



## SOUTHEAST ALASKA POWER AGENCY

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**Date:** February 25, 2022  
**To:** SEAPA Board of Directors  
**From:** Trey Acteson, Chief Executive Officer  
**Subject:** USDA Forest Service Communications Use Lease

SEAPA's lease with the USDA Forest Service (USFS) for a communications shelter located at a peak near Mount Tye in the Wrangell Ranger District expired 12/31/2021. The site was leased to support communications between the Tye Lake Powerhouse and Wrangell. The USFS recently sent the attached lease that will expire 12/31/2051 for SEAPA's continued use of the shelter at the Etolin-Burnett site. The current annual rent is \$622.48, which will be adjusted annually using the Consumer Price Index-Urban (CPI-U) under Section II of the Lease. I recommend we enter into the new lease to continue use of the facility.

The following is a suggested motion:

SUGGESTED MOTION
I move to authorize staff to enter into a Communications Use Lease, Authorization ID WRG457, with the USDA Forest Service for SEAPA's Etolin-Burnett Communications Shelter effective January 1, 2022 through December 31, 2051.

Auth ID: WRG457  
Contact Name: SOUTHEAST ALASKA POWER AGENCY  
Expiration Date: 12/31/2051  
Use Code: 806

FS-2700-10b (V.01/17)  
OMB No. 0596-0082

**U.S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
COMMUNICATIONS USE LEASE  
AUTHORITY: Section 501(a)(5) of the Federal Land Policy and Management Act,  
43 U.S.C. 1761(a)(5)**

Southeast Alaska Power Agency of 1900 1<sup>st</sup> Avenue, Suite 318, Ketchikan, AK, United States 99901.

This lease is issued by the United States of America, acting through the United States Department of Agriculture, Forest Service (hereinafter the "United States" or "Forest Service"), as authorized by section 501(a)(5) of the Federal Land Policy and Management Act, 43 U.S.C. 1761(a)(5), to the Southeast Alaska Power Agency (SEAPA), its agents, successors, and assigns (hereinafter the "lessee").

The United States and the lessee are jointly referred to in this lease as the "parties." The term "authorized officer" refers to the Forest Service official having the delegated authority to execute and administer this lease. Generally, unless otherwise indicated, this authority may be exercised by the Forest Supervisor or District Ranger of the Tongass National Forest in which the following described lands are located.

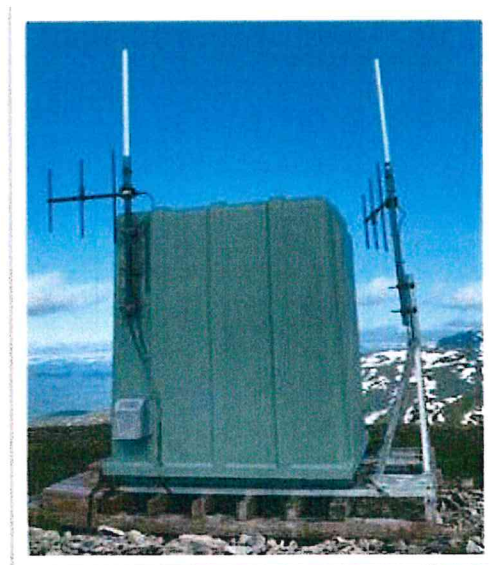
The United States, in consideration of the terms and conditions in this lease and the payment to the United States of rent in advance by the lessee, hereby issues the lessee a lease for the following described communications facility in the Borough of Wrangell, State of Alaska, Section 22, Township 67 South, Range 84 East, Copper River Meridian (Appendix A) (hereinafter called the "lease area"). The lessee accepts this lease and possession of the lease area, subject to any valid existing rights, and agrees to use the lease area only for construction, operation, maintenance, and termination of a communications facility. Authorized facilities under this lease include:

Equipment shelters: Fiberglass communication shelter approximately 6 feet by 6 feet by 8 feet (Figure 1).  
Antenna support structures: Simple pipe rack attached to equipment shelter base platform (Figure1)  
Ancillary improvements: None.

