MINUTES OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS

155 N. Taylor St., Fallon, NV 89406
August 25, 2022

Call to Order:

The special meeting of the Board of County Commissioners was called to order at 1:31 PM on August 25, 2022.

PRESENT:	Commissioner H. Peter Olsen, Jr. Commissioner Gregory Koenig, Vice-Chair Commissioner Justin Heath County Manager Jim R. Barbee Comptroller Sherry Wideman Deputy District Attorney Joseph Sanford Deputy Clerk Renae Paholke
ABSENT:	Clerk/Treasurer Linda Rothery Deputy Clerk to the Board Pamela D. Moore

Pledge of Allegiance:

The Pledge of Allegiance was recited by the board and public.

Public Comment:

County Manager Barbee said I just wanted to thank everybody for helping us out and having a special meeting today, the reason being that we have, on September 1st, a tour of the Navy Expansion with the Department of Interior, so Pete and I will not be able to be at the meeting that day. We feel this is important enough or I feel this is important enough that we wanted to make sure that all the players were at the table on this decision so, thank you.

Verification of the Posting of the Agenda:

It was verified by Renae Paholke, Deputy Clerk, that the Agenda for this meeting was posted on the 22nd day of August, 2022, between the hours of 8:00 and 9:00 AM at all of the locations listed on the Agenda, in accordance with NRS 241.

Consideration and possible action re: Approval of Agenda as submitted or revised:

Commissioner Greg Koenig made a motion to approve the Agenda as submitted or revised. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

Appointments:

A- Consideration and possible action re: Presentation of materials prepared by Sports Facilities Advisory (SFA) regarding the usage and economic impacts of the Rafter 3C Arena in FY 23.

In March 2022, Churchill County Parks and Recreation (Client) engaged Sports Facilities Advisory, LLC (SFA) to conduct this strategic analysis of the Rafter 3C Arena and Event Center. Through this scope of work, SFA completed a historical financial trend analysis, as well as a competition analysis and potential economic impact expectations for the Rafter 3C Arena and Event Center. While the grand opening of the Rafter 3C Arena and Event Center took place on June 1, 2022, the arena has been providing programs and small events since late spring 2022.

This analysis/presentation also provides an overview of the market and high-level strategic recommendations for new opportunities to enhance operations, programming, financial capacity, economic diversity, and potential future improvements associated with the Rafter 3C Arena and Event Center. Also included is a projection of FY22-23 economic impact, which may be realized if the Rafter 3C meets programming and event expectations.

FISCAL IMPACT: The report is already funded.

EXPLANATION OF IMPACT**:** The impact of the report will allow us to quantify the activities at the 3C Event Complex and Oser Regional Park of the economic impact on the Churchill County area, that will support local business and strengthen our economy.

FUNDING SOURCE: Parks and Recreation Fund.

ACTION REQUESTED: Accept

Jorge Guerrero, Parks and Recreation Director, said I am sure that you are aware that we were engaging Sports Facilities Advisory (SFA) for a strategic plan and, eventually, it turned into more of a strategic review along with possibly putting together an economic impact calculator. That report is nearly done and so we thought it was a good opportunity to come and meet with you and kind of give you an update on it. I am going to go through this presentation quickly, trying to get to what I think is going to be most important, which is the economic impact of the Rafter 3C and, of course, the 3C Event Complex. As I move through that, I am going to be hitting some topics as to how they came up with their information, how they captured the data that they needed for that, so as we keep moving forward, we also have some other data that we have that we are going to present. In the future, what we are going to do is that a representative from SFA will come and give a full report. The report is 55 pages, so we got about 15 slides here, which, like I said, I am going to go through pretty quickly, then I will be able to talk more about how they got their data, what the data says, but, as far as the economic impact portion of that, that is something that is pretty straight forward, so we should be able to get some really good information out of that.

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CHURCHILL COUNTY, NV
RAFTER 3C ARENA & EVENT COMPLEX STRATEGIC REVIEW & RECOMMENDATIONS
THE SPORTS FACILITIES COMPANIES

SCOPE OF WORK

STEP 1: Project Kick-Off

STEP 2: Review of Facility Design and Operating Budget

STEP 3: Comparison of Budget/Financial Forecast Projections to Industry Benchmarks

STEP 4: Tournament and Event Research

STEP 5: Analysis of Daily Expenditure

STEP 6: Economic Impact Calculator

DEFINITIONS OF SUCCESS

The Rafter 3C Arena and Event Center **must be a best-in-market asset that features diverse and flexible programming capabilities** such as Agri-focused recreation events and competitions, community, civic, and school activities that serve the community and a wide variety of potential partners and stakeholders.

The Rafter 3C Arena and Event Center **must be a driver of economic impact, that supports existing local businesses** by generating new room nights and **supports the community** by generating consumer spending from non-local visitors.

The Rafter 3C Arena and Event Center needs to **optimize revenue generating opportunities**, strategic partnerships, corporate sponsorships, and other development opportunities **to create a path for long-term sustainability**.

LOCAL & REGIONAL MARKET INSIGHTS

Category	10 minutes	15 minutes	30 minutes	60 minutes	90 minutes	240 minutes
Population	19,157	23,405	33,524	111,631	663,067	4,688,670
Growth Projections – Next 5 Years	+1.65%	+1.60%	+2.70%	+5.35%	+6.50%	+4.20%
Median Age (U.S. Median: 38.5)	39.8	39.7	39.4	40.5	39.6	38.0
Median HH Income (U.S. Median: $67,521)	$53,479	$53,792	$55,727	$54,142	$66,462	$71,458
Median HH Income % Above/Below Adjusted Cost of Living (Index: 89.2)	-11%	-11%	-7%			
Spending Rec. Lessons (U.S Avg.: $143)	$96.68	$95.90	$98.52	$92.12	$126.40	$144.88

MARKET INSIGHTS

Population Size: SFA uses drive times from the potential facility site to analyze the population of the possible participants that a sports complex would seek to capture. The immediate area, within the 15-minute drive-time window, is made up of approximately 23,000 people, while the overall region (240 minutes) is made up of approximately 4.6 million people.

Population Growth: With the five-year population growth projections showing appx. 6.5% increase in the 90-minute market.

Age: The median age ranges within all sub-regional drive time intervals at 39 years old, which is slightly higher than the national median of approximately 38.5. The median age in the local market may have limited impact on the new tournament assets but will be influential in the local programmed assets.

Median Household Income: The median household income levels in all local drive time intervals is **below the national median**, which is approximately $67,521. SFA typically expects markets that have average to below-average median household income levels to have less discretionary income to spend on sports and recreation.

