

Chapter 14 UREPCO – SUN ENGINEERING-DIXIE PAGING-DIXIE COMMUNICATIONS-

I have always felt insecure of employment. I think that I inherited that from my Dad. I wanted to have something to fall back on in case my employment was lost. I have made several bad decisions. It was a major mistake when I left Convair, I should have rode it out. We owned a 10-acre ranch and had a nice home in San Diego. The 10-acre ranch eventually would have been a lot of money. (When we visited there in 2007, our ranch was built into a gated system with multimillion-dollar homes).

I felt over confident in looking for something beyond Convair. I had a Friend....at least I thought he was a friend, Wendell Motter. He was an Amateur Radio operator and we had been friends for several years. I talked with him over Amateur Radio nets. It was his house back in 1947 that I knocked at his back door. John Wayne came to the door. He told me that he had rented the home for a few weeks while was filming in the St. George area.

Visiting family and looking some other employment, I visited Wendell. He told me that he was looking to retire and offered to sell me “Motter Electric”. Motter Electric was a going business do Electrical and appliance service, and Two-Way Radio sales and service. In addition, there was retail Western Auto that sole Appliances and many similar items. Wendell was a very salesman. He offered to sell the business at a very good price and would help me get started. He told me how good his four employees were and that they would do a great job for me.

I talked it over with my Brother who was doing well with Bateman’s Pharmacy. Orden said it look good to him. I should have also talked it over with my Mother, she had a different view. Wendell Motter was also a close friend to my Brother. We met with my Families Attorney’s Son to draw up the paperwork.

So, I resigned from Convair and we put our home up for sale and got go ready to move to St. George. Before I got back, the four employees resign saying that it had been planned for a

long time and was waiting for Motter to unload the store. We found that that inventory was “salted”. Everything was overstated.

I felt that I could still make a go of it and Hired Ladell Presiby. He was a good person and well qualified. We had a lot of Electrical work available with Ladell do most of the work, and I was doing some and working the store. Our accounts receivable swelled and collection became a major problem and we couldn’t pay our accounts payable. We went to Court filling miss representing charges, but when Motter and his attorney went out for dinner with the Judge, I knew that I had been had. The Judge was very hostile to me.

We had major problems with our “Accounts Receivable” Plenty of work, but a few the big accounts didn’t pay their bills. With the missing revenue, we couldn’t pay our bills on time. In fact, it took us three years to pay our accounts payable, but they were paid in full. Some that owed us for work refused to pay because were we no longer in business. We didn’t have the money to take anyone to court; besides, we couldn’t trust the judge, to judge according to the law. We have a good “Accounts receivable”. I didn’t do well trying to collect

Visiting my former boss and friend, John Rowberry in Cedar City, he said that he had a friend at Martin Denver, and he would check with him. I received an offer from Martin Denver to work on the Titan IV Project and moved to Littleton, Colorado.

It didn’t take long to discover that I was in the position of being a Political Employee situation. John Rowberry’s friend was in Martin Denver high level Management and told the Chief Engineer that he would hire me. My Title was “Special Engineer Planning Test Engineer” in Department 2112. My clock number was 34266.

History

The first significant Air Force step toward creation of a space launching system suitable for future military requirements occurred on 6 November 1959 with publication of a plan for a "Military Booster Development Program." The plan offered a projection of a theoretical



launch vehicle system designated, for the sake of identification, as "Phoenix." This effort was followed, on 4 January 1960, by another study entitled, "Air Force Space Systems Program," which carried the Phoenix idea several steps forward by defining potential space systems of primary interest and projecting the precise techniques and performance capabilities needed to make these systems possible. The basic thesis of the Phoenix effort was to devise a space launching

system of wide versatility and low cost. Development of segmented solid motors for first stage application and continued development of liquid engines for upper stages was the crux of the Phoenix study.

Like the Delta and Atlas, the Titan has a long history of modification and change that led to its current configuration. The Titan launch vehicle was developed under the management of the Air Force Systems Command, Space Division. The program objective was to design a launch system to cover a comprehensive spectrum of future missions without the inherent problems of a tailored launch vehicle. The solution, achieved through optimizing existing technology, was a set of building blocks that could be combined to produce a variety of useful launch vehicle configurations.