The location of the lease area is described in the Communications Site Management Plan dated May 5, 2005, for the Etolin-Burnett Communications Site, which is attached as Appendix B of this lease. This and any other appendices are hereby incorporated into this lease.

Any additional appendices to this lease are incorporated into and made a part of this instrument as fully and effectively as if they were set forth herein in their entirety.

This lease is issued subject to the following terms and conditions.



*Figure 1. Image of SEAPA Etolin-Burnett Communications Shelter. Photo taken 07/01/2020.*

## **I. TENURE, RENEWAL AND TRANSFERABILITY**

A. This lease shall terminate at one minute after midnight on 12/31/2051. Termination at the end of the lease term shall occur by operation of law and shall not require any additional notice or documentation by the authorized officer. This lease is not renewable, but the lessee has the right to request a new lease.

B. If the lessee desires a new lease upon termination of this lease, the lessee shall notify the authorized officer accordingly, in writing. The notice must be received by the authorized officer at least one year prior to the end of the lease term. The authorized officer shall determine if the use should continue and, if it is to continue, if a new lease should be issued to the lessee and under what conditions. The authorized officer shall require payment of any amounts owed the United States under any Forest Service authorization before issuance of another authorization.

C. This lease is assignable with prior written approval of the authorized officer, except when rent has been exempted or waived in whole or in part. Renting of space does not constitute an assignment under this clause.

## **II. RENT**

A. The lessee shall pay rent annually in advance as determined by the authorized officer in accordance with law, regulation, and policy. The annual rent shall be adjusted by the authorized officer to reflect changes in fair market value, annual adjustments using the Consumer Price Index-Urban (CPI-U), changes in tenant occupancy, or phase-in rent, if applicable.

B. Rent is due at the close of business on January 1 of each year for which a payment is due. Payments in the form of a check, draft, or money order are payable to USDA, Forest Service. If the due date for the rent falls on a non-workday, the charges shall not apply until the close of business on the next workday. This lease shall terminate if rent is not received by the Forest Service within 90 calendar days of the due date.

C. Pursuant to 31 U.S.C. 3717 et seq., interest shall be charged on any rent not paid within 30 days from the date the rental or rental calculation financial statement specified in this authorization becomes due. The rate of interest assessed shall be the higher of the rate of the current value of funds to the U.S. Treasury (i.e., Treasury tax and loan account rate), as prescribed and published by the Secretary of the Treasury in the Federal Register and the Treasury Fiscal Requirements Manual Bulletins annually or quarterly or at the Prompt Payment Act rate. Interest on the principal shall accrue from the date the rent is due. In addition, an administrative penalty at a percentage rate prescribed by law or regulation will be assessed for failure to pay any portion of the debt that is more than 90 days past due. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

D. Disputed rent is due and payable by the due date. No appeal of rent shall be considered by the Forest Service without full payment of the disputed amount.

## **III. RESPONSIBILITIES OF THE LESSEE**

A. The lessee is authorized to rent space and provide other services to customers and tenants and shall charge each customer and tenant a reasonable rent without discrimination for the use and occupancy of the facilities and services provided. The lessee shall not impose unreasonable restrictions or restrictions restraining competition or trade practices. By October 15 of each year, the lessee shall provide the authorized officer a certified statement listing all tenants and customers by category of use in the authorized facilities on September 30 of that year.

B. All development, operation and maintenance of the authorized facilities, improvements, and equipment located in the lease area shall be in accordance with stipulations in the applicable communications site management plan approved by the authorized officer. If required by the authorized officer, all plans for development, layout, construction, or alteration of improvements in the lease area, as well as revisions of those plans, must be prepared by a licensed engineer, architect, and/or landscape architect. These plans must be approved in writing by the authorized officer before commencement of any work. After completion, as-built plans, maps, surveys, or other similar information shall be provided to the authorized officer and appended to the communications site management plan.