Fees for Recreational Lessons: Based on SFA's experience, households in this market spend less than households in similar geographic markets, which is a **challenging factor** for project viability

RECOMMENDATIONS

PARTICIPATION INSIGHTS

Potential Participants by Traditional Sport (Sample)

Sport	Core Participation	Participants (10 Minutes)	Participants (15 Minutes)	Participants (30 Minutes)	Participants (60 Minutes)	Participants (90 Minutes)	Participants (240 Minutes)
Basketball	6.60%	1,264	1,544	2,211	7,363	43,735	309,256
Soccer	3.80%	728	889	1,274	4,242	25,199	178,190
Baseball	3.16%	605	740	1,059	3,527	20,952	148,154
Volleyball	2.57%	492	601	861	2,869	17,039	120,484
Softball	2.36%	453	553	793	2,640	15,681	110,881
Tackle Football	1.61%	308	376	539	1,796	10,665	75,415
Flag Football	1.60%	307	375	538	1,790	10,634	75,192
Gymnastics	1.15%	219	268	384	1,279	7,597	53,718
Martial Arts	1.13%	216	264	377	1,257	7,466	52,789
Wrestling	0.91%	175	214	306	1,020	6,056	42,823
Pickleball	0.91%	174	213	305	1,015	6,031	42,648
Cheerleading	0.69%	133	162	232	772	4,587	32,435
Futsal	0.69%	131	161	230	766	4,550	32,172
Lacrosse	0.58%	111	136	195	649	3,858	27,279
Adventure Racing	0.54%	104	128	183	608	3,612	25,545

- Basketball, soccer, baseball, and volleyball in the Arena may drive participation. While basketball and volleyball could take place within the new Rafter 3C Arena, baseball and softball fields are located within the Fairgrounds/Regional Park and may be a prime opportunity to expand existing programs and events to capture sports and recreation tourism participant traveling outside the market to participate in events.

- Opportunities exist to expand western style and other equestrian events, including adaptive equine and Agri-tourism events at the Rafter 3C Arena to serve the local, sub-regional, and regional markets.

COMPETITION DATA

COMPETITION DATA

Multi-Purpose Field Facilities	Drive time (minutes)
Churchill County HS Field	4
Fallon Pop Warner JR Football Field	4
Lahontan Elementary School Field	5

Diamond Field Facilities	Drive time (minutes)
Pioneer Park	1
Oats Park/ Park City Park	1
Babe Ruth Ball Park	3
Churchill County HS Field	4
Fallon Pop Warner JR Football Field	4

Indoor Court Facilities	Drive time (minutes)
City-County Gym	2
Churchill County Middle School Gym	2
Churchill County High School Gym	3

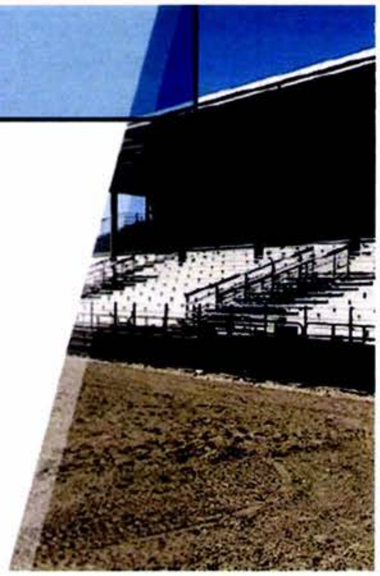
Recreation Vehicle Parks	Drive time (minutes)
Bonanza Casino RV Park	3
Churchill County Parks and Rec	4
Sage Valley RV and Mobile Home Community	10

Indoor Turf Field Facilities	Drive time (minutes)
Reno Sportsdome - North	66
Reno Sportsdome - South	71
Talents Athletic Center	71

Equestrian Centers	Drive time (minutes)
Clark Ranch Horse Hotel	7
Silver Sage Horse Boarding	8
De Golyer Bucking Horse and Bull Bash	12
Kalista Farm	14

Recreation Vehicle Parks	Drive time (minutes)
Bonanza Casino RV Park	3
Churchill County Parks and Rec	4
Sage Valley RV and Mobile Home Community	10

Concert Venues	Drive time (minutes)
Churchill Arts Council	3
Nugget Resort and Casino	60
St. Mary's Amphitheater	60
Grand Sierra Resort and Casino	64



COMPETITION DATA

Regional Diamond Field Facility Competitors

Sample of Regional Diamond Field Facilities		
Facility	**City, State**	**Amenities**
Shadow Mountain Park	Sparks, NV	4 250' fields, 1 550' field with corner infields, 3 MP fields with corner infields, 2 fields at Edward C HS.
Golden Eagle Regional Park	Sparks, NV	12 diamonds, 3 MP fields
Idlewood Park	Reno, NV	1 300' field, 2 22' fields, neighboring Reno High School with an additional 3 fields
North Valley's Regional Park	Reno, NV	4 200' diamonds, 1 350 , one large MP field
Reno Softball Complex	Reno, NV	4 280' fields

Regional Multi-Purpose Field Facility Competitors

Sample of Regional Multi-Purpose Field Facilities		
Facility	**City, State**	**Amenities**
Edmonds/Pete Livermore Sports Complex	Carson City, NV	8 full MP fields, youth grass diamond field clover complex (4 bb/sb fields) and 2 additional grass youth soccer fields
Terrace Sports Complex	Reno, NV	1 large/over-sized grass MP field/5 youth MP fields
South Valleys Regional Park	Reno, NV	4 full grass MP fields and 4 additional youth MP fields
Bettye Wilson Soccer Complex/James Regional Park	Las Vegas, NV	16 full MP fields adjacent a high school with 2 diamond fields and 1 turf HS multipurpose field
Kellogg Zaher Sports Complex	Las Vegas, NV	11 lighted soccer fields, dog parks, and a 2.44-mile walking path surrounding park

THE SPORTS FACILITIES COMPANIES

COMPETITION INSIGHTS

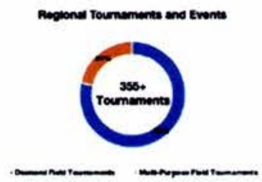
SFA researched 355 diamond and multipurpose field tournaments and events held at tournament-class facilities within the regional marketplace.

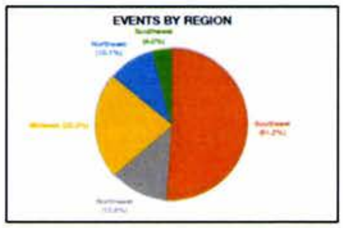
Existing baseball tournament and event data note an opportunity to expand baseball and softball sub-regional tournaments and events at the Churchill County Regional/Oser Park location with a secondary supplemental location at Lions Fields.

