

**Elko Television District**  
Board Meeting Minutes, July 13th, 2023  
6:00 p.m. at the Elko County Court House

**Board Members:**

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

Absent:

**Others Present:** Marisa Reeves representing McMullen, McPhee & Co., LLC and Cenni Jimenez representing Premier Wireless by phone.

**Proceedings**

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

**Public Comment:** None

**Approval of the Minutes June 6th, 2023 Meeting**

Dale Lotspeich moved to accept the minutes from the June 6th, 2023 meeting. Kent LeBarts seconded the motion; the vote was unanimous.

**Approval of the Treasurer's Report**

Kent LeBarts moved to accept the Treasurer's report as written. Charles Schaer seconded the motion; the vote was unanimous.

**Approval & Ratification of Outstanding Bills for payment**

Kent LeBarts read aloud the outstanding and ratified bills. 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**

The board would like to wait for the reply from the FCC before they consider putting the FCC Lawyers on retainer. Tabled until next meeting.

**Review and Possible Approval of Fiscal Year 2023 Auditor Engagement Letter**

Charles Schaer moved to accept the 2023 Auditor Engagement Letter. Dale Lotspeich seconded the motion; the vote was unanimous.

**Review and Possible Approval of Fiscal Year 2024 Koppe Co., LLC Contract**

Dale Lotspeich moved to accept the 2024 Koppe Company contract. Charles Schaer seconded the motion; the vote was unanimous.

**Review and Possible Approval of Updates to Contracts**

***Rise Broadband Adding New Equipment on Grindstone***

There has been no communication 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. Steve has had some contact with the City, the lease will be for another 10 years.

***Contract Renewals for the Following: Coach USA, Elko Broadcasting Company, Nevada Department of Information Technology, Nevada Department of Transportation, and Premier Wireless Services***

They have been waiting for a list of equipment from Paden for about two weeks now.

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

Tabled until next meeting.

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

Tabled until next meeting.

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

Cenni is still working on it, he hopes to have something for the next meeting.

**Discussion and Possible Action on Installation Inspection of SkyFiber**

Cenni talked to Josh last week. Josh said the door lock had gotten stuck at the site, so they were not able to get in. Paden has parts on order to convert the handle to a card reader. They have been stashing an extra key on site. SkyFiber won't be able to finish the installation until the door is fixed.

**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***

Cenni is still working on the paperwork.

***Updates on Grindstone Foundation Analysis and Tower Retrofitting***

They just got information back today for the tower. They are still working on the Foundation. In order to bring the tower below 100% capacity from 20 feet and below, all they have to do is change out the bolts from 5/8" to 7/8" bolts. IT is a very minimal adjustment.

***Updates on Grindstone Grounding Issues***

There are multiple issues. The biggest problem is the ground ring and there is nothing that can be done to fix it. The only solution is to tear out the old one and install a new one. Instead of doing ground rods, they can dig a trench about three feet deep and lay ground wire in the bottom of the trench and cover it with grounding concrete. Nothing is grounded in the metal building that goes to the red and white tower. There needs to be an entry port. There is a lot of coax laying across the ground, and it is a feed line for electrical currents to run through. AT&T, Verizon and the TV District are all tied into the same transformer. Cenni recommends isolating each one at each of the sites so electrical current from lightning can't run through the power lines as well. Everest is doing their own engineering for their tower. NGM, Kinross and all other tenants are aware of Everest's plan. Cenni offered a partnership to Everest to deal with the grounding, but he hasn't heard anything. He has

heard hints of a lawyer being involved and possibly getting everything off the Everest tower. They only did about 75% of the site because the same issues kept coming up. Cenni said it is going to be a nightmare to install all the grounding and get the equipment grounded. He asked the board whose responsibility it is to ground the customer's equipment. Cenni will have a quote for the grounding at the next meeting.

Charles asked if all the buildings are being fed from one NV Energy transformer. Cenni said there are two transformers, but only one panel that everyone is hooked to. The Everest tower has its own ground ring with two rods, but it's not tied to any of the other grounding on the site. Charles stated if the metal is 3/16" or thicker, it can be used as a ground.

***Creating a Power Policy and Partnering with Elko County Soil Conservation Districts to Assist in Noxious Weed Management***

Tabled until next meeting.

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

There are no new updates. Verizon is still working on drawings and engineering.

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

They are working on getting the drawings revised.

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

Cenni said the City is on board with the TV district leasing the top of Snowbowl. Cenni did a site walk with NV Energy and the City. The City approved the location which is about 100 feet south-west of the top of the ski lift. NV Energy had no issues with the site. They are currently doing engineering and design work. The City is looking at doing a contract similar to the Ruby Vista contract since the TV District is upfront most of the money and they will benefit from it. They have made a few comments about the fee they are paying for the lease rent, and would like to do a trade. If we lower their tower fee, they will lease Snowbowl for a small fee. Dale said in government it's okay to have inter-governmental agreements. No real money exchanges hands, but there is a paper trail.

Cenni provided a quote for creating some construction drawings. They could use dirt to flatten the area. Cenni said the geotechnical and engineering report is not included. Dale Lotspeich moved to approve the construction drawings quote for Snowbowl. Charles Schaer seconded the motion; the vote was unanimous.

**Discussion and Possible Action Regarding Preparation Work for Building a New Tower on Grindstone and All Matters Related Thereto**

Cenni had a blasting company come out and they said everything is too close. They wouldn't be able to blast without damaging equipment. Cenni is estimating about a month for a crew to get through the solid rock, flatten everything and get it ready for a foundation. Cenni is asking to get the engineering side of it approved. He is having issues getting concrete to that site. He is looking to use a cell-block foundation instead. They need the final engineering before they can provide a cost for the foundation. He talked with Modern Concrete, a local concrete supplier, and they said the new trucks are all

automatic and they are afraid they won't make it up to Grindstone. Charles asked if the new tower would be by the metal building. Cenni said it will be built next to the existing tower.

Dale Lotspeich moved to approve the excavation quote of \$135,371.88, the drawings quote of \$15,600 and the engineering quote of \$13,000. Charles Schaer seconded the motion; the vote was unanimous.

Cenni stated that once the new tower is built, the board needs to come to an agreement that all other small towers will be taken down. There are a few customers on them. Dale said when the new tower is close to being completed the board can send out a notification to the customers that they will have to move. Verizon said once the new tower is built, they want to move over immediately. The lead time for the tower steel is anywhere from 8 to 12 weeks.

**Old Business:** Cenni has completed the Airport drawings. He is working on Grindstone next.

**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**

They have not heard anything from the County. This will be removed from the agenda.

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

*Building A New Tower on Grindstone, Link from Lamoille to Peavey for TV Channel or Security Use, 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.

**New Business:** None

**Public Comment:** None

**Being no further business, the meeting was adjourned at 6:46 p.m.**

**The next regular meeting will be held on August 10th, 2023.**