C. The lessee shall comply with applicable federal, state, county, and municipal laws, regulations and standards for public health and safety, environmental protection, siting, construction, operation, and maintenance in exercising the rights granted by this lease. The obligations of the lessee under this lease are not contingent upon any duty of the authorized officer or other agent of the United States to inspect the authorized facilities or lease area. A failure by the United States or other governmental officials to inspect is not a defense to noncompliance with any of the terms and conditions of this lease. The lessee waives all defenses of laches or estoppel against the United States. The lessee shall at all times keep the title of the United States to the lease area free and clear of all liens and encumbrances.

D. Use of communications equipment in the lease area is contingent upon possession of a valid Federal Communication Commission (FCC) license or Director of Telecommunications Management /Interdepartmental Radio Advisory Committee (DTM/IRAC) authorization and operation of the equipment in strict compliance with applicable requirements of the FCC or IRAC. A copy of each applicable license or authorization shall at all times be maintained by the lessee for each transmitter being operated. The lessee shall provide the authorized officer, when requested, with current copies of all FCC licenses and DTM/IRAC authorizations for equipment in or on facilities covered by this lease.

E. The lessee shall ensure that equipment within facilities authorized by this lease (including tenant and customer equipment) operates in a manner that will not cause harmful interference with the operation of existing equipment on or adjacent to the communications site covered by this lease. If the authorized officer or authorized official of the FCC determines that the lessee's use interferes with existing equipment, the lessee will promptly take the necessary steps to eliminate or reduce the harmful interference to the satisfaction of the authorized officer or FCC official.

F. When requested by the authorized officer, the lessee shall furnish technical information concerning the equipment located in the lease area.

#### **IV. LIABILITIES**

A. The lessee assumes all risk of loss to the authorized facilities and ancillary improvements.

B. The lessee shall comply with all applicable federal, state, and local laws, regulations, and standards, including but not limited to the Federal Water Pollution Control Act, 33 U.S.C. 1251 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et seq., the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. 9601 et seq., and other relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, construction, operation and maintenance of any facility, improvement, or equipment in the lease area.

C. The lessee shall indemnify, defend, and hold harmless the United States for any violations incurred under any such laws and regulations or for judgments, claims, or demands assessed against the United States in connection with the lessee's use or occupancy of the lease area. The lessee's indemnification of

the United States shall include any loss of personal injury, loss of life or damage to property in connection with the occupancy or use of the lease area during the term of this lease. Indemnification shall include but not be limited to the value of resources damaged or destroyed; the costs of restoration, cleanup, or other mitigation; fire suppression or other types of abatement costs; third-party claims and judgments; and all administrative, interest, and other legal costs. This clause shall survive the termination or revocation of this lease, regardless of cause.

D. The Forest Service has no duty, either before or during the lease term, to inspect the lease area or to warn of hazards and, if the Forest Service inspects the lease area, it shall incur no additional duty nor any liability for hazards not identified or discovered through those inspections. This paragraph shall survive the termination or revocation of this lease, regardless of cause.

E. The lessee has an affirmative duty to protect from damage the land, property, and interests of the United States.

F. In the event of any breach of the lease by the lessee, the authorized officer may, on reasonable notice, cure the breach at the expense of the lessee. If the Forest Service at any time pays any sum of money or does any act which will require payment of money or incurs any expense, including reasonable attorney's fees, in instituting, prosecuting, or defending any action or proceeding to enforce the United States' rights hereunder, the sums paid by the United States, with all interests, costs, and damages, shall at the election of the Forest Service be deemed to be additional rent under this lease and shall be due from the lessee to the Forest Service on the first day of the month following that election.

## **V. MISCELLANEOUS PROVISIONS**

A. Nondiscrimination. The lessee and its employees shall not discriminate against any person on the basis of race, color, sex (in educational and training programs), national origin, age, or disability or by curtailing or refusing to furnish accommodations, facilities, services, or use privileges offered to the public generally. In addition, the lessee and its employees shall comply with the provisions of Title VI of the Civil Rights Act of 1964 as amended, Section 504 of the Rehabilitation Act of 1973, as amended, Title IX of the Education Amendments of 1972, as amended, and the Age Discrimination Act of 1975, as amended.

