



Washoe County Stadium Authority Meeting

Agenda

Friday, September 24, 2021, 1 p.m.

Virtual/Telephonic Meeting:

https://zoom.us/webinar/register/WN_kXhPy-dIR5iRYuJAXww4qQ

Members

Oscar Delgado, City of Reno
Eric Edelstein, Reno Aces
Alexis Hill, Washoe County
Neoma Jardon, City of Reno

Kitty Jung, Washoe County
Devon Reese, City of Reno
Jeff Wood, Reno Aces
Staff Liaison: Calli Wilsey

Public Notice

This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – 1 East First Street. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 334-2030, or cityclerk@reno.gov.

Accommodations

Reasonable efforts will be made to assist and accommodate individuals with disabilities attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 at least 48 hours in advance so that arrangements can be made.

Supporting Materials

Staff reports and supporting material for the meeting are available by contacting the City Clerk at (775) 334-2030, cityclerk@reno.gov and on the City's website at Reno.Gov. Pursuant to NRS 241.020(9), supporting material is made available to the general public at the same time it is provided to the public body.

Order of Business

The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Public Comment

This meeting will be held with Zoom teleconference at https://zoom.us/webinar/register/WN_kXhPy-dIR5iRYuJAXww4qQ. This option will require a computer with audio and video capabilities and downloading the ZOOM application or a telephone once registered. Those wishing to address the Washoe County Stadium Authority may submit public comment through the online public comment form found at Reno.Gov/PublicComment, by sending an email to publiccomment@reno.gov, or by leaving a voicemail at 775-393-4499. Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the Washoe County Stadium Authority for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to Washoe County Stadium Authority for review prior to adjournment, and entered into the record. Anyone wishing to provide live public comment may do by teleconference during the hearing by logging into or calling into the ZOOM webinar by accessing the following link: https://zoom.us/webinar/register/WN_kXhPy-dIR5iRYuJAXww4qQ.

Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or

interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, See, NRS 241.030(4)(a). and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); *Nevada Open Meeting Law Manual*, § 8.05. Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

A. Introductory Items

A.1 Call To Order/Roll Call

A.2 Public Comment – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

A.3 Approval of the Agenda (For Possible Action) – September 24, 2021

A.4 Approval of the Minutes (For Possible Action) – August 17, 2020

B. Business Items

B.1 Selection of Chair and Vice Chair for the Washoe County Stadium Authority (For Possible Action)

B.2 Presentation, discussion, and direction to staff regarding acceptance of Washoe County's Fiscal Year 2021 Payment for the Baseball Stadium Project, in accordance with Section 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County, and the transfer of funds pursuant to the Settlement and Restructuring Agreement for the renovation of the playing surface at Greater Nevada Field in the amount of \$88,398.40. (For Possible Action)

C. Future Agenda Items - Discussion of items for future agendas. No action may be taken on this item.

D. Public Comment - This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

E. Adjournment (For Possible Action)



Washoe County Stadium Authority

MINUTES

TELECONFERENCE MEETING



August 17, 2020 • 9:00 AM

Board Members:

Marsha Berkbigler, Washoe County
Oscar Delgado, City of Reno
Eric Edelstein, Aces Baseball
Chris Gelfuso, Aces Baseball
Vaughn Hartung, Washoe County
Neoma Jardon, City of Reno
Kitty Jung, Washoe County
Devon Reese, City of Reno

Public Comment: No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Public comment is limited to three (3) minutes per person. Pursuant to Section 2 of Directive 006, members of the public may submit public comment by leaving a voicemail at (775) 657-4618. Messages received prior to 4:00 p.m. on the day before the meeting will be transcribed, provided to the Authority for review, and entered into the record. Public Comment may also be submitted by emailing: shaverd@reno.gov or by completing the registration for the meeting using the following link: https://zoom.us/webinar/register/WN_4r6ufd8nSamq-ssbf11oRg

Public Notice: Pursuant to Section 1 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended.

See, http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf

This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact Ashley D. Turney, City Clerk, 1 East First Street, Reno, NV 89501, (775) 334-

2030; turneya@reno.gov.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons to participate in the meeting. Please contact the City Clerk's Office at (775) 334-2030 in advance so that arrangements can be made.

Supporting Material: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting material for the meeting are available on the City's website at <http://www.reno.gov>. Pursuant to NRS 241.020(8), supporting material is made available to the general public at the same time it is provided to the Commission bodies.

