

Elko Television District
Board Meeting Minutes, June 6th, 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, Crystal Koppe with Koppe Co., and 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 May 9th and May 16th, 2023 Meetings

Dale Lotspeich moved to accept the minutes from the May 9th and May 16th, 2023 meetings. Kent LeBarts seconded the motion; the vote was unanimous.

Approval of the Treasurer's Report

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. Marisa noted that the bill for LP Insurance has increased significantly compared to last year. Charles Schaer moved to accept the outstanding and ratified bills as read. Dale Lotspeich seconded the motion; the vote was unanimous.

Updates On FCC Notices and Possibly Keeping the FCC Lawyers on Retainer

There are no new updates. Marisa read the email regarding the retainer. Dale thinks it might be good to keep them on retainer for a year. Kent thinks at this point we need any help we can get. Tabled until next meeting.

Review and Possible Approval of Updates to Contracts

Rise Broadband Adding New Equipment on Grindstone

Cenni talked with them on Grindstone. The lady said she would get with someone, but Cenni still hasn't heard from them.

Elko City Fire Addendum for Contract Renewal and Renewal of Vendor Contract with City of Elko for Ruby Vista Site

The City of Elko wants to draft their own contracts, so we will wait for them to provide one.

Eureka County TV District MOU, CC Communications Leasing Space at Fiber Hut, and Anthem Broadband Leasing Conduit Space for Fiber

Tabled until next meeting.

Updates and Possible Action Regarding AT&T Installing a Generator at the Grindstone Site and Possible Rate Increase on Contract

Cenni stated that AT&T was going to locate the generator in the roadway, but he suggested they install it south of the TV District generator building. AT&T approved that location and now are in the design and drawing stages. They will be submitting to us an updated set of drawings soon.

Discussion and Possible Action Regarding Verizon Wireless Requests for Modifications on Lamoille and Grindstone Including Possible Rate Change to Contract

Verizon wants to upgrade from a 4 foot to 6 foot dish and add a 3 foot microwave dish on Grindstone. Cenni stated they allowed them to do that since the previous day the TV District requested the removal of a TV District dish, so the loading would be the same as where they were sitting before. Cenni gave them a temporary approval to install their link to emigrant pass on the small TV District tower. The contract adjustment will state that this is a temporary solution. Dale asked if the current tower and the smaller tower would need to be demolished. Cenni said no towers would be removed. As of right now there is a 70' x 70' area next to the existing tower. The tower is in bad shape.

Verizon needs to upgrade all their antennas and change to remote radio heads on Lamoille. They weren't going to remove any equipment. Cenni is trying to persuade Verizon to move to the new tower. He told them they could go from 60' on the old tower to 80' on the new tower. They are asking for a 1-A survey throughout that area. A 1-A survey is more detailed than a regular proximity survey. Cenni provided them with the proximity survey from High Desert Engineering from before the new tower. Verizon was also requesting a copy of the building permit, which Dale stated is not required by law. Dale said if Verizon needs the more detailed survey, they will need to pay for it.

Discussion and Possible Approval of Rate Sheet for Equipment and Leased Space, Etc. for Customer Contracts

Cenni is currently working on it. It's about 75% complete. Paden had rates for tower and rack usage, but with the circumstances that came up with AT&T, there is not a square footage rate. Cenni feels it should be higher than tower or rack space. Charles said we need to consider if something happens to the generator, AT&T would be responsible.

Discussion and Possible Approval of Creating a Power Policy

Tabled until next meeting.

Discussion and Possible Action Regarding Installation Inspection of SkyFiber

Cenni checked with them last week and they aren't done in Ryndon yet.

Discussion and Possible Approval and Updates on Inspections, Repairs or Issues on TV District Sites and Towers as Follows But Not Limited To:

Annual Spring Inspections of All Sites

The spring inspections look good structurally. There are no bent cross members or damaged dishes. There are a few common installation issues, and some tenants need to ground their equipment. The ground lug and equipment racks aren't grounded. The majority of what's inside the building isn't

grounded correctly, like the bus bar. There are no Halos inside the building. That is another issue with Grindstone.

