

QLife Network

QualityLife Intergovernmental Agency

MINUTES

QLife Regular Board Meeting

**Thursday, November 19, 2015, Noon
The Dalles City Hall, 313 Court Street
2nd Floor Conference Room**

Call to Order

The meeting was called to order by President Erick Larson at 12:05pm

Roll Call

In attendance: Erick Larson, Taner Elliott, Dan Spatz

Staff: Nolan Young, Izetta Grossman, John Amery, Keith Mobley

Guests: Carrie Pipinish, MCEEDD; Mayor Frank Kay of Maupin; Dan Bubb and Erick Lundby of Gorge.net

Approval of Agenda

President Larson added Discussion Item 8-A regarding signers on the credit card, and moved Item 9-A to before approval of minutes. It was moved by Spatz and seconded by Elliott to approve the agenda as amended.

Ahier arrived at 12:08 pm

Maupin Project Discussion

Young reviewed the draft funding (attached). Mayor Frank Kay of Maupin talked to the Board about the value of the fiber expansion into Maupin including the history of the growth of Maupin and its residents (attached).

Carrie Pipinish reported that 39 letters of intent had been signed. Mayor Kay said with the one received Monday the number would be 2.

Larson identified the costs for Wi Fi needed to be added to the draft budget. Young said a preliminary performa would include administration and financial functions being covered by QLife and technical by the Maupin Project.

Young asked for the authorization to send a letter to Google regarding QLife's intent to pick up the operational costs for the Wi Fi after 3 years.

Dan Bubb of Gorge.net said that from their point of view a revenue sharing model would work best in Maupin.

Erick Lundby of Gorge.net said that they need a pricing model that allows service to smaller customers; and that they were looking for opportunities to partner with QLife.

It was moved by Ahier and seconded by Spatz to move forward with the Maupin project and to sign the letter of intent with Google. The motion carried unanimously.

Approval of October 15, 2015 QLife Regular Board Meeting Minutes. It was moved by Spatz and seconded by Elliott to approve the October 15, 2015 Regular Board Meeting minutes. The motion carried unanimously.

Financial Reports

Finance Director Mast reviewed financial report – there were no questions. Young requested a separate fund be created to better track the Maupin project.

Mast reviewed Extension of Auditor Contract saying for continuity it would be best to retain the existing auditor for two years. It was moved by Ahier and seconded by Elliott to engage Merina and Co. for an additional two years. Motion carried unanimously.

Recessed to Executive Session at 1:19 pm

Reconvened to Open Session at 1:40 pm

Reports

Administrator Report – Young reviewed the report and asked that the survey that had been sent out be returned to Izetta 10 days before the workshop.

Aristo Operational Management Report – John Amery

Next Meeting Dates:

Strategic Planning meeting set December 8, Noon – 5pm City Hall
The December meeting will be December 17, Noon

Adjourn

The meeting was adjourned at 1:45 pm

Respectfully submitted:
Izetta Grossman
Recording Secretary

Signed: _____



Brian Ahier, Sec/Tres

City of Maupin

MOVING MAUPIN FORWARD

In 2004, the small, rural city of Maupin (population 420) engaged a professional facilitator to craft a citizen-driven Strategic Plan. A vision statement and a multi-faceted plan with specific goals & action steps was produced over several months of meetings involving over 80 citizens and community leaders.

“We are a safe, progressive community that cares for citizens & visitors while protecting our natural resources and maintaining our rural heritage.”

Since 1992, we have added 39 new homes that now represent about 60% of our residential property taxes. These homes are occupied by “new citizens” that have brought significant personal and professional assets to Maupin. These new people were attracted here by our community values & vision, and our potential to be a great, special, “cool” place to live.

The Strategic Plan included key facets to make our small city a strong, quality-of-life community. Over the past 12 years, we have achieved the following goals to advance our town.