After a cool reception by the Chief Fabrication Engineer, Martin Marietta Space Launch Systems, Denver, CO, I sat on a chair outside his office for several days. I was told to report to Al Miller, Telemetry Systems Engineer, at the Titan Cell building. Martin-Denver tested and checked out their missiles vertical cell building. Al Miller called me in his office, and we had a several hours discussion of my past experience and the Martin Telemetry problems and my suggestions. Then he asks me to do him a favour. He asked me to take the assignment of getting a special Titan Automatic Telemetry check out unit working and pass the Air Force Acceptance requirements. He told me that it was a political Contract that

couldn't get equipment working for acceptance by the Air Force Inspectors. It had bugged him for over a year, no one could get it working long enough to meet the Air Force acceptance. It had been a big problem including a lot of politics.

I worked with the Vendor Engineers for two months, and finally was able to keep it working long enough for the Air Force inspectors to sign off on it. My Boss Al Miller was really impressed, and I gain a lot of appreciation in several areas. The equipment was then moved to a storage area and never used.

Because of my Past experiences with Telemetry Check out facilities, Al Miller then asks me to research the Telemetry Test Lab problems that developed in the conversion from the Titan III to the Titan IV.

The existing Lab was located at the ground level. It was a mess of unused miring left over from many previous test equipment

modifications. At Convair, the Sycamore Canyon Test Site and Telemetry trailers were kept clean with old wiring removed in an

organized upgrading. I think that the Budget for the Titan was much less that the Atlas.

(Later, the missile development contracts were taken away from Convair and Martin Denver and administrated by a company called Lockheed-Martin.)



I started on my study for the Telemetry Ground Station. I talked with many of the Technician and Engineers that were working Titan Telemetry Ground Checkout Station. I got a long very well with Al Miller, my supervisor, but was still bothered by my reception of the Chief Fabrication Engineer, I felt insecure with my position. My Family wasn't happy living in Colorado. It was over an hour drive to church, to college and home teaching took hours.

I wrote a letter to Gene Jenkins in Salt Lake City, the one that got me a job in St. George when I was going to High School. Gene had gone up in management in MST&T. He was able to get me an offer for a Job in the MST&T Engineering Office in Salt Lake City (at considerably less salary).

I talked things over with my Supervisor Al Miller and he asks me to stay until I finish my study and recommendations of the Telemetry Ground Station.

When my study was completed, and a meeting was set with Management and Engineering. The meeting was held at the location that I suggested the Ground Station to be built. My recommendations were that a new lab be built on the top floor of the Titan Cell building. I stressed the advantages of a place with new-clean wiring and being closer to the Telemetry package being located on the nose of the missile, it would shorten the vital test leads. After the new ground station became operational, and then the old one on the ground floor could be removed.

I had made up charts and graphs and felt my presentation went well. Most of the attendee expressed their thanks and comments. However, I never heard if it was accepted or not. The non-friendly Chief Engineer was not there.

We were not happy living in Colorado working for Martin-Denver and I knew that there would be another layoff. I had sent a resume to Gene Jenkins and was accepted to work for the Mountain State Telephone in the Salt Lake City Engineering Office.



We moved ourselves to a small home on 900 South in Salt Lake City.

Background history. When living in Cedar City in the Eden Apartments, a Gene Jenkins lived across the hall from us and he had a daughter “Jackie” that was my age. We grew to be good friends.

When we moved back in 1945 to St. George, Mr. Jenkins, who was in Management with the Telephone Company helped, get a job as a Janitor at the St. George Telephone Office. The assignment was two hours a day, cleaning the floors, windows, toilet room and cleaning-organizing the stock room. I was a little young, but he was able to pull strings for me. I kept that job for two years while I was in the 11th and 12th grades.

MOUNTAIN STATES TELEPHONE



Mountain States Telephone and Telegraph (MST&T) was part of the Bell system. The main company was all

American Telephone and Telegraph (AT&T). The Bell system was primary source for telephone service throughout the United States.



