

Elko Television District
Board Meeting Minutes, May 9th, 2023
6:00 p.m. at the Elko County Court House

Board Members:

Present: Steve Guitar, Kent LeBarts, Rick Jimenez, Charles Schaer and Dale Lotspeich

Absent:

Others Present: Cenni Jimenez representing Premier Wireless ad Marisa Reeves representing McMullen, McPhee & Co., LLC.

Proceedings

Meeting called to order at 6:00 p.m. by Steve Guitar

Public Comment: None

Approval of the Minutes April 11th and April 21st, 2023 Regular Meeting

Dale Lotspeich moved to accept the minutes from the April 11th and April 21st, 2023 meeting. Charles Schaer seconded the motion; the vote was unanimous.

Approval of the Treasurer's Report

Steve said he rolled money back into Raymond James. Marisa stated that vendors can now be paid via ACH. She has already collected information from several vendors. Dale Lotspeich moved to accept the Treasurer's report as written. Kent LeBarts seconded the motion; the vote was unanimous.

Approval & Ratification of Outstanding Bills for payment

Kent LeBarts read aloud the outstanding and ratified bills. Dale Lotspeich moved to accept the outstanding and ratified bills as read. Kent LeBarts seconded the motion; the vote was unanimous.

Updates and Possible Action on Appeal to FCC Notices

The Letter has been signed and sent to the lawyers. Dale thinks we should keep the DC Lawyers on retainer. Steve asked Marisa to add that to the next agenda and to see how much it would cost.

Review and Possible Approval of Updates to Contracts

Verizon Wireless Contract Revisions

Cenni stated that Verizon is waiting on the Structural analysis on Grindstone. He just received it back about an hour ago. The discrepancies are tremendous. There are lots of items missing on the mapping and steel members and legs are the wrong sizes. It is 152% overloaded with current codes. This does not include Verizon's and AT&T's request for new microwaves. There is one dish that can be taken down, but it would only drop 5%. Even changing the coax to fiber wouldn't be a big enough change. It might be best to look into upgrading the tower, but ultimately, it's overloaded. Most of the equipment belongs to tenants. Under direction from the board, Cenni contacted Everest about purchasing the other tower, but they said absolutely no. Therefore, it would be best to build another tower. There is room, but they would need to bring in a blasting company. Grindstone is the most popular site. Verizon and AT&T are wanting to expand. Verizon has contacted him about

Lamoille to upgrade to 5G. So, it's inevitable about them wanting more space on Grindstone. The tower has been upgraded before, but the foundation worries Cenni. Since they don't have a geotechnical report, they will need to do a soil test. Cenni is confident there would be no disturbance in the area if they blasted it.

AT&T Contract Revisions, Eureka County TV District MOU, CC Communications Leasing Space at Fiber Hut, Anthem Broadband Leasing Conduit Space for Fiber, Rise Broadband Adding New Equipment on Grindstone and Elko City Fire Addendum for Contract Renewal
Tabled until next meeting.

Discussion and Possible Action on Purchasing the Everest Tower on Grindstone

Everest said no.

Discussion and Possible Approval of Foundation Analysis on Grindstone

Dale Lotspeich moved to accept the quote for a Foundation Analysis on Grindstone. Charles Schaefer seconded the motion; the vote was unanimous. Steve remembers the tower on Grindstone was built about six months after Lamoille. Cenni asked if the board would be opposed to Verizon putting something temporary like a skid with a mast, or maybe they could go on the 10-foot tower nearby? Steve said the small tower has a few Ham Radio equipment on it, but the board is fine with Verizon temporarily being on it.

Discussion and Possible Action on AT&T Installing a Generator at the Grindstone Site

There is no space for the generator, and it would be in the way of the driveway. AT&T is planning on putting in a diesel generator. Cenni recommends the spot before the TV District building or behind the old tower. He suggests putting it to the south past the TV District generator building. AT&T would be responsible for any damage to TV District utilities. The board asked Cenni to be the project manager of AT&T.

Paden knows the costs for tenants for adding equipment, but Cenni thinks we need to have a document that lists all the costs of items that could be on the contracts.

Discussion and Possible Approval of Increasing Interest Fees for Late Lease Payments

Cenni did some research and Nevada law is max 12% interest rate. He suggests charging something higher than the 1.5% monthly that is currently being charged. Dale Lotspeich moved to increase the late fee to 10% per month. Kent LeBarts seconded the motion; the vote was unanimous. Dale thinks the board should discuss any tenants that are over 90 days. Marisa is going to remind tenants about needing to pay before the year starts.

Discussion and Possible Action on Servicing Adobe Summit Area by Leasing the Top of Elko Snowbowl and All Matters Related Thereto

Cenni is working on getting a quote from NV Energy. He thinks it would be about \$160,000. A new power line will need to be brought up. NV Energy said there might be a grant available.

Discussion and Possible Approval of Current and Future Capital Projects as Follows but Not Limited To:

Link from Lamoille to Peavey for TV Channel or Security Use, Updates on New Ryndon Tower & Generator, Updates on New Peavey Generator, Updates on IP Stream Device to Connect to Fiber, Updates on Replacing Fence at Peavey, and Other Capital Projects

Tabled until next meeting. There are a few repairs needed on the airport, Cenni will get a quote. They are still in progress with mapping all the towers.

Discussion and Possible Approval of a Request from the County Commission for the Use of TV District Site to Extend or Augment Cell/Wireless Internet Service to Certain Areas of the County

Charles will talk with Amanda and get more information for the next meeting.

Updates on Purchasing Sitemaster at GSA Price

Charles contacted the state and got a hold of someone at GSA. At some certain IT schedules, you can have local governments purchase items, but this one falls under a schedule that the TV District doesn't qualify for. The board will have to look on the open market.

Discussion and Possible Approval of Partnering with Elko County Soil Conservation Districts to Assist in Noxious Weed Management

Tabled until next meeting.

Discussion and Possible Approval of Creating a Power Policy

Tabled until next meeting.

Repair Service Report and Site Updates

Tabled until next meeting.

New Business: The next meeting in June Steve will be two weeks out of spine surgery. The meeting might need to be moved since many are going to be gone.

Old Business: Cenni stated that Skyfiber should have completed their install, he will get it inspected. The Generator at Ryndon is installed and wired. He is waiting on Cummins to do the startup. Peavey is coming in June or July.

Public Comment: None

Being no further business, the meeting was adjourned at 6:39 p.m.

The next regular meeting will be held on June 6th, 2023.