### **B. Revocation, Termination and Suspension**

1. General. For purposes of this lease, termination, revocation, and suspension refer to the cessation of uses and privileges under the lease.

"Revocation" refers to an action by the authorized officer to end the lease because of noncompliance with any of the prescribed terms, abandonment, or for reasons in the public interest. Revocations are appealable.

"Termination" refers to the cessation of the lease under its own terms without the necessity for any decision or action by the authorized officer. Termination occurs automatically when, by the terms of the lease, a fixed or agreed upon condition, event, or time occurs. For example, the lease terminates at expiration. Terminations are not appealable.

"Suspension" refers to a revocation which is temporary, and the privileges may be restored upon the occurrence of prescribed actions or conditions. Suspensions are appealable.

2. This lease may be suspended or revoked upon breach of any of the conditions herein or upon nonuse. Nonuse refers to a failure to operate the authorized facilities on the property for a period of two years.

3. Except in emergencies, the authorized officer shall give the lessee written notice of the grounds for revocation or suspension and a reasonable time, not to exceed 90 days, to complete the corrective action. After 90 days, the Forest Service is entitled to such remedies as provided herein.

4. This lease may be revoked at the discretion of the Forest Service when in the public interest. When revoked in the public interest, the lessee shall be compensated subject to the availability of appropriated funds. Compensation shall be based upon the initial cost of improvements located on the lease, less depreciation as allocated over the life of the authorized facilities, based on the Lessee's federal tax amortization schedules.

5. Written decisions by the authorized officer relating to administration of this lease are subject to administrative appeal pursuant to 36 CFR 214.

6. If upon expiration of this lease the authorized officer decides not to issue a new lease, or the lessee does not desire a new lease, the authorized officer and the lessee shall, within six months prior to the termination date of this lease, agree upon a mitigation plan to restore and stabilize the site lease area.

7. Upon termination or revocation of the authorization, delinquent fees and other charges associated with the authorization will be subject to all rights and remedies afforded the United States pursuant to 31 U.S.C. 3711 *et seq.* Delinquencies may be subject to any or all of the following conditions:

a. Administrative offset of payments due the lessee from the Forest Service.

b. Delinquencies in excess of 60 days shall be referred to United States Department of the Treasury for appropriate collection action as provided by 31 U.S.C. 3711(g)(1).

c. The Secretary of the Treasury may offset an amount due the debtor for any delinquency as provided by 31 U.S.C. 3720 *et seq.* If this lease is revoked for noncompliance, the lessee shall remove all authorized structures and improvements, except those owned by the United States, within 365 days, and shall restore the site as nearly as reasonably possible to its original condition unless this requirement is waived in writing by the authorized officer.

If the lessee fails to remove all authorized structures or improvements within the prescribed period, they shall become the property of the United States and may be sold, destroyed, or otherwise disposed of without any liability to the United States.

C. No member of or delegate to Congress or resident commissioner shall benefit from this lease whether directly or indirectly, other than to the extent the lease provides a general benefit to a corporation.

D. This lease is issued subject to the following reservations by the United States:

1. The right of the United States to all natural resources now or hereafter located in the lease area unless stated otherwise, and the right to use or dispose of those resources insofar as the rights of the lessee are not unreasonably affected.

2. The right of the United States to modify the communications site management plan as deemed necessary.

3. The right of the United States to enter the lease area and inspect all authorized facilities to ensure compliance with the terms and conditions of this lease.

4. The right of the United States to require common use of the lease area and the right to authorize use of the lease area for compatible uses.

E. The Forest Service and the lessee shall keep each other informed of current mailing addresses.

F. This lease supersedes a special use authorization designated Communication Use Lease, The Four Dam Pool Power Agency, aka Southeast Alaska Power Agency, WRG32, dated 01/22/2002.

