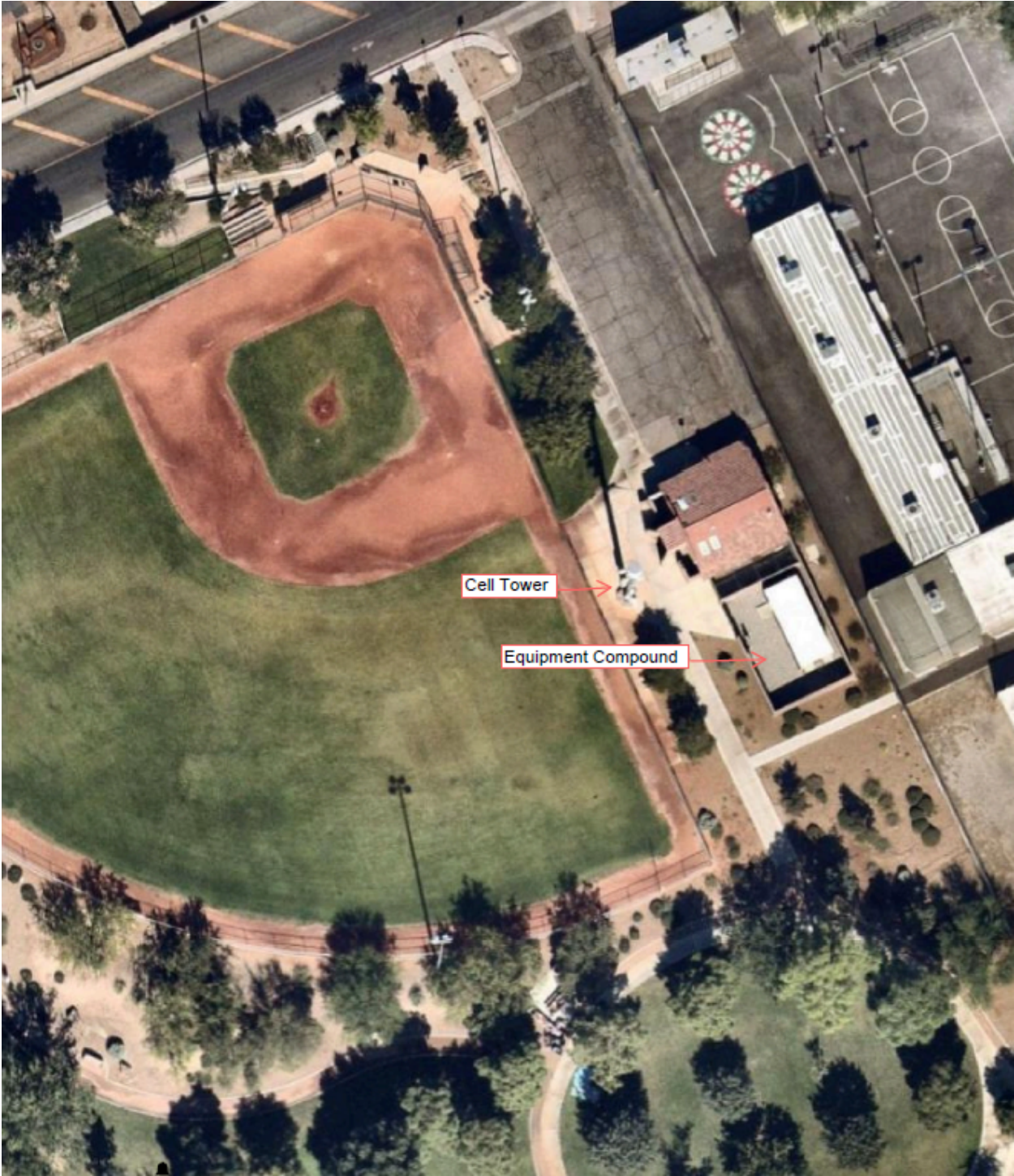


EXHIBIT C  
AMENDED AND RESTATED CELL TOWER LEASE AGREEMENT

[SEE ATTACHED]

EXHIBIT D  
NOTICE OF LEASE  
OF CITY OWNED PROPERTY

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada ("City"), intends to lease approximately 1,260 square feet of real property (the "Premises") located at 1950 Silver Springs Parkway, Henderson, Nevada, 89074 in the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 8, Township 22 South, Range 62 East, M.D.M., City of Henderson, Clark County, Nevada, identified as a portion of Assessor's Parcel Number 178-08-304-002, without first offering the Lease to the public, to New Cingular Wireless PCS, LLC ("Tenant"), for an initial term of ten (10) years at an initial rental amount of \$2,750.00 per month, pursuant to NRS 268.063, through an Amended and Restated Cell Tower Lease Agreement.

DATE, TIME, AND PLACE OF PROPOSED LEASE

The public meeting at which City Council will consider and possibly approve an Amended and Restated Cell Tower Lease Agreement between the City and Tenant is May 19, 2026, at 4:00 p.m., or as soon after such time as practical, in the City Council Chambers, 240 S. Water Street, Henderson, Nevada 89015.

Resolution No. 4677 and this Notice of Lease of City Owned Property ("Notice") shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 S. Water Street, 1st Floor Lobbies; and Whitney Ranch Recreational Center 1575 Galleria Drive. Any interested parties may obtain copies of the Resolution and Notice in the Office of the City Clerk, 240 S. Water Street, Henderson, Nevada.

THIS NOTICE IS GIVEN pursuant to and subject to Section 2.320 of the Charter of the City of Henderson, Nevada and NRS 268.063.

For further information, contact the City Clerk at 240 S. Water Street, P.O. Box 95050, Henderson, Nevada, 89009-5050.

DATED this 7<sup>TH</sup> day of April 2026.

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JOSE LUIS VALDEZ, CMC  
CITY CLERK