Indoor temporary turf may be a future capital improvement as the closest indoor turf facilities are over 60 miles away. Futsal leagues should be considered when the Arena floor is vacant and available.

Similar venues in Reno host between 15-35 concerts, events, and shows annually. Churchill County Rafter 3C Arena has the potential to perform in this event space and host a similar number of events.

Indoor concerts that are conducive to an Arena (i.e. concerts that will accept temporary floor and bleacher seating) should be evaluated based on potential participation and revenue to the venue.





FACILITY ASSESTS & INSIGHTS

Indoor Arena Facility

Space	Indoor Programming Product/Service	Count	Dimensions L (')	Dimensions W (')	Approx. SF each	Total SF	% of Footprint
Arena	Clear-Span Arena	1			38714	38714	
	Basketball Courts (actual courts 84' x 50')	4	104	80	Over Arena Floor		0.0%
	Volleyball Courts	8	60	30	Over Arena Floor		0.0%
	College/Pro Courts	4	94	50	Over Arena Floor		0.0%
	Bleachers (# of seats)	1821	-	-	12,748	12,748	17.0%
	Total Court Sq. Ft.					51,462	68.6%
Flex Space	Offices	1	-	-	1,391	1,391	1.9%
	Restrooms	2			3,525	3,525	4.7%
	Mechanical Storage	1			1,586	1,586	2.1%
	Re Space/Concourse	1	-	-	16,829	16,829	22.4%
	Total Flex Space Sq. Ft.					23,331	31.1%
	Required SF for Products and Services					74,793	99.7%
	Common Area, Stairs, Circulation, etc.					207	0.3%
	Total Estimated Indoor Athletic Facility SF					**75,000**	100%

The clear-span arena space within the Rafter 3C Arena is a multi-purpose flexible space that **can accommodate court-based sports with temporary court surfaces. This opens the Arena to host local sports programming, as well as sub-regional tournaments and/or adds to existing courts to host larger regional tournaments and training events.**

The flexible indoor space is also conducive for **showcase and signature events** like Holiday Markets, indoor RV and tractor/Agri-equipment trade and public shows/sales, horse/swine/cattle exhibitions, sales, and trade shows.

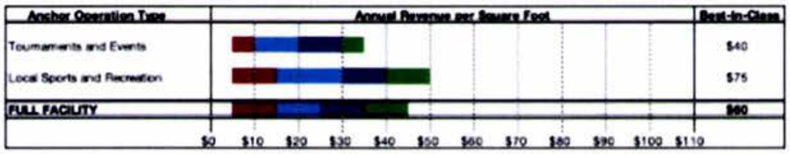
Concerts or seated events within the Arena need to be assessed to **ensure local and sub-regional participation** and that **the events are revenue positive to the Arena.**

Subsidized **events need to promote community vitality, engagement, inclusion, and cultural diversity.**

SFA recommends the incorporation of services that provide access to sports and recreation for low-income households.

Programming within the Rafter 3C Arena and Events Complex **needs to be flexible and diverse.** Programming should be **evaluated on a yearly basis** to ensure that programs and event offered make the best use of time, space, and resources to achieve the greatest organizational value.

FACILITY REVENUE RANGES



Revenue Range Table

		Rev per Square Foot			
		$10.00	$15.00	$20.00	$25.00
Size (Square Feet)	75,000	$750,000	$1,125,000	$1,500,000	$1,875,000

The Rafter 3C Arena could expect annual revenue per sq. ft. between $10-$25 SF when fully operational and meeting programming and rental expectations.

GROSS MARGIN TRENDS

**FY21-22 includes 83% realized revenue & expenses for Fund 245

Gross Margin	$392,884	$449,184	$426,089	$624,869
% of Revenue	68%	67%	62%	74%

Financial Summary	Fiscal 18-19	Fiscal 19-20	Fiscal 20-21	Fiscal 21-22
Total Revenue	$581,762	$668,550	$682,308	$843,638
Total Cost of Goods Sold	$188,878	$219,367	$256,218	$218,769
Gross Margin	$392,884	$449,184	$426,089	$624,869
Total Operating Expenses	$732,874	$735,547	$754,239	$941,639
EBITDA	**($339,990)**	**($286,364)**	**($328,149)**	**($316,770)**

YEAR-OVER-YEAR TRENDS

- Year-over-year comparisons indicate year-over-year revenue growth and an increase in expenses in FY21 that may be associated with a normalization of post-Covid programming and participation.
- Maintenance consistency is also noted for FY18-20, with and increase in maintenance in FY21 that is associated with the addition of the Rafter 3C Arena.

	2018	2019		2020		2021	
	Revenues	Revenues	YOY	Revenues	YOY	Revenues	YOY
304 (Fairgrounds)	$26,902	$73,807	174.35%	$85,994	16.51%	$90,725	5.50%
306 (Rafter 3C)						$1,515	
302 (Maint.)	$356	$380	6.70%	$488	28.32%	$215	-55.88%
305 (Recreation)	$100,224	$148,769	48.44%	$124,456	-16.34%	$164,960	32.54%
307 (Pool)	$59,707	$37,761	-36.76%	$45,070	19.35%	$62,729	39.18%
000 (Admin)	$394,574	$407,834	3.36%	$426,300	4.53%	$523,493	22.80%
Grand Total	$581,762	$668,550	14.92%	$682,308	2.06%	$843,618	23.64%

	2018	2019		2020		2021	
	Expenses	Expenses	YOY	Expenses	YOY	Expenses	YOY
304 (Fairgrounds)	$167,250	$151,856	-9.20%	$146,046	-3.83%	$181,466	24.25%
306 (Rafter 3C)						$226,630	
301 (Admin)	$258,492	$276,316	6.90%	$291,257	5.41%	$282,654	-2.95%
302 (Maint.)	$105,456	$101,505	-3.75%	$98,149	-3.31%	$108,620	10.67%
303 (Recreation)	$184,240	$212,172	15.16%	$264,213	24.53%	$239,644	-9.30%
307 (Pool)	$232,508	$222,125	-4.47%	$213,865	-3.72%	$261,761	22.40%
Grand Total	$947,946	$963,975	1.69%	$1,013,530	5.14%	$1,300,775	28.34%

COMPARISON TO BENCHMARKS

Total Expenses as a Percent of Revenue (Including Standard Expense Categories)					
	Industry Average	High-Performing (Threshold)	Top-Performing (Threshold)	All (FY20-21)	All (FY21-22)
Facility Expenses	12.4%	9%	6%	18%	19%
Operating Expenses	16.0%	12%	8%	21%	21%
Payroll Taxes/Benefits/Bonus	4.9%	5%	5%	20%	19%

** Industry benchmarks are compared to Department Overall Budget, as salaries and some other expenses are not solely dedicated to the Fairgrounds/Rafter 3C Arena.