I was assigned to work for the Utah carried Engineering Group, 51 south Main, in Salt Lake City. My Supervisor was Charlie Satori. I was assigned to the “O Carrier group. O carrier was the older Carrier system that provided a few telephone lines on a pair of “open wire lines”. The O carrier was one of the first carrier systems and was still use where open wire type facilities were still in use.



I found that there was a different technical language used the Bell System. I took as many Bell System sponsored correspondent as I could to learn and to use telephone Company “Lingo” as an effort to sound like a Telephone Engineer.

I was next assigned to monitoring the Utah Central Offices Battery drains requirements. All Engineering project came to me to calculate how additional battery current were required on the Central Office Batteries and create engineering project to add additional batteries if there were not enough capabilities in the existing batteries to meet the new requirements. I wondered about the equipment being removed, which I never seen any paperwork on.

One time when I was off, I stopped by a Central Office in one of the smaller Utah towns where I had written the paperwork for adding additional batteries. I talked with the Foreman that was over that Central Office who was upset with the additional batteries that took a lot of room when the last several Banks of added batteries were never needed. He said that we always added batteries when we added new equipment, but never removed the demand requirements when we removed equipment. He, in a roundabout way, said “You dummies in Engineering Office don’t know what you are doing.

When I had a chance, I ask other Utah Central Office Foreman and found the same conditions in the other Central Offices all over Utah. On my own time, I did a study and wrote up a suggestion of a new procedure of monitor the banks with a recording currant drain of the different battery banks in the central offices. With that figure, an emergency safety

factor to be developed to cover long power outages. There would be large saving if this was done.

When I presented this to my boss, Charlie Satori, who became very upset, wouldn't look at the suggestion and said, "We've done it this way for the last 25 years and we will do it the same way for the next 25 years." After that, no matter what I suggested or commented on, he would repeat the same "We have done it this way for 25 years and we will do it the same way for the next 25 years". I felt that he had resented me in that I didn't start out in the field climbing poles and installing telephones. (I was a test case of bring in an outside Engineer as an effort to modernize and a different look at Engineering)

Not long after this, he transferred me to the "Engineering radio group" where we expanded facilities using radio in place of the wires and cables. The Main radio system was called TD2, using Cornucopia antennas. This was mechanical as well or electronic and I would have felt happy just to stay in that group. It was a small group of four other planners besides me, all good guys and none started out in the company climbing poles. Microwave and radio were relatively new to MST&T Charlie Satori couldn't say we have done it this way for the past 25 years. In that it was a newer technology that he didn't have knowledge with, he left us alone. I felt that the pressure was not there to do it "the old way". I felt that I could speak up and make suggestions again.



The good times didn't last. I was transferred into the "special service Engineering group" that was under Dale Thompson. Dale was a college Graduate Engineer and I didn't know how he started out, but I am sure it wasn't climbing telephone poles. He was certainly, a company man. This again was a small group that handled anything requiring special service planning. We would order special equipment and create the documents for the installation of the service.

To begin with, I was excited with this new experience. I loved the opportunity of this new experience. It was fun stuff to work with. There was the Bell System "Bible" you had to

follow, and I did a lot of studying of the Bell Practices. So, for a while I did some of the simple type installations and enjoyed working with the telephone installers.

For several weeks, I was assigned to work with one of the older planners (who started out climbing telephone poles and he let me know about it often.) This was not a good experience. We would hold a conference with the customer to find out what their needs were. My Trainer companion would sit down at the customer's desk and put his feet on top of the desk using the customer's chair and he would say to the customer, "Tell us what you want, and we will tell you what we will let you have." It was very embarrassing to me and I could see the hatred in the eyes of the customers. This was routine as long as I was required to work with this person for several months.

