



MINUTES

QLife Regular Board Meeting
Thursday, April 28, 2022
Via Google Hangouts

Call to Order President Weinstein calls the meeting to order at 1:04 PM.

Roll Call Lee Weinstein, Scott Hege, Scott Randall, Dale Lepper, Rod Runyon, John Amery, Joseph Franell, Carrie Pipinich, Kristen Campbell, Keith Mobley, Tom McGowan, Breanna Wimber, Tyler Stone, Stephanie Krell, and Matthew Klebes.

President Weinstein refers to the strategic plan in the packet and informs the board that he recently reviewed the QLife strategic plan with the new general manager of Wasco Electric, Mr. Hege, Mr. Stone and Tracy Brock.

President Weinstein also discusses an article shared by PEW research group discussing how farming communities gathered together to get electricity built out to rural Wasco County in the 1940s and thinks that there are parallels to where we are with broadband deployment today. Mr. Hege wonders how they paid for it and Ms. Pipinich explains that they used grants and a co-op.

Changes to the Agenda

There are no changes to the agenda.

[[Mr. Hege moves to approve the agenda. Mr. Lepper seconds the motion, which passes unanimously.]]

Approval of the Consent Agenda

[[Mr. Hege moves to approve the consent agenda with the correction of "President Weinstein" under call to order. Mr. Lepper seconds the motion, which passes unanimously.]]

Finance Report

Financial Report, Analysis and Reconciliation

Mr. Middleton presents the March finance report to the board included in the packet and remarks that we are well within the budget range. Outstanding accounts receivables have been reduced by one-third this month. There has not been a lot of progress on projects to report in the Capital Fund.

Mr. Middleton refers to the Maupin fund and remarks that a fund decrease is being reviewed by staff. Mr. Stone wonders if we should reduce the transfer amount and Mr. Middleton explains that a reduction in transfers is planned for next year's budget.

Mr. Hege states that a grant from Google was used to set up the city Wi-Fi system in Maupin and wonders if we have expended all of the funds to continue operations. Mr. Middleton confirms that we have expended that money and we are currently paying for operation of the system using revenue from LS Networks, Gorge Net and a pass-through grant. He stresses that we should identify secure revenues because that does not cover the full cost of operation and believes the city of Maupin should make up for the shortfalls.

Mr. Stone explains that we agreed to fund operation of the system for a set term and then Maupin was going to take over the billing. He asks if the board would like staff to approach Maupin about covering the cost going forward. Mr. Amery adds that the system is aging and there is an expectation of maintenance costs increasing. Mr. Hege agrees that we should be using the revenue for potential repairs instead of paying to operate Wi-Fi and Mr. Runyon concurs. Mr. Mobley states that as Maupin's hearings officer, he can bring it to the attention of city staff.

Mr. Middleton summarizes that overall, the funds are in a good position. He is attending a conference in May to learn more about the new accounting software.

Action Items

QLife Leadership Direction

Mr. Klebes refers to the memo in the packet about his departure from the county to the city. He spoke with Mr. Stone and the Mayor about the future of QLife administration and recommends keeping everything the same except administrative costs for Mr. Klebes' time would go to the city instead of the county. Finance, contracts, and other staffing would remain the same. Mr. Klebes would like to monitor it over the next six months to be sure things are working well and bring back any challenges to the board for review. Mr. Stone adds that the administrative costs would be split 50% to the county and 50% to the city. Mr. Mobley states that as former QLife counsel, he strongly endorses the partnership. President Weinstein is also in favor of this proposal considering the potential grants coming down the pike.

[[Mr. Hege moves to approve the proposed changes in QLife administration as discussed. Mr. Runyon seconds the motion, which passes unanimously.]]

Commstructure Work Order #31 Amendment 2

Mr. Klebes reviews the Dry Hollow project documents with the board included in the packet. He explains that the amendment covers the cost of the final inspection and management of the project and falls within the original OPC estimation. Construction is complete and they are just working down the final punch list.

Mr. Hege asks if this project will add additional capacity and Mr. Klebes confirms that it add capacity and redundancy. Mr. Hege asks if we put in points along the way where connections can be built out and Mr. Amery explains that this is a backbone that can be utilized to build out to a cabinet as opportunities arise.

[[Mr. Hege moves to approve Work Order #31 Amendment 2. Mr. Lepper seconds the motion, which passes unanimously.]]

Klindt Drive Mini Park

Mr. Klebes refers to the documents in the packet and explains that QLife has fiber on Klindt Drive. Everything is underground and the environment is primarily rock. To access the existing fiber has a high cost associated with it and even with cost sharing, it can still be unprofitable for potential end users. Other factors to consider is the recent development in the area and it zoning as residential/commercial. Mr. Klebes is looking for approval from the board to overbuild fiber into the mini park, which would also allow us to serve underdeveloped areas. Mr. Amery adds that the blue line is additional fiber and would allow us to be more flexible on pricing.

Mr. Runyon asks if the port is in favor of the project and Mr. Klebes confirms that they are in support but not participating. Mr. Hege wonders if there is existing conduit and Mr. Amery confirms that we will pull through the existing conduit. Mr. Hege follows up with a question about the cost of pulling through the conduit and Mr. Amery says there is no cost. Mr. McGowan remarks that he thinks there will be cost to QLife.

The board enters into executive session at 1:55 PM under ORS 192.660 (2)(g) Competitive trade or commerce negotiations, ORS 192.660 (2)(n)(D) & (E) Discuss information regarding security of telecom systems and data transmission.

The board exists executive session at 2:15 PM.

[[Mr. Hege moves to approve staff to move forward with the Klindt Drive Mini Park Project. Mr. Runyon seconds the motion, which passes unanimously.]]

Discussion Items

Administration Update

Mr. Klebes informs the board that we are moving forward with the MCEDD IGA and have an engineer in place. The project is time sensitive because the funds are tied to COVID dollars requiring us to spend them before the end of the fiscal year. Mr. Lepper asks if we could just have supplies delivered for the project and Mr. Klebes remarks that the entire project needs to be complete.

BAT Update

President Weinstein states that there was a meeting this month and the survey about usage in Wasco County will begin in May. We are still waiting to connect with the Warm Springs Tribe at their next meeting.

Aristo Technical Management Report

Mr. Amery presents his technical report to the board and states that we are looking into damages and have North Sky coming in to do some splicing.

The meeting is adjourned at 2:23 PM

The next regularly scheduled board meeting is set for May 26, 2022.

These minutes were approved by the QLife Board on May 26, 2022.



Lee Weinstein, President