G. If there is any conflict between any of the preceding printed clauses and any of the following clauses the preceding printed clauses shall control.

H. Invasive Species Prevention and Control (R10-D105). The introduction of invasive, non-native plants, including noxious weeds and/or exotic plants needs to be prevented and controlled on National Forest System lands according to the following:

1. The lessee shall be responsible for the prevention and control of noxious weeds and/or exotic plants arising from the authorized use. For purposes of this clause, noxious weed and exotic plants include those species identified in the Alaska Region publication "*Selected Invasive Plants of Alaska*" 2020, or any subsequent version issued during the tenure of this authorization.

2. When control or elimination of noxious weeds and/or exotic plants is determined to be necessary by the authorized officer, the lessee shall develop a plan for noxious weed and exotic plant prevention and control. Such plans must have prior written approval from the authorized officer and, upon approval, shall be attached to this lease as an appendix.

I. Designation of Lessee Representative (R10-X101). The lessee must designate in writing to the authorized officer the name and title of the person who is authorized to act in all matters connected with the privileges authorized by this lease. In the event the designated representative is to be changed for any reason, the authorized officer must be notified of the replacement as soon as possible.

J. Archaeological-Paleontological Discoveries (R10-X106). Items of historic, prehistoric, or paleontological value are protected under various Federal laws, including the Antiquities Act of 1906 (16 U.S.C. 433), the Archaeological Resource Protection Act of 1979 (16 U.S.C. 47033) as amended, and Federal regulations. If historic, prehistoric, or paleontological objects or sites are discovered during activities under this authorization, the lessee is responsible for assuring that those objects or sites are not disturbed during the course of the activities of the lessee. The lessee must notify the Forest Service of such discovery at the earliest opportunity. Failure to comply with this clause may result in criminal prosecution of the lessee for violation of a Federal law or regulation.

K. Removal and Planting of Vegetation and Other Resources (D-5). This lease does not authorize the cutting of timber or other vegetation. Trees or shrubbery may be removed or destroyed only after the authorized officer or the authorized officer's designated representative has approved in writing and marked or otherwise identified what may be removed or destroyed. Timber cut or destroyed shall be paid for at current stumpage rates for similar timber in the Tongass National Forest. The Forest Service reserves the right to dispose of the merchantable timber to those other than the lessee at no stumpage cost to the lessee. Unmerchantable material shall be disposed of as directed by the authorized officer. Trees, shrubs, and other plants may be planted within the lease area with prior written approval of the authorized officer.



L. Periodic Revision (E-8). The terms and conditions of this authorization shall be subject to revision in the years 2032, and 2042 to reflect changing times and conditions.

M. Protection of Endangered, Threatened, and Sensitive Species (X-8). The location of sites within the lease area needing special measures for protection of plants or animals listed as threatened or endangered under the Endangered Species Act (ESA) of 1973, 16 U.S.C. 531 *et seq.*, as amended, or as sensitive by the Regional Forester under Forest Service Manual (FSM) 2670, pursuant to consultation conducted under section 7 of the ESA, may be identified on the ground or shown on a separate map. The map shall be attached to this lease as an appendix. The lessee shall take any protective and mitigative measures specified by the authorized officer. If protective and mitigative measures prove inadequate, if other sites within the lease area containing threatened, endangered, or sensitive species are discovered, or if new species are listed as threatened or endangered under the ESA or as sensitive by the Regional Forester under the FSM, the authorized officer may specify additional protective and mitigative measures. Discovery of these areas by the lessee or the Forest Service shall be promptly reported to the other party.