After it seems forever, I was permitted to work on my own. My first big job required two "24v4 Western Electric Amplifiers. The availability of these units from Western Electric required six months delivery time, but everything else was available. I called my counterpart in Denver Colorado for suggestions and was told a source where he was ordering his units from in place of the Western amplifier units. I ask my supervisor for permission to order the alternate units so that we could give the customer immediate service as our Denver Office was doing. He said, that was Denver, but Utah was never going to use any parts that were not provided by Western Electric, as Western Electric was part of the Bell System and we only use Western Electric part. Just tell the customer that it will be six months before he can have service. I hated to do this because there was good equipment available from other suppliers locally, but I had accepted and followed the boss's directions.

I started having real problems with my planning. The installers were complaining with my planning and it was causing me a great deal of concern and I couldn't understand what and why there was problem. One of the installers told me that one of the "older" planners in my office was stirring up problems and asking installers to screw up my jobs and trying get support to make me look bad. His justification was that by the company hiring me; it blocked experienced installers in the field from being advanced into the Engineering group. If they could make me look bad, it may stop the company from hiring other Engineering

people and that there would a better chance for the installers be promoted into the Engineering Department.

I was told by a friend who was a supervisor over the MST&T Engineering Construction group (Commander of the Salt Lake Jeep Posse which I was an Horary member), He told why they hired me was to get away from that “We have been doing things this was for 25 years!” and let some modernization of the telephone company with new-better ways of doing things. I was locked in place and spend extra effort to Document every job I planned so that there could not be any questions.

I liked Dale Thompson in some ways, but we had a little problem as his life interest was sports and insisted that we spend Saturdays playing baseball, but I had outside jobs that I needed for additional income to support my family and couldn't do both.

Salary was only about \$350/month and I needed to supplement working Saturday and some evenings. I was able to get part time working for Poll and Austin Sound and installed School Sound systems for another company (Edwards School Supply-I think?). I did one in Pocatello, where I started Friday after I got off work from the Telephone Company, working day and night, finishing in time to meet my 0800 starting on Monday morning at the Telephone Company.

I lost interest in the telephone company and it was just a job. My interest changes to the Jeep Posse, Civil Air Patrol, other search and rescue and amateur radio activities

With this activity, I was recommended to the Utah State Civil Defense and was asked to be their Voluntary Communication Officer. This had its problems as I was not available during working hours. They keep asking me to become a full-time employee. In the telephone Company, I felt like I was not permitted to use my initiative. I felt that there was no promotion possibility.

I can't help feeling that attitude of the Telephone management “We will do it this way for the next 25 years” was the demise of the Bell System. The competition had a wide-open field replace the old Bell System.

I took a lot of interest in the LDS Church High Frequency Broadcast to Europe program and was doing some research for my personal Interest. Information on this project was not widely known and I had to do some digging for the information. Somewhere along the way someone wrote a letter to the Utah Telephone management asking for me to be a part of the Staff at the Boy Scout activity being held at BYU and teach classes on the LDS High Frequency Broadcasting. A letter coming down through channels to my Supervisor and for him to arrange for this assignment and stating that I should use a Telephone Company Car. I felt that the company wanted the appearance of the Telephone Company at this major activity. This was arranged, but my supervisor didn't appreciate it.

Our two sons were in that long hair age. It started when we were living in Rose Park and we didn't feel good about our kids running with some local kids and wanted to get them in to something more constructive. I re-joined CAP as a senior and encourage our boys to attend meeting. We got active in CAP Communications. Through some contacts and a man by the name of Bill Fahey, I was asked to serve as a volunteer in the Utah State Civil Defense. It wasn't long before they wanted me to attend the Monday morning Staff meeting. I stated that I was a telephone Company employee and was working at time of the meetings. Some way a letter was generated at some level of the state Government and sent to upper management of the telephone company. My supervisors were told that they would give me release time when those meetings were held so that I could attend. That was my death sentence for any future in the Telephone Company. Lower level of supervision was not happy about this and let me know that. After about three years as a custodian in St. George and five years in Engineering in Salt Lake, I was offered an exciting position with the State of Utah, as the Utah State Warning Officer and Communications Officer. I accepted and resigned from the Telephone Company. (See my chapter 10 for this history).

