

## **Elko Television District**

Board Meeting Minutes, January 9th, 2025  
6:00 p.m. at the Elko County Court House

### **Board Members:**

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

Absent:

**Others Present:** Cenni Jimenez representing Premier Wireless, Crystal Koppe representing Koppe Co., Nancy Porter representing Goicoechea, Di Grazia, Coyle & Stanton, Ltd., Lori Gilbert representing Elko Broadcasting Company, Misty Atkins representing herself, Howard Fine representing SCFCC, Inc., Marvin Robertson representing MD&7 and AT&T, Paden Hilyard representing Eagle Communications, Karol Shepherd representing Titan TV, and Marisa Reeves representing McMullen, McPhee & Co., LLC

### **Proceedings**

Meeting called to order at 6:00 p.m. by Dale Lotspeich.

**Public Comment:** None

### **Comments From the Chairman**

Dale welcomed Brian to the board. There is an open meeting law ethics training next Monday. March 21<sup>st</sup> is Broadcasters day at the legislature. The board hasn't participated before. Marisa provided all the board members with a travel reimbursement form. Dale advised the board it may be a good idea to get a county email since the emails are backed up. If you are conducting business on a personal email you have still have to follow the records retention policy.

### **Discussion and Approval of 2025 Meeting Dates**

Dale has a family appointment in February so the meeting will be moved up to February 6<sup>th</sup>, 2025. Marisa mentioned she will be on a cruise at the beginning of August, but she will still be able to attend the meeting. Brian motioned to approve the meeting dates as listed in the meeting packet with the change to the February meeting. Rick Jimenez seconded the motion; the vote was unanimous.

### **Discussion and Approval of Board Members for Vice-President and Treasurer Positions**

Dale spoke with both Rick and Kent and they did not mind continuing in their positions. Charles Schaer moved to approve Rick Jimenez as the Vice-Chairman and Kent LeBarts as the Treasurer. Brian Riley seconded the motion; the vote was unanimous.

### **Discussion and Action Regarding Charles Schaer Resignation and Advertising for His Seat**

Dale thanked Charles for his service. Kent LeBarts moved to approve Charles Schaer's resignation and to post an advertisement for the open seat in the paper which will close two weeks after the advertisement. Brian Riley seconded the motion; the vote was unanimous. Marisa informed the board the advertisement would cost roughly \$90.00

### **Approval of the Minutes December 5th, 2024 Meeting**

Charles Schaer moved to accept the minutes from the December 5th, 2024 meeting. Rick Jimenez seconded the motion; the vote was unanimous.

### **Approval of the Treasurer's Report**

Brian Riley 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. Brian Riley seconded the motion; the vote was unanimous.

### **Discussion and Possible Approval of Rate Increase for Nancy Porter**

Nancy has been representing the board for almost 4 years. She is asking for a \$25 an hour increase. Charles Schaer moved to approve the increase. Brian Riley seconded the motion; the vote was unanimous.

### **Discussion and Approval of Budget, Infrastructure and Translator/Programming Committees Created by Chairman and Select Two Members for Each Committee**

Dale stated these committees would meet before a regular meeting or setup regular meeting dates. He would like to be on the infrastructure committee. This committee would meet with people who use our services, make sure the board has what is needed to help people in Public Safety, and develop a 5-year infrastructure plan.

The Budget committee would look at the spending policies and prepare a report to be transparent with where money is being spent, what spending plans there are for the future, and what are the normal spending habits. They may even consider hiring an employee for some of the subcontracted services.

The Translator committee would research if we are getting the best deal with the stations being broadcast. If people want something different changes will need to be made. Dale suggested himself and Kent for the Infrastructure and budget committees and Brian and Rick for the Translator committee.

Lori Gilbert with the Elko Broadcasting Company is encouraging a Local Public Access Channel. Elko has always been unique and anything that originates locally can be shared locally on other platforms. She was willing to be contacted later by a board member. She will also reach out to Jan Petersen as she used to be a reporter.

Charles moved to approve the Infrastructure Committee, Budget Committee and Translator Committee be formed with Dale and Kent on the Infrastructure and Budget Committees and Brian and Rick on the Translator Committee. Brian Riley seconded the motion; the vote was unanimous.

### **Discussion and Approval of the Use of TV District Contractors As Subject Matter Experts and Consultants with the Standing Committees**

Dale noted that the TV District has established contracts with Paden, Cenni and Crystal. All contractors have agreed to consult with any of the committees at their agreed upon rate. Brian Riley moved to approve the use of TV District Contractors at their agreed upon rate in their contracts as consultants with the committees just established. Kent LeBarts seconded the motion; the vote was unanimous.

### **Reminder To Fill Out Contribution and Expense Reports**

Dale reminded the board to fill out their reports.

#### **Review and Approval of June 30, 2024 Audit**

Dale noted that based upon the letters and information provided there were no items in which the TV District was deficient. Kent LeBarts moved to approve the June 30, 2024 Audit. Rick Jimenez seconded the motion; the vote was unanimous.

#### **Discussion, Review and Possible Approval of Titan TV Guide Proposal**

Marisa described to the board the difference between Tier 1 and Tier 2. Karol with Titan TV mentioned that the stations can be put in whatever order they prefer. She noted most Smart TVs are contracting with third parties to get their data and it's often incorrect. She also mentioned that Titan TV does offer services for public access channels. Kent LeBarts moved to approve contracting with Titan TV Guide for Tier 2 for two years. Rick Jimenez seconded the motion; the vote was unanimous.