- Developed, funded, and constructed a nice assisted living facility that allows local aging residents to live near friends/family instead of having to move 50-150 miles away.
- Created and passed the White River Health Taxing District, and built/staffed the Deschutes Rim Health Clinic, providing the only medical care in our South County region.
- Planned and executed the “Main Street” (Deschutes Avenue/ Hwy 197) project, creating a new, attractive streetscape with ODOT & Stimulus funds (we were “ready to go” with plans in place, including some local match for this \$2.6 Million project).
- Developed and implemented a Micro-Enterprise Facilitation Program (in cooperation with several small cities, nearby counties, and the tribes) that resulted in three new businesses, including a fabulous, modern grocery store.
- Completed re-zoning of some idle industrial land over-looking the Deschutes River into prime residential sites (12 new homes and counting).
- Developed and passed a Wasco County Library Taxing District to support 3 libraries, one of which is in Maupin. Our Library currently has over 700 members, about 25% of South County residents.
- Passed a Transient Lodging Tax (on hotel stays in Maupin) producing \$60,000 annually to fund an effective Maupin Area Chamber of Commerce.
- Developed and conducted a signature community event (RiverFest).
- Currently in the final phase of raising \$125,000 for a “local match” to construct a new modern Southern Wasco County Library (\$1.2 Million project funded by library grants) to replace our “smallest in the state” inadequate library. We’ve raised about \$90,000 from 72 donors, and hope to raise another \$30,000-\$50,000 during the general campaign now in process.

- We will probably construct a new City Hall as part of the Library Project, creating a “civic center”.
- We are aggressively seeking to expand internet services in Maupin and South County- for our Library, Schools, City Hall, businesses, and citizens- connecting us to the rest of the world!
- Next on our horizon is planning and developing a “Town Square” park on recently donated land in down town Maupin, not only for our citizens, but for the 80,000+ visitors each year.
- We are beginning the planning process for creating a “community center”, perhaps in the current, moribund American Legion Hall.

The above vision, plans, & execution demonstrates Maupin’s energy and success in developing a great little city that people like to live in and visit. Completion of the current Library/ City Hall Project with ultra high speed fiber internet service is critical to our continued success.

Date: 11/18/2015
 Client: Q-Life
 Project: Maupin Expansion - Preliminary Cost Estimate

Underground:

Description	Type	Unit	Labor	Materials	Total Unit
Trenching - Native B/F	2" PVC	LIN FT	\$ 10.00	\$ 4.00	\$ 14.00
Trenching - Native B/F	4" PVC	LIN FT	\$ 12.00	\$ 6.00	\$ 18.00
Trenching - Select B/F	2" PVC	LIN FT	\$ 20.00	\$ 18.00	\$ 38.00
Trenching - Select B/F	4" PVC	LIN FT	\$ 22.00	\$ 20.00	\$ 42.00
Trenching A/C - Select B/F	2" PVC	LIN FT	\$ 24.00	\$ 30.00	\$ 54.00
Trenching A/C - Select B/F	4" PVC	LIN FT	\$ 26.00	\$ 36.00	\$ 62.00
Directional Boring	2" PVC	LIN FT	\$ 14.00	\$ 4.00	\$ 18.00
Directional Boring	4" PVC	LIN FT	\$ 18.00	\$ 6.00	\$ 24.00
Directional Boring A/C	2" PVC	LIN FT	\$ 22.00	\$ 6.00	\$ 28.00
Directional Boring A/C	4" PVC	LIN FT	\$ 26.00	\$ 8.00	\$ 34.00
Vault Installation	Utility Vault 444LA	EACH	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00
Hand Hole - Concrete	264 TA	EACH	\$ 2,000.00	\$ 1,500.00	\$ 3,500.00
Hand Hole - Composite	Quazite 24x36	EACH	\$ 1,500.00	\$ 875.00	\$ 2,375.00
Junction Box Installation	Type C	EACH	\$ 1,000.00	\$ 500.00	\$ 1,500.00
Innerduct Installation	3 - 1 1/4" SDR13.5	LIN FT	\$ 2.50	\$ 2.00	\$ 4.50
Innerduct Installation	4 - 1" SDR13.5	LIN FT	\$ 3.00	\$ 3.00	\$ 6.00
Cable Pulling	exist / new - vacant	LIN FT	\$ 1.50	\$ 0.50	\$ 2.00
Rock Excavation	Up to 24" Deep	LIN FT	\$ 10.00	\$ 2.00	\$ 12.00
BPA Substation	Inter-Connect Fees	EACH		\$ 25,000.00	\$ 25,000.00
Bridge Installation	4" FC	LIN FT	\$ 30.00	\$ 10.00	\$ 40.00

Underground Sub-Total:

Aerial:

Aerial - New Construction	New Construction	LIN FT	\$ 4.00	\$ 1.00	\$ 5.00
Aerial - Overlash - De/Re	Overlash - De/Re	LIN FT	\$ 3.00	\$ 0.50	\$ 3.50
Aerial - Wreckout	Wreckout	LIN FT	\$ 1.00	\$ 0.25	\$ 1.25
Place Strand	6M	LIN FT	\$ 2.00	\$ 0.75	\$ 2.75
Place Riser	2"	EACH	\$ 300.00	\$ 250.00	\$ 550.00
Place Riser	4" w/ 4 - 1.25" ID	EACH	\$ 500.00	\$ 350.00	\$ 850.00
Place Pole	30 ft class 5	EACH	\$ 750.00	\$ 850.00	\$ 1,600.00
Pole Loading	OSMOSE	EACH	\$ 100.00	\$ 25.00	\$ 125.00
Make Ready	Raise-Move-Lower	EACH	\$ 200.00	\$ 50.00	\$ 250.00

Aerial Sub-Total:

Facility Connection:

Building Entry - Aerial Mast	2" GRC w/ WH	EACH	\$ 500.00	\$ 350.00	\$ 850.00
Building Interior Raceway	1.25" Flex	LIN FT	\$ 5.00	\$ 5.00	\$ 10.00
Building Interior Raceway	2" EMT	LIN FT	\$ 10.00	\$ 10.00	\$ 20.00
Pull Boxes - NEMA3R	12x12 / 16x16	EACH	\$ 150.00	\$ 50.00	\$ 200.00
Core Drill	2" / 4"	EACH	\$ 150.00	\$ 75.00	\$ 225.00
Innerduct installation	4 - 1" SDR13.5	EACH	\$ 2.00	\$ 2.00	\$ 4.00
Cable Pulling	existing - vacant	LIN FT	\$ 2.00	\$ 0.50	\$ 2.50
Surplus Comm Shelter	12x20 Pre-Fab	EACH	\$ 15,000.00	\$ 25,000.00	\$ 40,000.00
Generator / Power Supply	5KW / Propane Tank	EACH	\$ 5,000.00	\$ 15,000.00	\$ 20,000.00
Site Prep	Foundation & Site	EACH	\$ 5,000.00	\$ 2,500.00	\$ 7,500.00

Facility Connection Sub-Total:

Cable, Splicing and Termination:

Splicing	Reel End Fusion	EACH	\$ 25.00	\$ 3.00	\$ 28.00
Splicing	Splice Case /	EACH	\$ 260.00	\$ 260.00	\$ 500.00
Splicing	Terminations	EACH	\$ 25.00	\$ 8.00	\$ 33.00
Patch Panels	6F	EACH	\$ 150.00	\$ 150.00	\$ 150.00
Patch Panels	12F	EACH	\$ 200.00	\$ 200.00	\$ 200.00
Patch Panels	24F	EACH	\$ 250.00	\$ 250.00	\$ 250.00
Patch Panels	48F	EACH	\$ 450.00	\$ 450.00	\$ 450.00
Patch Panels	72F	EACH	\$ 550.00	\$ 550.00	\$ 550.00
Patch Panels	96F	EACH	\$ 650.00	\$ 650.00	\$ 650.00
Patch Panels	144F	EACH	\$ 750.00	\$ 750.00	\$ 750.00
Fiber Cable	6F	EACH	\$ 0.25	\$ 0.25	\$ 0.25
Fiber Cable	12F	EACH	\$ 0.35	\$ 0.35	\$ 0.35
Fiber Cable	24F	LIN FT	\$ 0.50	\$ 0.50	\$ 0.50
Fiber Cable	48F	LIN FT	\$ 0.75	\$ 0.75	\$ 0.75
Fiber Cable	72F	LIN FT	\$ 1.15	\$ 1.15	\$ 1.15
Fiber Cable	96F	LIN FT	\$ 1.45	\$ 1.45	\$ 1.45
Fiber Cable	144F	LIN FT	\$ 2.00	\$ 2.00	\$ 2.00

Cable, Splicing and Termination Sub-Total:

Project Totals by Segment:







Notes:	Underground Section:	\$ 47,200.00
	Aerial Section:	\$ 85,975.00
	Facility Connection Section:	\$ -
	Cable, Splicing and Termination Section:	\$ 13,844.00
	All Sections Combined Construction Totals:	\$ 147,019.00
	Design & Permitting Cost: 25%	\$ 36,754.75
	Contingency: 15%	\$ 22,052.85
	BPA / Transport Equipment:	\$ 125,000.00
	Total w/ Engineering & Contingency:	\$ 330,826.60