Grindstone Grounding Issues

The grounding issues lead back to all the tenants on the Everest Tower. All but one microwave link was fried not only two weeks ago, but almost exactly one week after due to lightening strikes. It is going inside the building. Cenni doesn't even know how old the ground ring is. Everest has two chemical grounds. Yesterday, per MGM direction, they were not able to get things back online due to improper grounding. They did a ground test on the Everest Tower and the TV District Tower and Buildings. Generally, an Ohm resistance should be between 10 to 25 Ohms. Currently from 60 feet and 100 feet out, it is at 1,090 Ohms. On the TV District metal building it read at 495 Ohms. On the main tower for the TV District it read at 427 Ohms. The building came in at 426 Ohms. They tested grounding from tower to building, with everything connected and they got a 2 Ohm reading. If they disconnected the bus bars, they didn't get a reading. Therefore, there is no tie to the ground ring outside. He has a call with Everest tomorrow about the issue.

Cenni stated there is a guy with 40 years of grounding experience. He is very expensive, but worth it. Cenni stated he could come up for 3 to 4 days to go through everything. He could give us a list of what needs to be done to get the grounding back to standards. Cenni doesn't know how large the site is, or if we could possibly go past the boundaries. The top of the site is solid rock. The grounding may need to be extended further out in footprint. Dale thinks Cenni could talk to John Griggs, the Ranch manager, about extending the footprint. The cost for the expert for one week would be \$28,000. He would engineer a ground system, but the TV District would have to install it. Cenni stated his company could do all the work, they just need the expert to tell them exactly what to do. Dale thinks hiring the expert would show due diligence. As of last week, MGM paid \$30,000 including labor to fix their radios three times.

Dale Lotspeich moved to hire the expert. Kent LeBarts seconded the motion; the vote was unanimous. Cenni said the expert is tentatively scheduled for the week of the 19th of June. Steve asked Cenni to email the board a report after he visits.

Cenni suggested testing on Peavey as well. Steve said that would fall under general maintenance. If there is something significant, then we could have the expert look at it. It might be a good idea to look at Lamoille as well. Cenni asked if the board approves Everest to tie into the TV District ground ring to help with their tower since their tower is taller. They have conductors off each leg, but don't have one on the top. Steve said to chat with Everest and see if they would like the expert to check on their site too, and maybe we could share some of the cost.

Lamoille Summit Structural and Foundation Analysis

They went ahead and did the structural analysis since Verizon wants to locate on it. The capacity is at 37%. Cenni recommends staying below 80 or 85% capacity. Cenni told them as soon as the equipment installed on the new tower goes on the air, the old equipment on the old tower must come down.

Updates on Grindstone Foundation Analysis

This got delayed due to a snowdrift. The engineer will be up there next week.

Grindstone Tower Retrofitting

Cenni presented the cost for an engineer to look at the Grindstone tower and come up with a design and plans to see what we can do to get it under 100% loading. It is currently at 155%. It will come with a formal structural engineering report and detailed drawings of what needs to be replaced or fixed. Since we do not know the make and model of the tower, the report will need to be more detailed. Dale Lotspeich motioned to approve the quote and move forward with the project. Kent LeBarts seconded the motion; the vote was unanimous.

Cenni stated that with years of 'hand-shakes', it is costing the TV District in the end. There is a 20-gage wire everywhere for grounding. The tenants may be an issue, but can we really push them now? Steve said to worry about fixing the TV District's stuff first, then we could look at the tenants.

Repairs on Airport Site

Open ports are letting insects into the building. The LB is broken. He is going to switch them out for metal LB's. Steve said to go ahead and make the repairs since it's under \$5,000.

Partnering With Elko County Soil Conservation Districts to Assist in Noxious Weed Management

Tabled until next meeting.

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

Cenni is getting the run-around from the city. The main contact person has some health issues and has been in and out of the office. The NV Energy application has been submitted.

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

Tabled until next meeting.

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, Updates on Purchasing A Sitemaster and Other Capital Projects

Tabled until next meeting.

Repair Service Report and Site Updates

Tabled until next meeting.

Old Business: None

New Business: Krystal's updated contract will be on the agenda next month.

Public Comment: None

Being no further business, the meeting was adjourned at 6:53 p.m.

The next regular meeting will be held on July 13th, 2023.