

Elko Television District

Board Meeting Minutes, November 7th, 2024
6:00 p.m. at the Elko County Court House

Board Members:

Present: Kent LeBarts, Dale Lotspeich, and Rick Jimenez

Absent: Steve Guitar and Charles Schaer

Others Present: Paden Hilyard representing Eagle Communications, Jessica King representing Premier Wireless, Crystal Koppe representing Koppe Co., Brian Riley representing himself, and Marisa Reeves representing McMullen, McPhee & Co., LLC

Proceedings

Meeting called to order at 6:08 p.m. by Dale Lotspeich.

Public Comment: None

Approval of the Minutes October 10th, 2024 Meeting

Kent LeBarts moved to accept the minutes from the October 10th, 2024 meeting. Rick Jimenez seconded the motion; the vote was unanimous.

Approval of the Treasurer's Report

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

Approval & Ratification of Outstanding Bills for payment

Kent LeBarts read aloud the outstanding and ratified bills. He added an additional bill from Complete Management that was submitted late. Rick Jimenez moved to accept the outstanding and ratified bills as read. 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. He forgot one and was fined last year. Kent said if you make under a certain amount one of the forms is not required.

Review and Possible Approval of Updates to Contracts

Verizon Wireless Lamoille & Grindstone Modifications

Cenni stated Verizon is requesting construction drawings before they move to the new tower. Steve already gave Cenni the approval to do the drawings. Verizon should start moving their equipment at the beginning of next year.

AT&T Grindstone Modifications

AT&T claims there is not enough room for their generator, but Cenni reassured them there is. They might build their own road to put it above the tower.

Eureka County TV District MOU, NDOT Updating Peavey Contract, CC Communications Leasing Space at Fiber Hut, EIP New Contract, and Elko Fire District Possibly Leasing Space on TV District Sites, 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.

Cenni stated that Rise Broadband still has not signed their new contract. Dale said he would like to discuss creating an actual equipment shut-off policy next meeting.

When the new year starts, Dale would like to see the rate the County Attorney would charge since Nancy is very busy.

Elko Broadcasting wants the finance charges removed. The board said no and to continue to assess finance charges until the outstanding balance is paid in full. They may consider reducing finance charges once the original balance is paid off.

Discussion and Possible Action Regarding Radio 74 Requesting A Lower Rate for the Lease On Grindstone

There has been no response from them. Rick doesn't think we should be bending over for anyone. Rick Jimenez moved to continue with the same rate with no discount for Radio 74 Internationale. Kent LeBarts seconded the motion; the vote was unanimous.

Discussion and Possible Action Regarding Building A New Tower On Grindstone

Paden said the concrete is scheduled for November 14th. Cenni said they are accruing rental costs for the form of approximately \$5,000 for waiting for the concrete. Modern concrete did provide an updated quote. It went up about \$15,000 to add hot water and chemicals since it is winter. Dale wants to approve a change order to not exceed \$25,000 due to changes. Paden will be paying for the concrete pump. Cenni is only providing a dozer for the last pull. In the end Modern will decide if they can make it up the hill or not.

If this ends up being questionable, they can cover the Rebar. Cenni said there are also forms up there that are rented at \$2,500 per week. There will be at minimum two weeks worth for a change order. Cenni estimates about \$25,000 per week for the change order. There was an issue with the forms being available from the vendor they were originally going to rent them from. So it pushed everything back by two weeks. It costs about \$60,000 to \$70,000 to purchase forms.

Dale asked if they should authorize Steve to approve the change orders between meetings. Kent thinks we should hold a special meeting if something needs to be approved. Cenni wants to know if the weather is good if he should move forward with grounding or wait till spring. Dale said the board is in the midst of putting together a bidding policy since people are saying the TV District is not holding to the bidding rules. Dale said after the concrete is complete, they will put the project on hold until spring.

Cenni said Paden is not licensed to pour concrete, but Paden reminded the board he's not pouring it, just providing materials. Cenni said he understands Paden's quote was lower, but Cenni's quote provided more such as scheduling, project management, a concrete break test, and more. Kent asked if all these services were listed on his original bid. Cenni said no. Kent said that was the problem, the board didn't know that was all included so they just looked at the price. Dale said he wants to get a policy in place so that everyone is on the same page. Cenni said if Paden needs help, he will help. Cenni's

quote included project management, so if it's needed, he will charge accordingly. Paden said there are 180,000 yards of concrete reserved.

Cenni said Valmont delivered the tower at the bottom of Maggie Creek and then he took the tower up to the Grindstone site. He will have to charge for that separately since the project is being put on hold. Some other materials, the Sankosha, were included in Paden's quote for grounding, but they haven't been ordered yet. It is for grounding. There is enough storage space at the TV District building to store the 5 pallets if they get ordered. Cenni stated it takes about a week to remove and clean up the concrete forms.

Kent LeBarts moved to proceed with the concrete pour, order the Sankosha, move forward with grounding as long as weather permits, and report back at the next board meeting. Rick Jimenez seconded the motion; the vote was unanimous.

Discussion and Possible Action Regarding Adopting a Procurement Policy for Large Projects

Tabled until next meeting.

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

Pour concrete at Paradise Dr to Control Weeds

Cenni asked the board what their thoughts are about concreting the front of the TV District building to help control the weeds. Marisa noted that there were a lot of weeds the last time she posted the meeting agenda. Dale said to change the location from the TV District building to the police station off Silver Street.

Dale wants to put together a list of projects and prioritize them.

New Site on Top of Elko Snowbowl, Building a New Tower on Grindstone, Updating TV District Equipment on Various Sites, Creating a Power Policy, Link from Lamoille to Peavey for TV Channel or Security Use, Updates on IP Stream Device to Connect to Fiber, Updates on Replacing Fence at Peavey, Updates on Purchasing Sitemaster, and Fix Lighting at Pequops,

Tabled until next meeting.

Repair Service Report and Site Updates

The TV District was affected by the AT&T fiber cut about three weeks ago but was not affected by the one this week. Paden is working on a map showing the paths of the fiber.

There was an outage from the CC Network that lasted for only 3 seconds. The system is operating very well. NDOT is complete with the installation of their equipment in the Peavey 2 building. Lamoille Summit has been happy. There was an outage of all channels on Peavey. He ran tests but then it fixed itself by the time they got there. Ryndon has had a few resets. A little weed control is needed there too. We have Peavey running through the Pequops, it is just our backup for the Salt Lake channels. The Salt Lake link has been the most reliable. Other than the annual maintenance, it's not costing anything to run the site. The DA is still working on the MOU for Eureka.

Old Business: None

New Business: John with Maggie Creek contacted Cenni regarding road maintenance on the lower roads, from the main corrals up to the first gate, not the road up the mountain. Cenni told him it would be next year at the earliest. Dale said it would have to be put out to bid. Dale said to add it to the Capital Projects list.

Dale said to add a standard agenda item for Project planning and review. They may have a workshop meeting in January or February to create a bidding policy.

Public Comment: None

Being no further business, the meeting was adjourned at 7:23 p.m.

The next regular meeting will be held on December 5th, 2024.