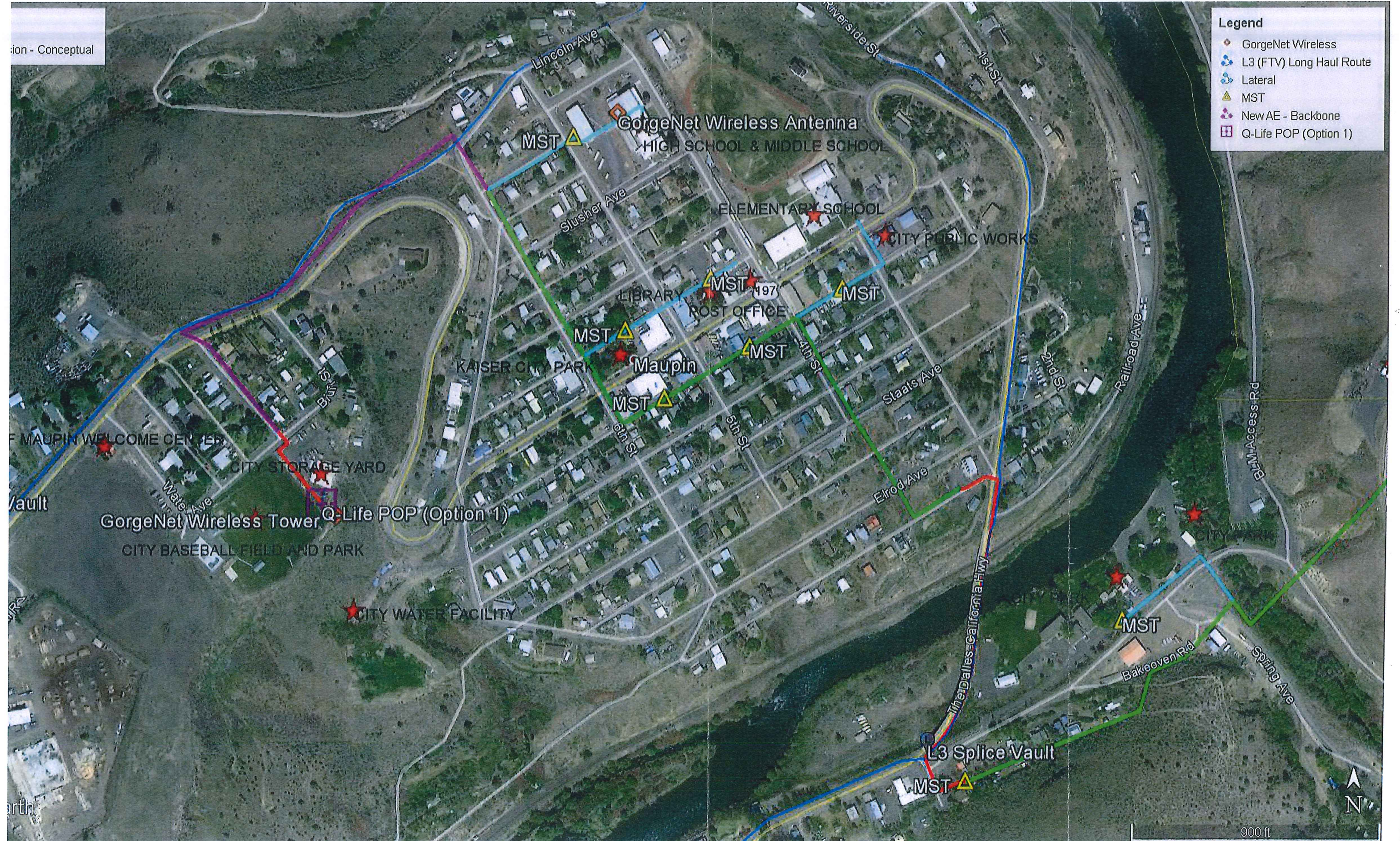
	Segment 1		Segment 2		Segment 3		Segment 4	
	BPA to Hwy 197	Hwy 197 to POP	POP	Laterals - 8 Sites				
	Qty.	Total Cost	Qty.	Total Cost	Qty.	Total Cost	Qty.	Total Cost
		\$ -		\$ -		\$ -		\$ -
	100	\$ 1,800.00		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
	100	\$ 4,200.00	100	\$ 4,200.00	250	\$ 10,500.00		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -	100	\$ 6,200.00		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -	250	\$ 6,000.00		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
	200	\$ 6,800.00	250	\$ 8,500.00		\$ -		\$ -
	1	\$ 5,000.00	2	\$ 10,000.00	1	\$ 5,000.00		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
	400	\$ 2,400.00	600	\$ 3,600.00	350	\$ 2,100.00		\$ -
	400	\$ 800.00	600	\$ 1,200.00	350	\$ 700.00		\$ -
	100	\$ 1,200.00	100	\$ 1,200.00		\$ -		\$ -
	1	\$ 25,000.00		\$ -		\$ -		\$ -
		\$ -	850	\$ 34,000.00		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ 47,200.00		\$ 68,700.00		\$ 24,500.00		\$ -
	14,500	\$ 72,500.00	4,750	\$ 23,750.00		\$ -	2,500	\$ 12,500.00
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
	500	\$ 1,375.00	250	\$ 687.50		\$ -	250	\$ 687.50
		\$ -		\$ -		\$ -		\$ -
	1	\$ 850.00	2	\$ 1,700.00		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
	60	\$ 7,500.00	30	\$ 3,750.00		\$ -	20	\$ 2,500.00
	15	\$ 3,750.00	10	\$ 2,500.00		\$ -	10	\$ 2,500.00
		\$ 85,975.00		\$ 32,387.50		\$ -		\$ 18,187.50
		\$ -		\$ -		\$ 67,500.00		\$ 13,600.00
	48	\$ 1,344.00		\$ -		\$ -	112	\$ 3,136.00
	1	\$ 500.00	1	\$ 500.00		\$ -	8	\$ 4,000.00
		\$ -		\$ -	96	\$ 3,168.00	16	\$ 528.00
		\$ -		\$ -		\$ -	8	\$ 1,200.00
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -	1	\$ 650.00		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ -		\$ -		\$ -	800	\$ 200.00
		\$ -		\$ -		\$ -		\$ -
	16,000	\$ 12,000.00		\$ -		\$ -	3,000	\$ 1,500.00
		\$ -		\$ -		\$ -		\$ -
		\$ -	6,500	\$ 9,425.00		\$ -		\$ -
		\$ -		\$ -		\$ -		\$ -
		\$ 13,844.00		\$ 9,925.00		\$ 3,818.00		\$ 10,564.00
		\$ 47,200.00		\$ 68,700.00		\$ 24,500.00		\$ -
		\$ 85,975.00		\$ 32,387.50		\$ -		\$ 18,187.50
		\$ -		\$ -		\$ 67,500.00		\$ 13,600.00
		\$ 13,844.00		\$ 9,925.00		\$ 3,818.00		\$ 10,564.00
		\$ 147,019.00		\$ 111,012.50		\$ 95,818.00		\$ 42,351.50
		\$ 36,754.75		\$ 27,753.13		\$ 23,954.50		\$ 10,587.88
		\$ 22,052.85		\$ 16,651.88		\$ 14,372.70		\$ 6,352.73
		\$ 125,000.00		\$ -		\$ -		\$ -
		\$ 330,826.60		\$ 155,417.50		\$ 134,145.20		\$ 59,292.10
		\$ 396,201.00		\$ 99,050.25		\$ 59,430.15		\$ 679,681.40