**This lease is granted subject to all its terms and conditions.**

**Before any lease is issued to an entity, documentation must be provided to the authorized officer of the authority of the signatory for the entity to bind it to the terms and conditions of the lease.**

Accepted:

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TREY ACTESON  
CEO, SEAPA

Date

Approved:

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CLINT R. KOLARICH  
District Ranger

Date

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0596-0082. The time required to complete this information collection is estimated to average one (1) hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

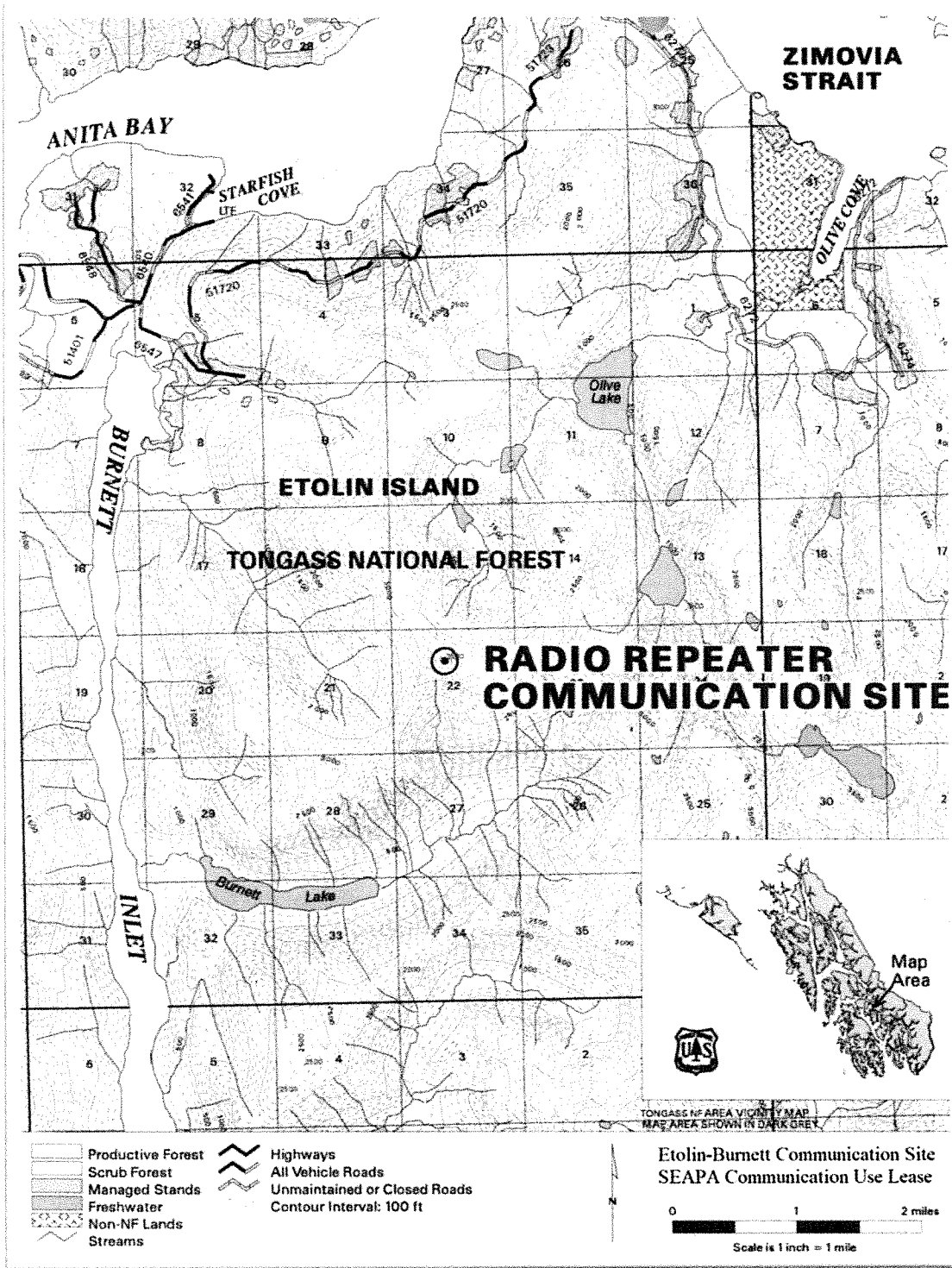
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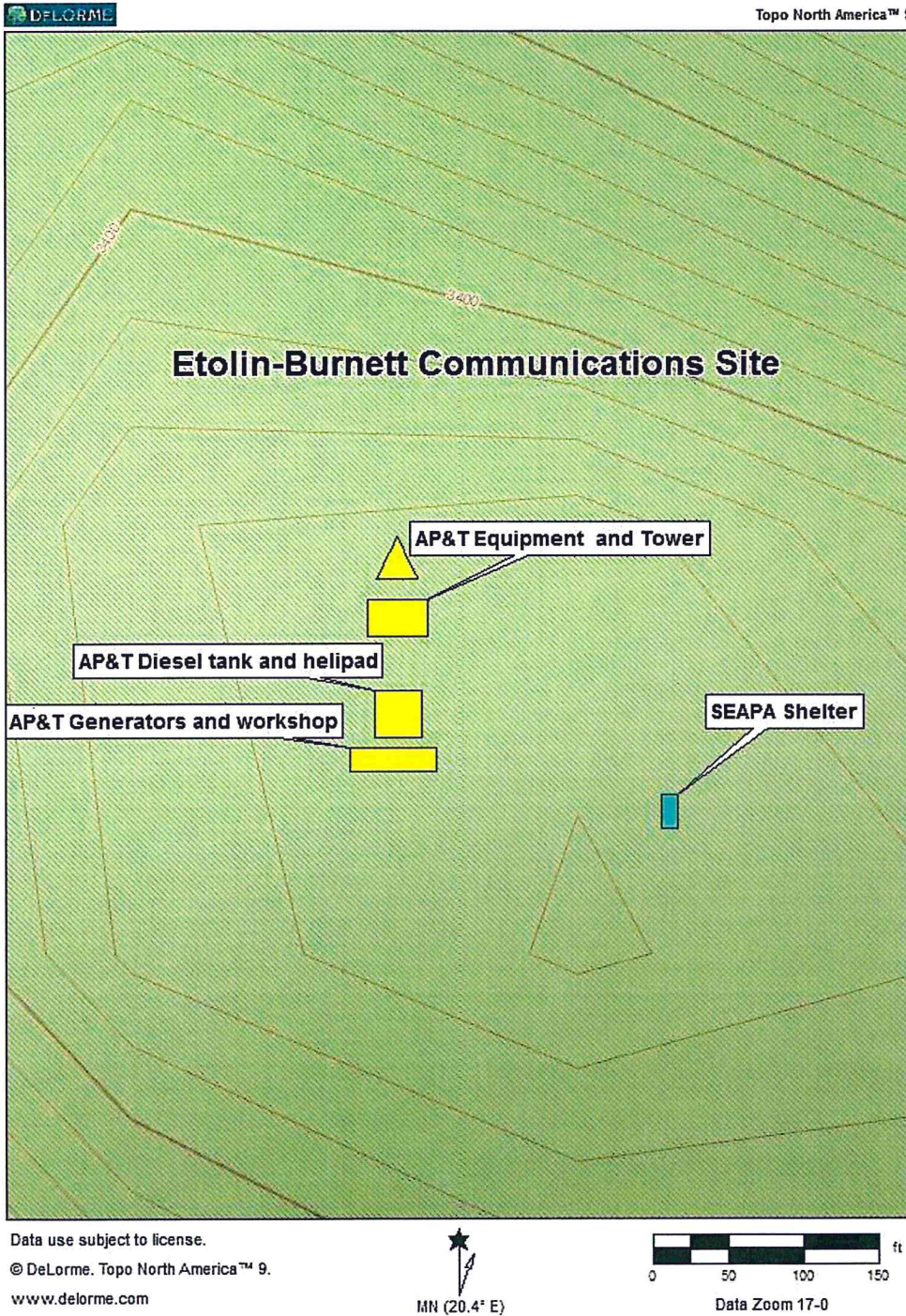
To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call toll free (866) 632-9992 (voice). TDD users can contact USDA through local relay or the Federal relay at (800) 877-8339 (TDD) or (866) 377-8642 (relay voice). USDA is an equal opportunity provider and employer.