Counting the two years I worked as janitor, and five years in Engineering, I ended my eight years with MST&T,

Even while working for the State of Utah, I felt that I needed to something to fall back on, I formed my own company and called it "UREPCO" (Utah Representing Company). While I

was researching car two-way radio antennas, I met Jim Larson, President of Larson Antennas. He asks me to be his representative in Utah and maybe some of the adjacent states. Due to my concerns of a possible “Conflict of interest”, I was not very active in that assignment.

While living in Monroe, I served for a period with Harvey Lay as High Councillors in the Monroe LDS Stake. We talked of moving to St. George and going into Business. I had changed job and now worked for KSL at Farnsworth Peak. (See Chapter 13)

Dixie Communications

When Gaye and I moved to St. George to take care of Gaye’s Mother, Harvey suggests that now was a good time to set up a



business. We rented a Store Front on the North end of Bluff Street in St.



George. Harvey did Satellite and Appliances servicing and I did two-way radio and The Telephone Store.

I was still working at KSL at Farnsworth Peak and gone eight days at a time so couldn’t do any maintenance contracts. While I was gone, Gaye would tend the store. There was talk of cutbacks at KSL and I was sure that I would have been laid off as I was junior to sever of the other Farnsworth Peak Engineers. I felt that I needed to be ready when it happens. (However, I was one of the three Transmitter Engineers that they kept out of the department of 8 Engineers (See Chapter 13)



I was able to get the AT&T telephone and the King Radio franchises. Harvey was able to get appliances franchises. We built a living area above the store garage for Gaye and I and Harvey rented a home in the area. The store looked nice and we have a good display of our AT&T Telephone. I was able to get a couple of Telephone systems lines with the Idea of doing business systems.



I had a nice Two-Way radio service shop and was licensed by the FCC, with my second-class Radio Telephone Licensed. There were a couple of others that was doing Two-way Radio servicing but were not FCC licensed.

I developed my warehouse on the lower part of my Rocky Point Property. This gained me a place to store my antennas and other bulky marts.



I have an old house and several trailer bodies. At that time, I could only see one or two houses in the valley.



I was able to get permission from Don Schmutz to drive through his property to access my upper portion.



We provided rental space for radio business repeaters and some paging transmitters. An Amateur Radio Friend, Don Lloyd, suggested that we started our own paging business. We expanded the paging business with a transmitter in Cedar City and one in Mesquite. I was the first to provide Mobile telephone service to the St. George Area. I started with 10 VHF channels and expanded to a second system. I was able to get a repeaters site on the Black Mountain near the College "D".



I placed a solar repeater on Black Rock Mountain that was located about 50 miles South of St. George in Arizona. I ran a UHF business repeater and A VHF Amateur Radio repeater at this site.



Things were looking bright for Dixie Communications. That didn't last, and as they fell apart and kept falling.

Stone Cliff's blocked my access to the upper part of Stone Cliffs. My first problem was with Stone cliffs when they blocked my access to the upper area of Rocky Point after I had been accessing it for 14 years with permission.

My Attorney suggested that I cut a road up the steep hill. It would be cheaper that fighting Stone Cliff in Court. That was a major mistake as I had the wrong Attorney. That mistake was a burden on me for the rest of my life. By time I got the road cut, all my tenants had moved out. For years after, I have had a lot of flak from the City for cutting the road.

Las Vegas FM radio station KJUL had a music format that we really liked. My radio site on

the Black hill was an ideal location for a low power translator.

I went through all the steps for a Commercial FM Broadcast Translator/Booster Station License on 94.3 MHz with the call sign of K232CY. I applied for permission to translate Las Vegas KJUL. I purchased the equipment that provided me a way to program commercials into it. I had several advertisers that provided funding to cover the operating cost. The station immediately was successful and was very popular with the older population in the St. George area. It had a great potential for a higher power FM Station. I did get some

complaints that the advertising would cut into music that was being played, but I had no way to control that. We only wanted minim of local commercials to meet the expenses of operating the station.

I received notice from KJUL that they received legal action from an existing St George full power FM station that I could no longer use their format. There was a regulation that a Full

power FM station had priority over low power stations. They said that they would prefer to stay working with me but due to the regulation, they had to go with the other FM Station.