The Construction Cost Estimate is an opinion of probable construction costs that may be provided as part of a project. In providing opinions of probable construction cost, it is recognized that neither the Owner nor Constructura has control over the cost of labor, equipment or materials, or over the Contractor's methods of determining prices or bidding. The opinion of probable construction cost is based on Constructura's professional judgment and experience and does not constitute a warranty, express or implied, that the Contractor's bids or the negotiated price of the Work described in the Study will not vary from the Owner's budget or from any opinion of probable cost prepared by Constructura.

ion - Conceptual

Legend

-  GorgeNet Wireless
-  L3 (FTV) Long Haul Route
-  Lateral
-  MST
-  New AE - Backbone
-  Q-Life POP (Option 1)











900 ft



ion - Conceptual

BPA Maupin Substation

Q-Life // Inter-Connect Va

- Legend**
-  BPA Maupin Substation
 -  GorgeNet Wireless
 -  L3 (FTV) Long Haul Route
 -  L3 Splice Vault
 -  Lateral
 -  New AE - Backbone
 -  Q-Life // Inter-Connect Vault
 -  Q-Life POP (Option 1)
 -  Site

GorgeNet Wireless Antenna

Maupin

3rd St
4th St

L3 Splice Vault

GorgeNet Wireless Tower
US Cellular Site

Q-Life POP (Option 1)

L3 Splice Vault

Bakeoven Rd

Blue Rock Rd
Jackson Rd

BLM Access Rd



3000 ft