

Elko Television District

Board Meeting Minutes, August 10th, 2023
6:00 p.m. at the Elko County Court House

Board Members:

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

Absent: Steve Guitar

Others Present: Cenni Jimenez representing Premier Wireless, Paden Hilyard representing Eagle Communications, Crystal Koppe representing Koppe Co., and Marisa Reeves representing McMullen, McPhee & Co., LLC

Proceedings

Meeting called to order at 6:00 p.m. by Rick Jimenez

Public Comment: None

Approval of the Minutes July 13th, 2023 Meeting

Dale Lotspeich moved to accept the minutes from the July 13th, 2023 meeting. 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. 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

Marisa reported to the board that the fines were reduced. Paden is working on some new licenses. Some sites are a mile from where they should be. He will be doing some new filings starting in September. Austin, NV just got all their FCC licenses canceled because they didn't file.

Review and Possible Approval of Updates to Contracts

Eureka County TV District MOU

Eureka County is not done with it yet, they are waiting on AT&T. The district also has some internal politics going on, they want to cancel the Eureka TV District. The district attorney said they have an MOU that they can modify and get to us within the month.

CC Communications Leasing Space at Fiber Hut, Anthem Broadband Leasing Conduit Space for Fiber, and Rise Broadband Adding New Equipment on Grindstone

No new updates

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

Cenni is waiting on Paden to get him the equipment lists. Paden said no lists have existed for clients. Paden did send a list out to Coach, but he doesn't know what is in the shelter. Paden said he could get with Cenni next Monday.

SkyFiber

Cenni said SkyFiber wants to locate on Grindstone. They already have a contract; they would just need to do an addendum. He wants them to locate on the guide tower temporarily. They want to beat the weather. Rick and Kent don't see a problem if it's written in the contract that they must move to the new tower once it is built. Paden said the only concern is there isn't much room in the block building. Cenni said there will be enough room once the new shelter is up there. Charles said to make sure the contract also states they would be moving to the new building as well. Dale said to bring a copy of the addendum to the next meeting.

Discussion and Possible Action Regarding the Meeting with the City of Elko About the Lease Contracts for the Elko City Fire and the Ruby Vista Site

The meeting was cancelled. Tabled until the next meeting.

Discussion, Updates and Possible Action Regarding Building a Site On Top of Elko Snowbowl and All Matters Related Thereto

Cenni has planned for larger than 50 x 50 for possible growth. Everything will have an ice cover. The generator will have snorkels. They went really high with the fence due to the high amount of snow during winter. The fence will be 12 to 16 feet tall. With the amount of traffic up there during winter, he was trying to prevent trespassing. The fence will have to be engineered due to the height. There will be two gates, with a small man gate up high for when there is allot of snow. They might build a snow hash down into the building for when there is a lot of snow. The board said to make sure that is added to the drawings. The City of Elko wants to lease it to the Elko TV District. NV Energy is working on the design right now. There are two different landowners to get approval to go through their property. It will still be another four to six weeks before we get a design.

The attached estimate is for engineering and to do the foundation design. Charles Schaer moved to accept the \$13,000 estimate. Dale Lotspeich seconded the motion; the vote was unanimous.

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

Cenni presented the rate sheet that would be shared with tenants. Cenni will come to the board with overweighted item costs. Dale Lotspeich moved to accept the rate sheet. Kent LeBarts seconded the motion; the vote was unanimous.

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

Updates on Grindstone Foundation Analysis and Tower Retrofitting

To get the tower below 100% loading they will need to change out every bolt from 25 feet down to a 7/8" bolt. They will have to re-drill the bolt holes and install new bolts and spacers. Cenni will use a magnetic drill press, a crane will not be needed. Dale Lotspeich moved to accept the quote for the

structural upgrade in the amount of \$78,050.00. Kent LeBarts seconded the motion; the vote was unanimous.

Cenni reminded the board they still haven't got the foundation analysis back yet and is unsure if it's overloaded. He should have the report back by early next week. There are several ways to upgrade the foundation if needed. The TV District equipment will be moved over to the new tower once built.

Updates on Grindstone Grounding Issues

Due to the magnitude of the project, Cenni wants to do it in phases. Dale asked for a ball-park figure of the amount of work Cenni could do this year. Cenni said before he got snowed out, he estimated about \$100,000 - \$150,000. He thinks he would be able to do about \$25,000 to \$30,000 per month of work.

Dale Lotspeich moved to approve a time and materials basis for the Grindstone Grounding project not to exceed \$35,000 per month. Kent LeBarts seconded the motion; the vote was unanimous.

Creating a Power Policy

Paden is waiting to deploy the equipment on Grindstone until the grounding is done because he doesn't want to destroy the equipment. Paden asked if the grounding could start around the new building first. Cenni must sign an NDA for a client, but when he works on TV District equipment, he will notify the board. They might have to release the plans because it's on TV District property.

Annual Spring Inspections of All Sites and Partnering with Elko County Soil Conservation Districts to Assist in Noxious Weed Management

Tabled until next meeting.