It was very unusual that a full power FM station would translate the format of another Station. That meant that they would have to put their advertising on top of regular KJUL advertising. My overhead was low as I owned the equipment and the building and didn't need much revenue. I just wanted to have a good music in the St. George area. It was a poor management decision on their part as they couldn't get local advertisement that covered their operating costs. Also, listeners' felt that there was too much advertising (Commercials) and stopped listening. The High-Power FM station went bankrupt a year later. I couldn't pick it up again as I had to sell the license and equipment, or I would have lost the station license as I had no format to put on the air to keep the licensed valid. I made an offer to "Mormon Radio" but it wasn't accepted.

I contacted Doug Barton, owner and manager of KMTI FM in Manti, Utah to see if we could translate his format. He was strongly in approval of it. Today's technology, it would be a simple to do something like that, but at the time there were no economic way to accomplish getting the signal from Manti to St. George. The regulations also state that an FCC license could only be "DARK" (no on the air emitting a signal) for a limited about of time. I sold the license and equipment to Karl Lamar Weise for \$1,000. Today the station is worth big money even though the format is garbage.

26 July 2002

Martin Bonadurer 145 W. Hope Street St. George, Utah 84770

Dear Martin,

Pursuant to the letter from Michael D. Liljenquist Dated 14 May 2002, and as owner of the object building and towers Located at 685 West 20 South, St. George, Utah and as per our previous verbal discussions, I intend to meet their instructions of removing the building prior to 15 August 2002.

In 1988, I had contacted Don Garrick requesting the installation of a Communications Building on his property on the Black Hill. He referred me to his son (Don Garrack Jr). I originally requested to place a Cement Brick building similar to the existing St. George City Police building which was previously built on the same property. I proceeded to gain a building permit from the City of St. George. The City required a considerable amount of paper work and committee meetings including approval from the Federal Aviation Administration. After about a year the FAA issued the approval on 7 September 1989 and I proceeded with my building plans. The City

restricted me to be within 100 Ft of the Existing Power Transformer.

Don Garrick (Jr) contacted me about that time noting that they had not decided just where the community communications building would be located. He requested that we use a portable building that could be moved and the antenna towers be attached to the building and not cemented into the ground. After the planning was completed, they could then identify a location for the permanent cement block building and antenna structure.

I attempted to follow Don's instructions, I installed a portable building and didn't cement the Radio Towers in the ground. Later on, when other buildings appeared without the appearance of the FAA and other permits, I ask Don what was going on. He said that he could only say, that was it was taken out of his hands. I promised Don that I would follow the request of the family, even to remove the building is necessary. I am following my commitment to Don and will remove my building as requested by the family.

Due to my Missionary call and other service obligations, I turned over most of the Dixie Communications business and equipment to you including the management of the building, excluding the Broadcast equipment.

I appreciate your support in meeting this obligation. Yours truly, Russell R. Bateman

CC: Micahael D. Liljenquist Union Park Center, Suite 500/P. O. Box 71068, Salt Lake City, Utah

I was given an eviction notice from a Salt Lake Attorney on my building that was located above the "D" on the black hill. I had hired my nephew to follow that part of the business and he didn't say anything to about a violation filed by the City due to a pile of garbage piled on my building, we seem there was some activity with the College with a temporary decorating the "D".



Instead them taking care of all the garbage, they piled in on my building. If I had received the first violation notice, I could have taken care of it. But after the eviction notice, it was too late. I had four paying customers within income of about \$400/monthly in addition to our 94.3 FM Station.

I had lost most of the customers on the HF Mobile Telephone due to the new cell phones that came on the market. We move our mobile Telephone System to another location, but the equipment became valueless. The technology replaces the big cables running to the trunk of a car with something that you could carry in your hand.

A customer came into our store and told me that the AT&T telephones that I had in stock was selling at ACE Hardware for much lower than the price we were selling them for. I researched and found that they were able to sell at a price that was lower than what we were purchasing them for.