The Department % of Revenue are expected for a County recreation Department.

Expenses as a percentage of revenue should be re-evaluated after 1 complete year of operations and with salaries of staff allocated according to responsibilities.

PROGRAM PARTICIPATION

Classes/Leagues	FY17-18	FY18-19	FY20-21
Boots & Britches Horse Club	156	118	272
CARE AfterSchool Program	451	1508	3517
Coed Volleyball	192	240	Canceled
Dog Obedience	246	166	201
Exercise is Medicine Class	156	N/A	N/A
Fastpitch Softball Clinic	64	57	102
Fitness Bootcamp	157	242	732
Fitness Line Dancing	204	122	N/A
Football/Cheer Camp	79	N/A	Canceled
Jr. Counselor (SUMFUN)	N/A	N/A	8
Martial Arts	0	164	223
NEIS Play Group	N/A	300	Canceled
Party in Pink Zumbathon	N/A	52	N/A
Staff Start - Sumfun	3	4	N/A
SUMFUN Day Camp	320	786	598
Winter Fun	48	N/A	N/A
Tai Dance Class	29	12	N/A
Tumbling - Fallon Flipperz		N/A	381
Women's Vball League	192	240	Canceled
Youth Ski Program	120	120	Canceled
Youth Soccer Camp	3	N/A	N/A
Youth Volleyball Camp	25	56	28
Total	**2445**	**4187**	**6082**

Special Events	FY17-18	FY18-19	FY20-21
4th of July Parade	2000	2000	2500
Dust Devil Traithlon	51	26	34
Summer Stampeded Duathlon	12	N/A	N/A
Family Fun Day	N/A	250	Cancelled
Fishing Derby	N/A	500	Cancelled
Great Easter Egg Hunt	N/A	200	282
Haunted House & Hayride	1600	1392	Cancelled
News Year's 5K	0	114	92
New Year's Eve Bonfire	500	500	Cancelled
FYFL Football Camp	N/A	72	N/A
No Hill Hundred Bike Tour	105	105	Cancelled
Rattlesnake Trail 5K & 10K	47	64	86
Scarecrow Factory	100	100	Cancelled
Turkey Trot 5K	83	128	Cancelled
Youth Basketball Tournament	850	480	Cancelled
Total	**5348**	**5931**	**2994**

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Boots & Britches Horse Club	156	118	272
CARE AfterSchool Program	451	1508	3517
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Fitness Bootcamp	157	242	732
Martial Arts	0	164	223
Total	**2445**	**4187**	**6082**

PROGRAM PARTNERSHIPS

Partnerships/Programs	FY17-18	FY18-19	FY20-21
Coalition Color Run	N/A	148	N/A
Financial Horizons 5K	N/A	140	N/A
Recovery Month Run	100	N/A	N/A
Heroes 5K	100	N/A	N/A
Total	**200**	**288**	**0**

Additional revenue enhancement may be generated through the development and implementation of a facility/field/venue sponsorship program. Annual sponsorship agreements can provide substantial economic benefit to the facility/department and can be crafted to ensure that they meet County sign ordinances, advertising conflicts, etc. SFA estimates that the Rafter 3C Arena could generate between $50,000 – $150,000 annually.

ECONOMIC IMPACT EXPECTATIONS RAFTER 3C ARENA

Economic Impact Per Asset - Indoor Athletic Facility							
	Number of Assets	Industry Avg.		High-Performing		Top-Performing	
		Per Asset	Total	Per Asset	Total	Per Asset	Total
Direct Spending	1	$500,000	$500,000	$1,000,000	$1,000,000	$2,000,000	$2,000,000

AVERAGE DAILY EXPENDITURE

Per Person Spending By Category - Overnight Visitors

	Amount	% of Total
Lodging/Accommodations	$41.33	31.9%
Dining/Groceries	$44.25	34.2%
Transportation	$7.52	5.8%
Entertainment/Attractions	$3.54	2.7%
Retail	$20.80	16.1%
Miscellaneous	$11.95	9.2%
Total	**$129.39**	**100%**

Per Person Spending By Category - Day Trip

Lodging/Accommodations	$0.00	0.0%
Dining/Groceries	$17.70	50.3%
Transportation	$3.01	8.5%
Entertainment/Attractions	$1.42	4.0%
Retail	$8.32	23.6%
Miscellaneous	$4.78	13.6%
Total	**$35.22**	**100%**

CALCULATOR

CHURCHILL COUNTY - ECONOMIC IMPACT CALCULATOR

Event Name
Annual County Fair

Event Information	
Forecasted Visitors per Day (Enter Assumption)	2,000
# of Event Days	1
% Non-Local/Overnight Stays (Enter Assumption)	74%
% Day Trip	26%
Non-Local Visitors - Overnight	1,480
Non-Local Visitors - Day Trip	520

Economic Impact - Direct Spending	
Total Event Economic Impact	$209,813
Total Event Economic Impact - Overnight	$191,497
Total Event Economic Impact - Day Trip	$18,316

Economic Impact Per Person Spend	
Average Daily Expenditure	$129.39
Average Daily Expenditure - Day Trip	$35.22

ECONOMIC IMPACT PROJECTIONS – 2022-2023

Event Type	Daily Impact	Overnight Impact	Total EI Impact
Equine	$635,236.94	$1,603,954.67	**$2,239,191.61**
Festival	$1,005,108.03	$928,042.01	**$1,933,150.04**
Athletic	$97,092.20	$581,413.97	**$678,506.16**
Other	$208,855.48	$649,341.13	**$858,196.61**

$ 5,709,044.43

EI Projections based off events provided by Department and anticipated daily and overnight visitors (% varies for each event type and # of event days)

