



Anaconda-Deer Lodge County Communication Board Minutes Wednesday, February 3rd, 2021

Meeting called by Gary Wenger
Type of meeting Monthly Meeting
Minutes taken by Carlye Hansen

Members Present: Gary Wenger, Chairperson, Pat Dunne, Vice-Chairperson, Police Chief Bill Sather

Staff: Carl Hamming, Planning Director; Carlye Hansen, Planning Department Secretary

Others Present: Wayne Wendt, ADLC Road Foreman; Mike Grayson, Attorney At Law

AGENDA TOPICS

Call to order

The meeting was called to order at 10:00 a.m., by Gary Wenger, Chairperson.

Approval of Minutes

A. October 5th, 2020

Motion was made by Gary Wenger to approve the minutes from October 5th, 2020; seconded by Pat Dunne. Motion passes 3-0.

Introduction of Police Chief Bill Sather to the Communication Board

At this time, everyone knows Police Chief Bill Sather. He replaces Ex-Police Chief Tim Barkell, who retired at the end December 2020. He was welcomed to the Board and says he will do some research so he can be on top of the topics being discussed.

Nomination and Vote for 2021 Chairperson

Motion was made by Pat Dunne to nominate Gary Wenger as Chairperson of the Communication Board for year 2021; seconded by Bill Sather. Motion passes 3-0.



Anaconda-Deer Lodge County Communication Board Minutes Wednesday, February 3rd, 2021

Nomination and Vote for 2021 Vice-Chairperson

Motion was made by Gary Wenger to nominate Pat Dunne as Vice-Chairperson of the Communication Board for year 2021; seconded by Bill Sather. Motion passes 3-0.

Old Business

1. Update on the Replacement of the Generator on the C-Hill – Wayne Wendt, ADLC Road Forman

Wayne Wendt was here today to discuss the status of the C-Hill generator. At this time, the new generator is sitting in the shop, however, with a bad road condition going up to the top of the hill, this probably will not be moved up there until spring or after depending on the status of the road at that time. As far as functionality, it is equivalent to the current generator that is already up there. There was a mess up on the 4' x 8' pad as the conduit for the wiring was put on the edge of the pad which would make the generator sitting on the side of the pad rather than on the center of pad. Ray Peterson from Peterson Electric stated that he will look at it and fix the problem to make this work.

2. American Tower/ Verizon Lease Agreement – Mike Grayson, Attorney at Law

Mr. Grayson is here today to discuss the status of the American Tower/Verizon Lease Agreement. At this time, he did note that the AT&T Lease Agreement is settled and they have sent a check to the County in the amount of \$80,000.00 for lease and back payments.

He then went on to discuss that Matt Brannon, from American Tower, who subleases from Verizon is only willing to pay half as much as AT&T agreed on their agreement and the Verizon cell tower and their area is quite larger. At this time, they are only willing to pay \$1500.00 per year. At this time their current lease is good through October of 2022, so there is time to research some things. Right now, the C-Hill has amazing coverage in this area, and the county should receive fair market land value for the site. There is always the possibility that Verizon would not renew the sublease with American Tower and that they would come directly to us for negotiation. At this present time, the County is offering \$12,000.00 per year, which would be \$1000.00 per month. This would be locked in for 30-years. At this point, we can also end the lease and not renew if we choose too. Mr. Grayson wanted to keep the Board apprised of the situation and give it some thought as to how they would like proceed in the negotiations this coming year with American Tower.



Anaconda-Deer Lodge County Communication Board Minutes Wednesday, February 3rd, 2021

Mr. Grayson stated that the settlement with AT&T has given the County money now to perhaps upgrade the road to the C-Hill as it definitely needs improvement.

Carl Hamming noted that the deal now offered will expire in a year and that this property would be much more valuable next year. Gary asked what the cost per square footage is, but no one was sure. Mr. Wendt noted that there is roughly 5 acres.

Mike also wanted mention that with 5G coming aboard, there may be a bit of a changes in regards to the sites, repeater sites, etc. He states that this won't come to Montana for several years, but will definitely need to researched so we have good understanding of these processes before moving on. Pat will talk to some communication folks and engineers that he has dealt with and he will get back to Mike and Carl with some information as he will talk to these folks here in the near future.]

Significate conversation took place in regard to this topic.

Motion was made by Gary Wenger to have Mike Grayson, Attorney at Law, write a letter to American Tower/Verizon to let them know that we will not renew their lease next year as it stands now; seconded by Pat Dunne. Motion passes 3-0.

Miscellaneous

Mr. Dunne is very concerned about the road going up to the C-Hill and is concerned about the English Gulch access. He really feels that at this time, this is a real priority, and Wayne stated that this would become pretty costly. There will be some research done on this and likely they will have to go out for bids on this.

Mr. Hamming asked what the cost of generators vs. batteries is. There are batteries up there at this time and no matter what, we still need to change the batteries on a regular schedule. Mr. Dunne stated that the new lithium batteries are great batteries and long lasting.

Wayne explained that the power to the C-Hill comes from a subline from Cedar Street that moves along Lost Creek Opportunity, and then goes up the hill close to the stack. All of the cell sites on the hill have generators.



Anaconda-Deer Lodge County Communication Board Minutes Wednesday, February 3rd, 2021

Next Meeting Date

TBA

Adjournment

Motion was made to adjourn the meeting by Gary Wenger; seconded by Bill Sather. Motion passes 3-0.

Respectfully Submitted,

Carlye Hansen

Carlye Hansen, Planning Department Secretary

DRAFT