That put our Dixie Telephone Store out of business. We live in a competitive world and there was nothing I could complain about. We had to sell our stock out at a large discount. Our supplier went bankrupt. We lost a lot of our profits that we had made when our business was making a good profit.

So, what else could go wrong? And it did. Harvey's wife had a stroke. She was taken to the local Hospital and then flown to Las Vegas. She died shortly after. Harvey had a family of four children. It was startling to find out that he had no insurance of any type. He couldn't pay for any of the medical bills.

Harvey had to drop out our business leaving the obligation on us to close the store and pay off all of the outstanding obligations. As I recall, that was over \$12,000 that we had to cover. We have always covered our obligations and on time. The only exception was with Sun Engineer/western auto store, where it took us three years to get them all paid. We could have paid them off when we closed the business if we could have collected our accounts receivable.

Harvey was unable to share on any of these costs. He later remarried a woman that had money, but never felt the obligations to compensate us for the loss.

The paging business was doing well with the main paging transmitter at the Rocky Point site. There were previously paging transmitters at our Rocky Point site but left when Stone Cliff's closed the access road. We moved from the store to operating to our home on seventh South in St. George, Utah.

A lot of paging business success was due to our son Randy who made numerous trips to help us.

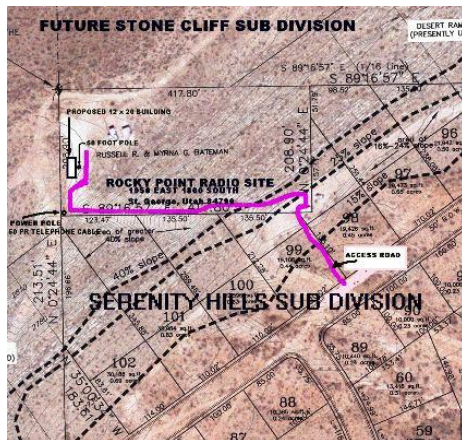


We had a paging transmitter in Cedar City and in Mesquite, Nevada. The important people, Doctors, and Attorneys were carrying our pagers. We used the good Motorola pagers, costing about \$230 each.

A fellow that we knew wanted to be our salesman. We borrowed \$15,000 from the credit union and purchased pagers. By time we received our shipment, the guy was no longer interested. I remember see all those pagers setting on the bedroom dresser and wondering what I was going to do with all those pagers. It didn't take long, and they were all in service and drawing revenue.



American Paging was a large national paging service. They had been renting space from us. One of the things that I did do right was to research the future of paging services.



We sold Dixie Paging to American Paging for \$60,000 and were able to Pay off all our bills and recover our investment into the paging business. A year later, American Paging went bankrupt nationally due to the popularity of the new small cellular Telephones.

I was contacted by Jim Ames, Director of Implementations Services, UbiquiTel.

Dear Russ:

UbiquiTel PCS would like to express its interest in locating at the proposed Rocky Point Communication Site. After completing an extensive evaluation of several other available site options in the St. George area, UbiquiTel's engineers have determined that the Rocky Point location provides the best coverage for our customers in the area. It is UbiquiTel's wish to significantly improve coverage for its customers by the spring of 2006.

This Letter of Intent is contingent upon Dixie Paging and Communications obtaining all permits and approvals. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jim Ames

Director of Implementation Services

We later agreed on a joint project where UbiquiTel would assist me in building the Cell Site in exchange for a better Rent rate. We invested a considerable amount of your own funds in the project. The site would be for Sprint Wireless Cellular Telephone.










We originally purchased this property to build a home in 1981. The plan was to put a septic tank and a well on the lower level and a home on top. On the entire hill and valley there was only several homes and many farms. The country had a TV translator to the west of the hill. When it was incorporated into the City of St. George, Well and septic systems were not permitted. I put a trailer body on the upper area and installed an Amateur radio repeater. Pagers became very popular and use Rocky point for the primary Paging location.







The hill was owned by Don and Richard Schmutz Access to the TV translator Site was driving just past Don Schmitz's home. Don gave me permission to access the Rocky Point upper area. Don didn't want people driving past his house and gave the County permission to construct a road further to the west. Don ask me to use the new road also Mc Kay Larson (W7KVS) a good friend that I had once worked for) was the Washington County TV person and he put a lock on the gate and gave me a key. Don said that someday there would be a public road in my area.