#### **Discussion and Possible Action Regarding AT&T Grindstone Lease Modification and Discussion and Possible Action Regarding Verizon Grindstone Lease**

Marvin Robertson with MD&7 is representing AT&T for contact negotiations. He mentioned AT&T has to make their sites nation-wide suitable. Most antennas have been going down in value. AT&T is looking for a rent reduction and to normalize a 2% increase rate. Also, they would need to add a 30-day termination clause. Under Option two they would buy out the easement for 99 years for the square footage only. He understands that there is a sizeable price difference, however he urged the board to think of the probability of AT&T ending their contract.

Dale feels the lump-sum payment for the easement is an automatic no. It would be negligent to sign a 99 year obligation when the TV Districts lease is signed in 10 year increments. Dale suggests to authorize Cenni to negotiate the contract not longer than 5 years at a time with a maximum of 25 years.

Marvin said they would offer \$800,000 to buy out an easement for both AT&T and Verizon. Cenni asked if the tower became overloaded due to AT&T equipment upgrades, who would be responsible for the costs associated with providing an adequate structure. Marvin stated they would be restricted to the equipment listed on the contract so they would not be able to add any more weight than is already in place.

There was no Verizon representative at the meeting. Paden noted to keep in mind that the only power going up to Grindstone is private. If something happens to the power line, the TV District would be responsible for any repairs or replacement, including the road as well.

Charles moved to table these Agenda items and to have Complete Management negotiate and obtain more information regarding the lease contracts on Grindstone for Verizon and AT&T and provide recommendations at a following meeting. Rick Jimenez seconded the motion; the vote was unanimous.

#### **Discussion and Possible Action Regarding Overdue Accounts: Albino Ortega, Elko Broadcasting Company and Rise Broadband**

Marisa stated that Albino Ortega and Elko Broadcasting have been keeping up with their payments. We still have not heard anything from Rise Broadband. Dale feels we should follow through with what was stated in the letter and shut off the equipment. Rick thinks another letter should be sent giving 30 days for payment. Brian suggests to only shut off the equipment that was unauthorized. Charles Schaer moved to send a letter to Rise Broadband via certified mail and email noting they have 10 days to pay

and sign the contract amendment otherwise their unauthorized equipment will be shut off. Kent LeBarts seconded the motion; the vote was unanimous.

#### **Discussion and Possible Action on Updates to Contracts**

*Eureka County TV District MOU, NDOT Updating Peavey Contract, CC Communications Leasing Space at Fiber Hut, EIP New Contract, Elko Fire District Possibly Leasing Space on TV District Sites, and Contract Renewals for the Following: Albino Ortega, Elko County School District, Nevada Gold Mines, Skyfiber Video, Wells Rural Electric, White Cloud*  
Tabled until next meeting.

#### **Discussion and Possible Action Regarding Building A New Tower On Grindstone**

Cenni reported the concrete pour went well. All the forms have been pulled out and the site is cleaned up. Cenni thinks it will cost about \$100,000 to \$105,000 to complete the build.

#### **Discussion and Possible Approval of Upgrading the Transmitter Equipment at Ryndon**

Paden has provided two sets of quotes for VHF transmitters of an upgrade at Ryndon. The first quote is from Technalogix and the other from Anywave. These quotes show the cost for the TV District to purchase directly from the vendor. Paden also provided quotes from Eagle Communications with his markup. If they board chose a quote from Eagle Communications it would include installation. If the board purchases directly from the vendor, Eagle Communications would charge for installation for about 2 to 3 days. The quote from Anywave runs at 250 Watt, whereas Technalogix is 40 Watt. Ryndon only uses 10 Watt. Paden noted the current Anywave equipment has lasted about 5 years. Anywave did provide a special price on this quote. If there is a failure in the future, the regular price to replace the translator would be \$15,000. Technalogix is good equipment from what he has seen with the White Pine TV District. There is also the possibility of adding more channels. To add more channels with Anywave, additional equipment would have to be purchased. Rick Jimenez moved to purchase the upgraded translator equipment directly from Technalogix for the Ryndon Site and then have Eagle Communications install it. Charles Schaer seconded the motion; the vote was unanimous.

Charles Schaer moved to assign the agenda items "Discussion and Possible Action Regarding Citizen Requests to Add KTNV Reno Channel 2 Scripps News and KUPX Channel 16.1 Utah Hockey Club" and "Discussion and Possible Action Regarding the Creation of a Local Public Access Channel for Elko County" to the Translator Committee and to assign the agenda items "Discussion and Possible Action Regarding Capital Project Plan" and "Discussion, Updates and Possible Approval of Cutten and Future Capital Projects" to the Infrastructure committee and to bring these agenda items back later with the suggestions from the committees. Brian Riley seconded the motion; the vote was unanimous.

#### **Repair Service Report and Site Updates**

Paden mentioned there were some repairs on Peavey in December, but he got it back up and working. Grindstone had channels 8 and 30 go to low power. He reset it and now it's working fine. There were no significant network outages. There were no outages when CC Communications went out for a few hours in Elko.

Dale would like Rick and Paden to get together and come up with a format for reporting repairs and maintenance that meets both parties' needs.

**Old Business:** None

**New Business:** Dale would like to agendize raising the board member meeting rate when the board discusses the next Budget. The maximum payment is \$500 a month or \$6,000 a year.

**Public Comment:** None

**Being no further business, the meeting was adjourned at 8:00 p.m.**

**The next regular meeting will be held on February 6th, 2025.**