



October 13, 2021

Village of Jemez Springs
Planning and Zoning Commission
Attn: Mr. Mike Nealeigh, Chair Planning and Zoning Commission
PO Box 87
Jemez Springs, NM 87025

RE: Commnet Site: Jemez Springs – FirstNet Project

Dear Mr. Mike Nealeigh,

Please accept this letter from Commnet Four Corners, LLC (Commnet) as our proposed plan to replace the existing telecommunication facility located at 17816 Highway 4 in Jemez Springs, New Mexico. As part of this proposed plan, Commnet is requesting a temporary agreement with the Village of Jemez Springs that would allow us to continue to provide communication services to the community by utilizing the existing tower while we pursue a Conditional Use Permit for the proposed replacement facility.

On July 15, 2021, the Village of Jemez Springs voted to revoke Commnet's previously approved Conditional Use Permit. The basis for the revocation was Commnet's failure to file the annual NIER (non-ionized electromagnetic radiation) certifications and our failure to seek recertification prior to the five-year anniversary of the original permit. We sincerely apologize for defaulting on the previous conditions of approval, which we will forever regret. In the hopeful event that the Conditional Use Permit is approved for the proposed replacement facility, Commnet commits to following all conditions of approval, as well as keeping an open dialogue with the Village and continuously working to improve our relationship and the services we provide to this community.

For the proposed temporary agreement, Commnet commits to the following items:

- Applying for a Conditional Use Permit for the proposed replacement facility. SAC Wireless, on behalf of Comment, submitted the application on October 5, 2021 for the proposed replacement facility. The proposed scope of work includes replacing the existing monopole with a monopine structure that would equal the same height (62') and would have faux branches that would reach 67'. Commnet is committed to minimizing any service interruptions during the installation of the new structure and the removal of the existing monopole tower.



- Follow all previous conditions of approval.
- Continue to provide communication services to the Village of Jemez Springs. Based on a recent traffic study completed by Commnet between May 2020 and May 2021, the existing site has a significant amount of traffic with the largest users of the tower being Verizon and AT&T customers. For Verizon customers, the minutes of voice use per month ranged from 46,071.00 minutes to 78,028.91 and the Gigabytes (GB) of data per month ranged from 542.07 GB to 972.17 GB. For AT&T customers, the minutes of voice use per month ranged from 10,318.10 minutes to 15,465.18 and the GB of data per month ranged from 207.60 GB to 463.08 GB.
- Continue to provide space for the Village's emergency equipment.
- Continue to maintain the required liability insurance and performance bond.
- Provide maintenance as needed. Commnet monitors this site remotely and will also continue to conduct routine site visits and inspections.
- Maintain the existing lease with Mr. Melvin Johnson. Please find the attached redacted lease. Commnet will not default on this lease.
- Upon approval of the Conditional Use Permit, Commnet proposes to replace the facility and add the proposed FirstNet equipment within 180 days of all necessary approvals required.
- Commnet will not modify the existing facility without all of the proper permits and approvals.

Furthermore, Commnet certifies to the Village that NIER levels at the existing Jemez Springs telecommunication facility are within the threshold levels adopted by the FCC. Commnet agrees to provide at least a twenty-four-hour notification of any changes or modifications (e.g., repositioning antenna, propagation patterns) that will affect the defined service areas. Commnet understands this information is necessary to support advance notification of E911 Service Centers.

Commnet is grateful for this opportunity to work with the Village. We hope that you approve a temporary agreement that would allow Commnet to utilize our existing telecommunication facility to continue to provide communication and emergency services to the area while we seek approval of a conditional use permit for the proposed replacement facility.



In closing, I would like to thank you for the opportunity to allow Commnet to better understand the Village's goals, which include ensuring safety for your community as well as minimizing the visual impacts of the infrastructure. Your time and feedback are greatly appreciated and Commnet looks forward to continuing to work with the Village of Jemez Springs and providing improved services for the community.

Please contact me at Alexis.Leidigh@commnetbroadband.com or at (501) 351-4004 if you have any questions. You may also contact Cindy Phillips, Director-Network Real Estate and Regulatory, at Cindy.Phillips@commnetbroadband.com or at (720) 733-7854.

Sincerely,

Alexis Leidigh

Alexis Leidigh
Regulatory Compliance Manager
Commnet/ATN International
1562 Park Street, Castle Rock, CO 80109
(501) 351-4004
Alexis.Leidigh@commnetbroadband.com