We did as much of the construction as we could, but of course it was Jim Ames and his crew did the bulk of the Construction. Jim's crew would start at Day Break and work until dusk, taking only a little time out for lunch. I never heard a cuss word from them or complaining by the guys on the Team. I know that Jim was LDS and I think that most of the crew were. Most evenings, I stayed a couple hours after everyone left to clean up and put things a way. We did have some copper wire stolen that was left out.

Building a Cellular site is a lot of work. Most of it hard work. If I documented all the steps, it would take more pages than this history.

BUILDING ROCKY POINT CELL SITE

		
<p>Laying out the tower and building</p>	<p>Installing the reinforcement for the tower</p>	<p>Poring the concrete base</p>
		
<p>Concrete building floor and tower base</p>	<p>Building the Cell Building</p>	<p>Putting the Roof on the Cell Building</p>
		

We appreciate all help – see the little guy in the middle	Family Project –wife Gaye painting Tower	Grandson, Ray Bateman drilling holes for Coaxial Cable
		
Time out for Snow	Installing the 50 ft Tower- City required us to cut 25 ft off the tower we purchased	I did most of the inside lights and electrical wiring
		
Mounting the Service Entrance and burying the underground cables	Installing the outside electrical Cable	Completed Rocky Point Cell Site

Not long after the completion of this project, Sprint cellular change their National



organization and decided to develop their cell sites in house. UbiquiTel Company was dissolved. Jim was offered a similar position with Sprint, but he would have had to relocate and move his family back east. He was quickly hired by a service station company called Pilot

(Flying J) and assigned in charge of installing fuel tanks for the company. We were able to get Digits, an internet company as a customer. Digits would pick up the internet from the Red Hill Fiber Optics. Later Verizon added a Fiber Optics to the Rocky Point Cell Site.

Verizon stated that they had to have a 100 ft Tower. I had paid close to \$20,000 for a 75 ft Tower and St. George City made us cut 25 ft off. They said that we were only allowed to have a 35 ft tower, but They would let us go up to 50 Ft. Atlas Tower was the agent for Verizon and put a lot of pressure on us saying that we had to sell to them, or they would take Verizon and possible Sprint to another Cell Site. Due to my health and age, we agreed to sell the building and facilities, but not the land as the City would not let us subdivide the two-acre property. Atlas Tower submitted a request to extend the tower to 100 ft and the approved the request. The little guy like me gets kicked around and the big guy like Atlas Tower, the City will let them do anything that they want. In the contract, Atlas Tower would release the easement through the two-acre property and use the Public Road as was shown on the City Master Plan.



At that time, I felt that I could subdivide the two acres in to four partials. The cell tower would have one, two high value view lots on top and a less value lot below that would access Rasmussen drive on the lower level.

In 2015, Stone Cliff started to develop the property adjacent to our 2 acres. The City established a 100 ft setback for a residence build and ruled that they would only permit one residence to be built on the two acres. Howsoever, they said that they would not let us build on any of the property as there was not enough property. We hired two Engineering companies to investigate and prove to the City that there was enough property for building a home.

Developers do everything that can to keep cell towers and other communications sites away from their development.

I wondered why Stone Cliff put so much pressure on us, trying to get rid of us. Hearsay told us that they told their customer that there would be no home higher or homes that had a better view. Letting us build would be a better view and higher than their development sight.

The old saying “**follow the money trail.**” In a meeting with Stone Cliff Management, we agreed that we would get rid of our old building and make a clean site to fit in with the environment. We would have access to our property with have access to our property by a public road. Finally, we found out that they were planning a home for Marie Osmond. Our property was higher than the Osmond and they were blocking our further development of our property. From the picture below, you can see our 2-acreages. Our property became valueless to be able to develop. The picture shows Marie Osmond’s home with my cell building and tower in back.

We sold receiving only about a tenth of what we should have sold for if it hadn’t been the privatizing of the road.