Chairman Olsen asked if there was any public comment but there was none. He said so these were estimates of the visitors that we have for these events, either we have had or are going to have? Director Guerrero said yes. Chairman Olsen said and then using those conservative numbers, that is where you got the 5.7? Director Guerrero said, if you look at some of these events, like the De Golyer event, you probably had 4,000 people but actual folks that came to town was 2,400 people. If you look at the numbers, they are all non-local visitors to these events. All new money coming from outside the area. You are not going to see a circle of life from the dollar of a local person; this is all non-local folks bringing revenue in. Chairman Olsen said how about events that we have already held here in the past versus brand new events to the facilities, so it doesn't look like you have peeled those out. Director Guerrero said this is kind of a snapshot of what the rentals are going to be during that time frame including past events and then, of course, new events. County Manager Barbee said this represents, you saw the numbers on the calculator, $30 for a day trip. If you got gas, I guarantee you spent more than that, so they are very conservative numbers there but, on top of that, this is 44 bookings out of 284. Jesse Segura said this is 43 and we are expecting at least 280 rentals on the Rafter 3C Arena Event Center in FY 22-23 in its entirety. We tried to take a snapshot of the whole facility to understand the impact. We are about 50/50 on the Rafter 3C and the complex events. Chairman Olsen said we are double counting some because a bunch of these were already here. Would you agree with that? Jesse Segura said I would not say we are double counting. We are just trying to see an economic impact overall complex. We could pull those out if we needed to. Chairman Olsen said I think it would be an interesting number. We spent all this money for that and I know some of those other facilities now work better because you have that building. The sum there is going to be greater just based on existing events, so it gets kind of sticky to get all of that peeled apart and look at it, but it would be interesting if you took a swag at just what the direct impact of the building is. Director Guerrero said you are looking for us to take the prior events out and get an idea of what that was? It might be a little difficult to find out what those numbers are but, like you said, I think there are a lot of events that are going to benefit, like the Cantaloupe Festival; they doubled all of their vendors. The Show and Sale, you saw how that was too. Chairman Olsen said I am fine with saying here is what we did before and here is what the increase was on it now and add that to the positive. I don't think you should discount all of that because I do think there is an added effect because of that building and I am happy to hear that they doubled their vendors and we will see if the concerts work. We are all a little nervous about that. Director Guerrero said that is a whole different group of people too. From what I understand, a lot of their sales are not locals.

Commissioner Koenig said instead of breaking out prior events and current events, what about ones using the Rafter 3C Event Center versus not using it. County Manager Barbee said I just quickly identified 6 events that I marked out and 4 of those are why we are here to this date in October and then 2 that would be in June. That represents over $2M of the dollars that we are seeing here, just to give you pure new, to give you a flavor of that. One being the bronc event and counting that as new because it was tied to the new building that we would not have otherwise had. Chairman Olsen said I can see, like the Cantaloupe Festival, if you take a slice of that and say, okay, we are looking for a 50-75% increase for this event and what it does make back to the community and so you have to say that is new money. County Manager Barbee said part of this reporting will be, each year, as we move forward, part of the contract requirement is, they will be giving us actual numbers based on the events. Some of this is historical numbers and some is projections. Some of this is historical numbers on events that are moving here from somewhere else and some of those we dialed back the numbers trying to be as legitimate as possible because it is in a different location so, expect the worst.

Commissioner Heath said, Jesse, you were saying this is mostly non-locals? Jesse Segura said, yes, this is all non-local numbers. Director Guerrero said and, like the De Golyer event, they usually bring in about 2,000-3,000 people but this last year they brought close to 4,000 people. It is more than just the Rafter 3C, it is also all those improvements we did to the other arena and all the other locations along with the parking lot and the Barrel House and the Dry Gulch. Chairman Olsen said how do you put a value on like the Junior Livestock Show being inside this year? It sure was nice. County Manager Barbee said, on that, we had a single day count that identified 350 people, I think, in the building and we have not seen that at one time at that fair previously. Part of that was we had a lot of looky-loos because it was new, at that point. Director Guerrero said I think through the sale we saw the increase and I think what animals were there and I think that was based on having more bodies there. It made for better sales. Chairman Olsen said it makes it difficult for a cheap guy like me.
Jesse Segura said I worked with Suzy from SFA on putting this stuff together and they were kind of looking at an overview of the fairgrounds as a whole. It would be fairly easy for us to put all the new stuff in another category. Director Guerrero said this will give us a better opportunity to give you more data quicker on a nice timeframe, like quarterly or monthly and, as we get that information, we can shoot something out or even come to you with a report. Jesse Segura said it is also helping us to do a better job. We have a lot of demand for the building. We can actually see when they leave, we have an exit survey, we do a survey on how many were there and how many spent the night and that kind of thing. When we are renewing a contract that we are a year out on, we can do a good job of taking care of the locals but also use the facility for the weekend and see what is not benefitting the locals or the bottom line on the county.

Chairman Olsen asked if there was any public comment but there was none.

Commissioner Justin Heath made a motion to table the strategic analysis and final report completed by Sports Facilities Advisory, LLC. Commissioner Koenig seconded the motion, which carried by unanimous vote.

B- Consideration and possible action re: Approval of funding to place water, electric, structure, and civil infrastructure on 245 Miners Road, in the amount of $274,000 for the stall cover structure (pipe frame and steel roof); $520,599 for water tank, power, frost-free hydrants, gravel base and roads; and $529,125 for 60 spaces, water, power, and gravel layout of stalls, effective retroactively to August 15, 2022.

During the July 7, 2022 Commission meeting, the board approved the purchase of box stalls to construct 200 livestock pens to be placed on the county's Miners Road property to facilitate and promote the Rafter 3C Complex for larger equestrian and rodeo events. During that meeting, County Manager Barbee gave a presentation about the requested improvements, their purpose, and estimated costs, which included the 200 covered stalls, water and power, as well as RV spaces. The overall buildout of the Miners Road property is being worked on in a phased approach. Approval to purchase the box stalls back in July was necessary in order to secure pricing and delivery, and is part of Phase 1. During the presentation to the board, it was explained there would be additional costs for construction and covering of the stalls. The box stalls arrive in September, and with board approval of construction costs, the goal is to install and cover the stalls with completion in October 2022 to accommodate upcoming large livestock events at the facility.

Today, the remaining costs associated with the Phase 1 build-out of the Miners Road property are being provided, and are outlined and explained below:

Part A: Cover Structure for Stalls: Fairgrounds staff will be installing the box stalls upon arrival. The stalls will be setup in four (4) paddocks with 50 stalls each. The cover is a pipe structure with a solid top, similar to what is seen at dairy facilities throughout the valley. The cost for each paddock is $68,500 ($274,000 total = 200 covered stalls).

Part B: Water and Electrical for Stalls: If approved, ground work prep and hauling gravel will begin this Monday, August 29th. The county will act as the general contractor for this project and solicit proposals for various components, which includes installation of electrical, 6" and 8" water mains, water tank, frost freeze hydrants with service line, drain, fine grading, aggregate base in stalls, and gravel base roads around the stall area. This will provide for a water hose bib and hydrants, as well as lighting in the barn/stalls and power for people to utilize within the confines of the structure. The water source is non-potable water, which will come from the well that was already previously approved by the board. The total estimated cost for the stall infrastructure is $520,599. Due to the nature of the underground infrastructure work, it would be prudent to move forward with this project before the stalls and covers are installed.

