

Jester Club Meeting 11/15/22

Heidi, Margaret, Scott, Thom, Jen in attendance along with several other Jester residents (see attached list)

Approval of minutes

Cell Tower:

- Introduction of board members in attendance.
- Margaret gave history of why we are being asked to put a tower in.
- It is untrue that the carriers are being kicked off the tower, but need to have their own tower to manage.
- If the carriers have their own tower, they can service when need to and upgrade technology when they need to.
- A 3rd party tower builder can include multiple carriers.
- Sam and Fritz from Atlas tower in attendance.
- Current tower is 55 ft.
- Proposed location is behind basketball court in a 25 ft area that is currently a clearing before the preserve.
- Already reviewed with an arborist and no heritage trees would need to be taken down. A few small trees will likely have to be removed.
- Explanation of Jester Club vs Jester HOA. Residents and non-residents can be members.
- Jester club is not a member of the HOA. We are run by separate boards and run separate properties.
- Question asked of HOA having input on decision and answer is no,
- Zoned for tower of up to 75 ft. Ideally looking at 55-75 ft. Allowed to go up to 105 ft.
- Following city zoning requirements and also respond to FCC.
- Current tower is ~120 ft
- Tower style could be
- Would like to see a rendering before anything gets built
- Different types of towers like tree, clock tower, mono pine (stealth with branches)
- What is determinant of style of tower? Seems like members want a say in that.
- Cell phone coverage: can coverage be guaranteed for residents?
- Could contract include that other providers be on the tower? Towers are built to house a min of 4 providers.

- Standby generator goes at base of tower, run by diesel or solar. Most of the time carriers spec that. We would want to request solar as part of the contract.
- Tower can be an “internet of things” issuing broadband/wireless perhaps for things besides phones
- There is ordinance that you cannot put multiple towers on one property so there likely could not be another tower there down the road without removing tower.
- What about radiation? How much comes out of the tower currently?
- What pull does Atlas have with AT&T?
- Could there be fiber included down the road? Couldn't commit to that.
- Tower company owns and operates the tower. They then put out to carriers to inhabit
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- What does competitive landscape look like?
- Atlas filled the meeting in on contract terms
 - o - 30 year term
 - o 4 5 year options after that
 - o \$200,00 lump sum
 - o Each additional carrier would be \$500/mo
 - o 3% yoy escalation
- Some worry about the power level at max capacity—what is the total power that can come off the tower?
- Current tower is a 5G tower on high intensity millimeter wave. New 5G is less intense.
- Height of tower is determined by initial carrier overall but the club does get to set min/max. Perhaps set max equal with electrical towers to keep consistency.
- Can anyone claim eminent domain? We don't think so.
- What is the agreement on the electrical tower?
- Groundspace only accommodates up to 4 carriers.
- Is there any residual funds? No, it is covered in the addition
- Tower company would be liable for damage.
- What if it fell? Tower company has a 5-15-30 coverage that would be activated.
- Built to class 3 wind rating
- Address fire: reliability and responsibility. Anything that happens within lease space would be tower co liability.

- Would cover difference in property tax as a result of tower.
- Who is Atlas' biggest competitor? Most tower companies have national agreements, but it changes by location. For Austin market, it's Tillman or
- Atlas is doing other sites in RR and Georgetown
- How quick does it go up? ~8 months, however there are a lot of moving parts.
- Actual construction takes 4-6 weeks.
- Maintenance is likely 1-2 times a year, with a call prior for awareness/access
- Ask to have influence on how quickly carriers make repairs with outages. Atlas agreed to take a look at contracts and understand if they can influence that.
- Is there a regulation that limits the total amount of power coming off the power?
- Make coverage a part of the contract?
- Concern about noise and disruption of Jester Club during summer months for construction