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

The new Grindstone tower will be identical to the new Lamoille tower, plus a little more capacity. Concrete will have to be poured, which means major roadwork will need to be done to get the trucks up there. They don't have the space to store equipment and supplies for a batch concrete pour. They will start excavating the week of the 21st.

Cenni would like to push back the borders by 50 feet on the Maggie Creek Ranch lease for \$500 a year. It will amount to about the size of a football field. He asked the board if he could move forward with the addendum. Dale Lotspeich moved to approve expanding the borders of the Maggie Creek Ranch lease by 50 feet for an additional \$500 per year. Charles Schaer seconded the motion; the vote was unanimous.

Discussion and Possible Approval of Premier Wireless Obtaining a TOCL (Tower Owner Certification Letter) For Grindstone to Provide to Verizon Wireless

Verizon is asking for a tower owner certification letter. Paden said no such letter exists. The closest thing is an ASR. The site isn't subject to an ASR. The only site ASR is the airport, in which the FCC coordinator reference the ASR didn't have a filed completion date for the Airport structure. Cenni said they are also asking for a Programic Agreement Letter. No one has ever heard of these. Dale said if they want us to create a certification letter after we get the structural, we can do that. Charles thinks Cenni should ask Verizon how we go about finding those letters.

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

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 told AT&T it is not the TV District's responsibility to come up with site drawings for their generator. Tabled until next meeting.

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

Dale Lotspeich moved to approve a 10% fee for the first month late and then a 1.5% fee to be effective after the client is in arrears 60 days. Kent LeBarts seconded the motion; the vote was unanimous.

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

Updates on New Peavey Generator

They dug a 300 foot trench. They have about 40 to 50 more feet and then they will be starting to run the conduit. The generator is in Elko. They should be pouring the generator pad in September.

Updates on Replacing Fence at Peavey

A day after they staked out the property corners, Cenni got a call from Steve that the fence goes around the radio station pole to make sure people can't drive back there. In doing so, they will have to increase the size of the fence from 80' x 80' to 95' x 95'. Rick said to table this until Steve is present. Dale thinks they might be able to just put a gate to access the road through the compound.

Updates on Purchasing a Sitemaster

Charles cannot get a sitemaster through GSA. Dale asked Paden to do some research and provide a quote.

Building A New Tower on Grindstone, Link from Lamoille to Peavey for TV Channel or Security Use, Updates on IP Stream Device to Connect to Fiber, and Other Capital Projects

Tabled until next meeting.

Repair Service Report and Site Updates

Paden stated that the Salt Lake end is in. It should be in on the Elko side hopefully by late September. This was to be able to change the connectivity partner to Eureka to share a data center and end the White Cloud connection.

Dale said they were having fluctuation with Reno. Paden switched connectivity to his internet and then back to White Cloud and it started working again. He never got an update on the actual cause. For CC Communications it was a firewall that was dropping connectivity, but it has now been replaced or bypassed. There was nothing he could do to get KSL stabilized. Paden hasn't talked to KSL about connecting to the data center at channel 4. He has been talking with CC Communications to see if they can construct a direct fiber tap, but they are too busy to get an engineer out until October. Paden said he can put up channel 4 as a backup.

There are a couple of things that have happened in the last month related to the future of TV Channels. Channel 8 is going to ATSC 3.0 in September. We might stop receiving channel 8 unless they keep their channel up and working. Our equipment does not support that. For the broadcaster, it gives them more bandwidth. 8.1 – 8.6 is all on 20 mbps. ATSC 1.0 was designed to be more robust than 3.0, but costs much more. 3.0 gives them double or triple the available bandwidth per channel. So now they could have 60 mbps.

Channel 10 is changing frequency, moving from 10 to 20. It may end up degrading our signal. We might have to jump to a different frequency. We would have to get a new combiner tuned. Paden recommends purchasing a new combiner to have as backup. They are about \$3,000 - \$5,000. KENV will probably have to change the antenna on the Red & White tower. They need to make sure their engineers are in contact with Cenni.

There were a few site repairs. Paden installed grounding for NV DOT on the Everest tower at Grindstone. The generating monitoring on Grindstone is not working because of lightning. Peavey is looking good.

New Business: Cenni asked Crystal to post on August 18th that Ryndon will see outages due to restarting the generator. Cummins didn't connect the propane to the generator. The Outage will be about 1 to 2 hours.

Cenni removed five truck loads of weeds at the TV District site. Paden said they sprayed this spring, but the weeds don't care. They are going to do a ground sterilizer and top it with a spray next year. They will change the product each year: one year doing granules, the next year doing a spray.

NV DOT has reached out letting them know they are doing grounding updates on Peavey. They will probably go up there in 2025. They want to do ground rings every ten feet. They are paying for everything. Dale said they still need to coordinate with Cenni. Paden is working for NV DOT and Cenni will work with them in behalf of the TV District to make sure standards are being followed.

Crystal stated that every now and then she logs in to the website and notice some changes, but she fixes them.

Old Business: None

Public Comment: None

Being no further business, the meeting was adjourned at 7:27 p.m.

The next regular meeting will be held on September 14th, 2023.