Part C: RV Spaces (60): During the presentation in July, the initial suggested phased approach for installing RV spaces with hook-ups was to start with 120 spaces. After careful consideration, this proposal is to start with 60 RV spaces, as 60 spaces fit into one row, and represents the minimum number the facility can get-by with to start. In the interim, there would be another 300 spaces for dry-camping. The full build-out is for 380 spaces, and following the initial construction of the 60-spaces, staff would like to bring forward a CDBG grant application to expand the RV spaces to 380. Since the RV Park area needs to start with design work, the estimated costs also include design, inspections, and contract administration, and are estimated at $529,125.

FISCAL IMPACT: Part A: Cover Structure for Stalls: $274,000

Part B: Water and Electrical for Stalls: $520,599

Part C: RV Spaces (60): $529.125

EXPLANATION OF IMPACT: As demonstrated in the economic impact report, the Rafter 3C Complex provides a multitude of opportunities resulting in direct positive impacts from facility rental revenue, to spectator patronizing of local businesses and services, to increased tax revenue. While there are initial investments in infrastructure, the projects being sought will have a direct positive economic benefit by being able to host larger multi-day equestrian and rodeo events. Additionally, there is direct revenue from renting the stalls and renting the RV spaces.

FUNDING SOURCE: Building Reserve Fund. With the projections on increased C-Tax annually of approximately $400,000, those funds would be applied back to the Building Reserve Fund.
ACTION REQUESTED: Accept

County Manager Barbee said I just noticed a typo on this. The $520,599 for RV spaces, that should be $529,125. There are two separate items there. It is kind of important. Chairman Olsen said it was kind of confusing to me. County Manager Barbee said Chris will walk you through this. You should have three separate spreadsheets with three values at the bottom of each that represent the three projects. We will go through each one of them and talk about need and priority that we feel exists.

The first one is covers for stalls. Specifically, this is much like you see at some of the dairies with steel pipe, almost pole barn like, that would sit over each block of 50 stalls from Priefert. We would have 4 paddocks and each one of them would have a steel building over the top to provide protection from the weather, shade and all those components. What we would look at doing in these projects would involve the county working as their own general contractor. We would purchase the pipe and all the supplies for the project and then we would contract to have them constructed. The price estimate that we have on these is $68,500 per structure.

The second stall infrastructure item is putting a water line and power that would then be tied to a box on each one of the buildings and then you would have power for each building and lights within those structures. We were looking at roughly one frost-free hydrant for every 5 stalls that would be spread around the exterior that would be utilized for water for the animals and also to do the ground gravel work that would be required. There would be gravel buildup elevated that the stalls would actually sit on and the buildings would be structured to, and then, there would be gravel in between and gravel leading up to those stalls.

The last component is the 60-space RV park, which would be to the most northern layout. We have a layout developed that provides for 380 RV spots. This would be the first double row. Each one of them is set up in pull-though double rows at a slant. This would be the first row that we would fund and that would bring power and water to each one of those spots. That would constitute the hookup that would exist there. We are working on the sewer project and then we would have the existing sewer dump locations that are over near Jorge's office that have been there for years. The idea would be folks can come in there and they could have hookups for power and this would be the large 50-amp hookups. Some of the costs would be getting the electricity from Phase 3 brought in from a block away to get everything up and running for the cost that you would see that would exist on this. Chris did apply for a grant with the state to fund the additional 300 RV spots, which would be for FY 23. He submitted a grant for FY 24 and then we are also submitting a grant under the CDBG because of the economic development component of this and the lack of hotel spaces within the community and this working as an offset to bring larger events here. We have one grant with CDBG that will be submitted that they are working on, currently. Chris submitted a preliminary application to the Department of Conservation for a conservation outdoor grant. We were notified Monday that they accepted that pre-application as a qualified grant to move forward, so that is actually going to move forward in their process, which again, would be FY 24 funding of $1.5M to build out the RV component. Chairman Olsen said you guys must have a layout of the final draft of the RV spots.

Commissioner Koenig said, if you pay for the water and power, then you have to go pay to go and dump or is that part of renting the space? County Manager Barbee said full hookups are running in town around $50, which includes a sewer hookup, I believe. I think that is what it is at the Reno Livestock Center, so maybe we are charging $30 for water and power and then you pay $10 to go to the dump, I think we charge $5 right now for the current dump site. It would be something along that line for a self-serve site. You basically run your credit card and it unlocks the gate. In the time between now and building something like these RV spots and moving forward to get the rest of them built. We already laid it out, because of the fire that happened in Minden, and we had that set up as an evacuation site, which the Road Department did for us that last year. We see the potential of, basically, having some dry camp locations, so you would have a $20 dry camp fee or something like that. We think we are going to have the ability to generate revenue in the short term, just because we have it laid out already. This would give us 60 power and water spots. Chairman Olsen said, with regard to the stall to participant ratio with all of those RV spots, what do you think with that? County Manager Barbee said we are going to have way more used stalls than what this would propose for RV spots, but again, I think you are going to see a lot of folks that are going to sit back there in their rodeo rigs in dry camp because they are all set up with generators and things. Chairman Olsen said I am just asking about the stalls that are proposed, is that enough for any event that you can imagine existing? County Manager Barbee said yes. Jesse Segura said with the new 200 stalls you would have, for sure. What it covers right now is 386 stalls. We have an event in October that needs 500 stalls, so they are bringing in temporary stalls. The way it is set up we can still bring in 50-100 temporary stalls from out of town. A guy comes in and sets them up. We are still leaving enough space. The temporary stalls are covered. Commissioner Heath said why do we have to cover them, they are animals? They are outside all the time anyway. Jesse Segura said well, like today, it is 101 degrees outside. Commissioner Heath said but most of the events are in October. Chairman Olsen said my cows have shade. County Manager Barbee said I will put on my old hat; as a former Director of Agriculture, I can say with livestock events that are public events, there is always concern about animal welfare issues and that is a driving force of a certain portion of the population to go around and really evaluate the setup. You are showing an effort to protect the animals, whether they are circus animals or rodeo livestock or the rough stock performing, which can really put an event complex in jeopardy by the use of social media and some of the people that are trying for certain agenda items to push back against you, and then the other thing I would say is some of these animals are worth more that you can possibly imagine. You are looking at box stalls because you could have horses in there that could be upwards of $50,000 in value. Some of the rodeo stock that you had at the bronc event, significant value, high end stuff. Commissioner Koenig said I was in Wyoming at a polo event and those horses were worth upwards of $200,000. Director Guerrero said we also don't want to have that reputation of not having covered stalls just for that reason. We are trying to attract big events with these high-end animals.