The Privacy Act of 1974 (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552) govern the confidentiality to be provided for information received by the Forest Service.



Appendix A – Lease Area Map







**ETOLIN-BURNETT  
COMMUNICATIONS SITE PLAN**

**TONGASS NATIONAL FOREST  
WRANGELL RANGER DISTRICT  
WRANGELL-PETERSBURG CENSUS AREA, ALASKA**

Prepared By: David Rak  
David Rak  
Rcc and Lands Forester

4/27/05

Submitted By: William T. Messmer  
William T. Messmer  
Acting District Ranger

04/27/05

Approved By: Forrest Cole  
Forrest Cole  
Forest Supervisor

5.9.05

USDA FOREST SERVICE  
BILL FOR COLLECTION

TO ENSURE PROPER CREDIT PLEASE HAVE YOUR BILL AVAILABLE AND CHOOSE ONE OF THE FOLLOWING PAYMENT OPTIONS:  
 . **PAY ONLINE AT:** WWW.FS.FED.US/BILLPAY  
 . **PAY BY MAIL:** Please include the top part of this bill with your payment. Also include the bill number and payer code, items 4 & 5 at right, on your check or money order. Do not send cash. Make your payment for the exact amount due and make it payable to USDA Forest Service. See address at right.  
 . **PAY AT MOST FOREST SERVICE OFFICES:** Bring a copy of your bill. Call your local Forest Service office for details.

PAY BY MAIL ADDRESS:  
 USDA FOREST SERVICE  
 C/O NATIONAL COMMUNICATIONS SITE BILLING TEAM  
 2900 NW STEWART PARKWAY  
 ROSEBURG, OR 97471

AMOUNT DUE: \$622.48  
 AMOUNT ENCLOSED:\$ \_\_\_\_\_

TO: SOUTHEAST ALASKA POWER AGENCY  
 1900 1ST AVE STE 318  
 CONTROLLER  
 KETCHIKAN, AK 99901 UNITED STATES  
  
 ACCOUNTING@SEAPAHYDRO.ORG

1200-204

2. NET AMOUNT DUE: \$622.48  
 3. DUE DATE: 01/01/2022  
 4. BILL NUMBER: BF100522AC011  
 5. PAYER CODE: 0003342663

6. AGREEMENT NO: -- TEAR HERE --  
 8. REMARKS:  
 FAILURE TO PAY FEES BY DUE DATE CONSTITUTES NON-COMPLIANCE WITH AUTHORIZATION.

7. DESCRIPTION:  
 9. PRINCIPAL: \$622.48  
 10. INTEREST:  
 11. ADMINISTRATIVE COSTS:  
 12. PENALTY:  
 13. AMOUNT DUE: \$622.48  
 14. ADJ. + CREDIT: \$ .00  
 15. NET AMOUNT DUE: \$622.48

NOTE:  
 PLEASE SEND ALL CORRESPONDENCE, INQUIRIES, AND CHANGE OF ADDRESS TO:

USDA FOREST SERVICE 541-957-3291  
 C/O NATIONAL COMMUNICATIONS SITE BILLING TEAM  
 2900 NW STEWART PARKWAY  
 ROSEBURG, OR 97471

Failure to include both the bill number and payer code with your payment will delay posting and may delay your ability to use the National Forest. Failure to make payment by the due date may result in the assessment of interest, administrative fees and/or penalty charges. In accordance with your authorization or the debt collection act of 1982, as amended, postmarks are not honored.

DATE/PERIOD	DESCRIPTION	AMOUNT
01/01/2022 To 12/31/2022	2720 SPECIAL USES WRG32 WRANGELL RANGER DISTRICT 806 PRIVATE MOBILE RADIO SERVICE PERMIT ISSUED: 01/22/2002 REFERENCE: ETOLIN-BURNETT	\$622.48

FOR OFFICIAL USE ONLY

16. ORG	17. JOB	18. AMOUNT
1005	D3012F22	\$622.48