County Manager Barbee said the reason the RV park back there is, basically, largely going to be contestant driven, is because people want to be close to their animals. You see a connection between humans and dogs and cats and pets and what they will go through and what they will pay to take care of those animals through vet services and everything, that doesn't even come close to the way that equestrian folks are about their horses. It is significant and so, part of this is setting up a design where events will want to be here because this will be a bonus to having an event with us. That is all a part of it. The roughly 400 stalls would put us in a position that, through contracts and stuff, we will be able to recruit, I mean a long-term vision, not next year, but down the road. Obviously, we would want to continue to do upkeep on everything that we currently have and, as we build on and add more as we continue to move forward, to become more of a regional player as an event complex.

Commissioner Heath said would we bring the stalls in or would that be the event? Jesse Segura said that would just be the event. We only have what we have. They are bringing them in. We are not contracting them and we also require that all of our stalls will be used before that. They can't just bring in their own stalls and not use ours. County Manager Barbee said some of these large events, it is really, they come in and we work a contract, which we will speak to at a future presentation that we are going to make in terms of the management structure that we want to develop on the property. They will come and they will be negotiating the price of using the facilities or the reduction of price of using the facilities because of the economic development impact but, they are also going to be contracting for things like needing a special kind of dirt for this special kind of event. We are all aware of the dirt that we build, which is a multipurpose really solid quality dirt that can be used in the arena. We are going to have folks come in and say what exactly they want and then they will sign for 5 or 6 years to have this event here and, as part of that, we are going to bring the dirt that we want in the first year and then ask you to maintain that and deliver that every year after that as part of this contract. Some of these events will bring additions to our facilities because of their buy in and wanting to have them there. In terms of need and timing, we are here today because of the issue we had on September 1st, the conflict of the presentation we had to do that day. We didn't want to push this presentation to later in September because October is the target date and we are trying to get as much of this done, which is part of the reason that we brought the stalls earlier was so that we can get them ordered and delivered. Our priority is to have the infrastructure out of these three for the stalls, which would be the water and the power run. Secondary priority would be the actual structure over the top. The third would be the RV spaces because we can continue to build that out. We see this as a starting point. Those grants that we are applying for require a match at some level to begin with. We see this to be utilized as a match for the larger project investment on the RV spots. The things that we need in October to ensure that the contracts that we have coming in October are taken care of is the infrastructure, which would be representative of the $520,599, and then the covers for $274,000, and then the RV spots, specifically, themselves at the $529,125.

Jesse Segura said the second sheet is our rentals and it is tied into a lot of our current events but it is also ties in with this project too. When I set the economic calculator up with these events, it was kind of geared towards the whole 3C complex because those rentals are all additional rentals to the current RV spots and current stalls. I think I would go forward here because the way we are expanding the need for these stalls is substantial. This weekend our phones are going crazy for the Cantaloupe Festival, for sure, but if I had 50 spots over there, they would be sold today.

One of the problems with our current RV spots is that the 30 amps in the summer is just not enough.

County Manager Barbee said our funding request on this would come out of the Building Reserve Fund with the idea, and I talked to Sherry, that we will identify, from the usage, what the increase or the difference that we were talking about between the old and the new of having the event center and then that would be directed from CTX back into the Building Reserve Fund as we move forward on the project. The actual fees collected for like the RV spaces and the stalls and those component then would be used to, basically, maintain upkeep to the existing facilities as we grow out. Chairman Olsen said are you going to try and calculate incremental CTX and put that back toward repayment? County Manager Barbee said that is correct. To build back on the Building Reserve Fund from whatever decisions you guys will make here. Chairman Olsen said what is the methodology to figure out what CTX did? What part of that building will create a CTX increase? County Manager Barbee said there is going to be some level of guestimation. You basically know how much we are getting in sales tax across our calculator and, at that point of the back side, we are using actual numbers, in other words, participation numbers versus projections. Chairman Olsen said I can see where you can use participation numbers and then generate. County Manager Barbee said we do a multiplier and agree to that philosophy that it is feeding back into the Building Reserve Fund, which is a one-time structure creation that we will be utilizing to do these. Using the fees, because we should see a significant increase in fees by the number of stalls that we are renting, by readjustment, which is part of the study that will be presented to you later in the month, readjustment of the fees on RVs and some of those pieces because we are extremely low right now in what we are charging, so, basically, it would be the maintenance and upkeep and repairs because every time we have an event like these that comes through, there is obviously going be a cost. You are going to have bent panels and busted spickets, whatever it may be. Chairman Olsen said so how do you propose we are going to pay for this? Just from the Building Reserve Fund? County Manager Barbee said, yes, Building Reserve Fund. Chairman Olsen said what is in the Building Reserve Fund, Sherry? Comptroller Wideman said $5.5 M. Chairman Olsen said where does that put us in the courthouse project in regards to finance, because that is kind of our other big bogie out there to spend money on. County Manager Barbee said, in the beginning, that is going to be whatever this would be less that out of Building Reserve Fund, but we continue to build Building Reserve Fund even as we pull from it for these other projects as we move forward because we have had an overarching increase of CTX but we recognize that we are not in a, we are still waiting for the June numbers from CTX to come in but are currently projected to be somewhere around $400,000 more in CTX this fiscal year than we were last fiscal year and we know what kind of headwinds we are looking at as we move forward in the economy. We are going to see some level of pullback on that, we have to assume, but what level I am not sure. I looked at the numbers before we came in here. We are $1.5M in CTX to the end of FY 22 than we were at the end of FY 20 to give you some kind of level of where we are. Chairman Olsen said so it is a tick less than $400,000 a quarter, is what you were saying? When you said $400,000, that was for the quarter. County Manager Barbee said no, for the year. I think year-to-year comparison, is that right, from June of 22 over 21, I think is $400,000? It was $1.1M over 2021 prior to 20. Comptroller Wideman said I don't have the numbers in front of me, however I haven't gotten June. We were like 5% higher or something like that from last year. County Manager Barbee said we were $483,000 above FY

2021 in May of FY 2022 as our running year-to-year comparison. For the full year, not quarterly. The previous year we were $1.1M over 2020 and we were $435,000 over 2019. In 2019, we were $70,000 over 2018, which was another big year. We were $1.1M over 2017, just to kind of give you an idea of where that has been trending. We have gone from 2017 of having around $5.5M in CTX to we are probably going to be around $8.5M in CTX in 2022. Chairman Olsen said what I am hearing is that okay, we are going to take money we have in our pocket today and spend it on this as the minimal last buildout that we need to operate the center in a marketable way and that future infrastructure increases, we are going to look for grants and go out there and dig and find other money to finish that buildout and/or are you talking about trying to use the revenue generated off of those to pay for some of that or what? County Manager Barbee said it will be more operational and repairs of equipment. I think you explained it pretty fair, this would be, basically, the last thing we would need to be able to pull off some of the big events that we are hoping to announce. We were trying to get one of them announced before this meeting but we are still back and forth on the pieces to the agreement. We should have an announcement on that next week but we have got three announcements that we should be doing between now and the end of September of significant projects. Chairman Olsen said the success that we have had I was hopeful for but I am pleasantly surprised at the successes we have had and it is showing to be, using the numbers here that quantitatively, this thing will pay back the community, not necessarily to us, the county, which is a drag, but we do that. We run swimming pools and cemeteries and lots of things that don't make money but it does add to the community what we have. County Manager Barbee said it is bringing revenue to the community, no doubt. Chairman Olsen said it is bringing revenue to the community. It is adding value to the community because the people that live here like to go to some of these events when you have a better facility to use. County Manager Barbee said it should drive improvements on existing infrastructure, hotels, those kind of things, as well as future hotels. It should drive improvements on existing restaurants as well as future restaurants. It should drive improvements on consumer opportunities, shopping downtown, that kind of stuff. All that is cascading. Chairman Olsen said it helps everybody that lives here. Having said all of that, I feel like we need to put brakes on after this and go find other money. County Manager Barbee said we have already engaged in chasing that money and will continue to do so. Commissioner Heath said I agree because we keep bringing up more and more projects and more and more money. Hopefully, this is it, I think you got a great plan coming up but let's start seeing more revenue kind of coming into the community, which we will start doing after this. Commissioner Koenig said thumbs up.

Jesse Segura said finishing this gives us the base to be able to do things. When we had the high school rodeo in April last year, we didn't have enough stalls or panels just for the regular high school rodeo. We needed 240 stalls and only have 208, so this is going to help. Not only the 3C stuff but it is going to help the complex, as a whole. County Manager Barbee said the last thing I would add is we are really looking at this as a philosophy of building on, we have the things that we already have and we have the new things that will be coming in, but building on the things that we already have, as well. I mean, we are already looking at the Fallon Bull Sale, which is going to be expanded to the Great Basin Bull sale. We are looking at putting in a working horse ranch show. We had a dog show trying to make a bigger dog show. We are currently pulling vendor lists to bring more to make it a bigger event. The same is true for the Junior Livestock Show. We are going to be bringing a proposal forward on it in the next month, basically in terms of how we want to manage that and make changes there. The high school rodeo wants to be there on that same weekend. We see that as complimentary to the existing Junior Livestock Show and the ability to create more fair community public interaction opportunities, which will still draw more folks from places like urban Reno, from Lyon County, from Fernley because we are going to have more things associated with that as we move forward, whether it is a mini carnival, fair, more general fair kind of activities beyond just the livestock component and, basically, grow all those to, again, try to spur more economic activity. Chairman Olsen said, philosophically, what I would like to see is that these new spaces we are building back there, the 60, we have an issue of, we've got those spaces out front that, at times, there are quite a few transient people coming through there. That is not to say that they are all bad or anything but sometimes you see some things there that is not the best environment and I want to make sure that those stalls and RV bays that we put up in the back there, those are not for what we see out by the highway. They are reserved for contestants only. County Manager Barbee said contestants and events folks. That is not only the philosophy, that is the policy. Our intention is to continue to improve the ones that currently exist out front and again, I think that part of that is price point. That is the cheapest quasi-full hookup RV spots in the community. That is part of what the report that you will get when we talk about in a month and that is what they found. We need to raise the price point. Chairman Olsen said that is another issue where why are we underpricing? People are in the business to do this. We have multiple parks that take people. I don't think that we are competing against private when we have people that want to be at an event but when we have people that just want to stay in Fallon and whatever they are doing for a week or two, now we are competing with the local private sector and I don't think that is right. I don't think we should be doing that. Director Guerrero said, for clarification, they can only stay for 14 days. We try our best to get folks out of there and manage that. Chairman Olsen said I think I said a week or two. I see Sammie just walked in the door and we are just about to ask for public comment on this and you have not been here to listen to the previous discussion, so we will give you and opportunity if you want to say something.

Samantha Gomes asked if, moving forward, the neighbors could get a written notice when meetings like this occur like the rest of the neighbors in the county when they request something from the County Commissioners. Usually, neighbors within so many feet or whatever, receive a written letter and it would be nice to have some prior notice in that form. Chairman Olsen said if you are driving in, if I may, as you were driving in, I just made the point about the RV parking that is going to be back there that we are proposing to put on the 40 acres across the road that that would be reserved for event people only, participants, and then the RV spacing that we have out front where we have had, at times, people coming in there and staying. They are not associated with any event. At that point, those are priced fairly low that we are actually competing with local people that do that as a business. It is one thing when we have an event and I think that is fine but for us to have RV spaces, people want to be co-located with the event. There is plenty of reasons for that. As for us being in the RV space business for any all-comers, I don't think that is a good place for us to be. I know that is where we are headed is to be for the events that are there exclusively. I am sorry I interrupted you. I hope I didn't get too off but I thought you would want to hear that. Samantha Gomes said I appreciate hearing that and I would definitely appreciate it if the people that stay there would be associated with an event and help with the security measures that are put in place for each event because I understand the need for additional security beyond the Sheriff. Chairman Olsen said we will look at that in letting everybody know in the area.

Chairman Olsen asked if there was any further public comment but there was none.

Commissioner Justin Heath made a 1) motion to approve construction of cover structures for the 200 stalls located on Miners Road property; 2) motion to approve water and electrical infrastructure project for the 200 stalls located on Miners Road property; 3) motion to approve infrastructure and construction of 60 RV spaces located on Miners Road property. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

Public Comment:

Chairman Olsen asked if there was any public comment but there was none. He said one of the reasons we had a special meeting was because on September 1st, Jim and I have to go on a Navy tour and we cant be here and they wanted all of us here for this.

Adjournment:

The meeting was adjourned at 2:32 PM.

Approved: ______________________
H. Peter Olsen, Jr., Chairman

Approved: ______________________
Greg Koenig, Vice-Chairman

Approved: ______________________
Justin Heath, Commissioner

ATTEST:
Linda Rothery, Clerk/Treasurer

Renae Paholke

Renae Paholke, Deputy Clerk