Order of Business: Items on the agenda may be taken out of order. The Authority may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(3)(d)(6). Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

MEETING WAS CALLED TO ORDER AT 9:04 AM

1. Pledge of Allegiance.

2. Roll Call

Marsha Berkbigler, Present
Oscar Delgado, Present
Eric Edelstein, Present
Chris Gelfuso, Present
Vaughn Hartung, Present
Neoma Jardon, Present
Kitty Jung, Absent
Devon Reese, Present

3. Public Comment. (This item is for either public comment on any action item or for any general public comment.)

None.

4. Approval of the Agenda – August 17, 2020. (For Possible Action)

It was moved by Member Delgado, seconded by Member Hartung to approve the agenda.

Motion passes unanimously.

5. Approval of Minutes – July 25, 2019. (For Possible Action)

It was moved by Member Delgado, seconded by Member Hartung to approve the July 25, 2019 minutes.

Motion passes unanimously.

6. Presentation, discussion, and direction to staff regarding acceptance of Washoe County's Fiscal Year 2020 Payment for the Baseball Stadium Project, in accordance with Section 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County, and the transfer of funds pursuant to the Settlement and Restructuring Agreement for the installation of a new ball safety netting system at Greater Nevada Field in the amount of \$81,179.10 (For Possible Action)

Eric Edelstein, Reno Aces Baseball, recused as a board member.

Eric Edelstein gave an update to the board regarding the Baseball Stadium Project. The Reno Aces have continued to invest private money towards the stadium project outside of the Stadium Authority monies to maintain Best in Class. Provided the example of a \$500K project to update the stadium lighting to LED for energy efficiency.

The project reimbursement being discussed today is the reengineering and installation of an extended protective netting for spectators in the amount of \$81,179.10.

Member Reese, inquired about alternate uses of the stadium during the pandemic.

Eric Edelstein, informed Member Reese that the current Governor Sisolak orders restrict the uses of the park at this time.

It was moved by Member Hartung, seconded by Member Reese to approve the reimbursement to the Reno Aces in the amount of \$81179.10.

Motion passes unanimously with Eric Edelstein recusing.

7. Identification of items to be placed on a future agenda for discussion and/or potential action. (For Possible Agenda)

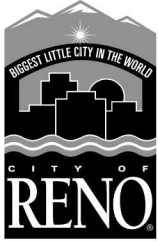
None.

8. Public Comment. (This item is for either public comment on any action item or for any general public comment.)

None.

9. Adjournment. (For Possible Action)

CM Delgado/Commissioner Hartung (ALL) @ 9:17 AM



City Manager's Office

MEMORANDUM

DATE: September 20, 2021

TO: Washoe County Stadium Authority

FROM: Calli Wilsey, City of Reno (Staff Liaison to Washoe County Stadium Authority)

SUBJECT: Item B.2 - Presentation, discussion, and direction to staff regarding acceptance of Washoe County's Fiscal Year 2021 Payment for the Baseball Stadium Project, in accordance with Section 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County, and the transfer of funds pursuant to the Settlement and Restructuring Agreement for a renovation of the playing surface at Greater Nevada Field in the amount of \$88,398.40 (For Possible Action)

Summary: The Reno Aces submitted a request for reimbursement to the Washoe County Stadium Authority for renovations of the playing field at Greater Nevada Field at 250 N. Evans Ave. Staff recommends approving the request in the amount of \$88,398.40.

Previous Action: On August 17, 2020, the Authority approved the FY 2020 reimbursement to the Reno Aces for the installation of a new ball safety netting system at Greater Nevada Field in the amount of \$81,179.10.

Discussion: In its request for reimbursement for Fiscal Year 2021, the Reno Aces submitted invoices for the renovation of the playing surface on the ballfield. The invoices total \$585,307.01. Please see attached for additional details.

Fiscal Implications: According to the Washoe County Comptroller's Department, the fund for capital improvements at the ballfield currently holds \$88,398.40 .

Legal Implications: The request is in accordance with the applicable sections of NRS 244A and Sec. 3.2 of the Settlement Agreement between Nevada Land, LLC and Washoe County.

Proposed Motion: I move to approve staff recommendation.

Attachments

- Attachment A: Summary of Invoices Submitted by the Reno Aces, Playing Surface Renovation February 2021 - June 2021
- Attachment B: Copies of Invoices Submitted by the Reno Aces

Summary of Invoices Submitted by Reno Aces

Project: Renovation of Playing Surface

Date	Document Type	Invoice #	Vendor	Amount
2/5/2021	Invoice	INV2175	DuraEdge/4MOST	\$84,157.66
2/19/2021	Invoice	INV2181	DuraEdge/4MOST	\$109,615.25
3/23/2021	Invoice	INV2487	DuraEdge/4MOST	\$69,629.43
4/1/2021	Invoice	INV2306	DuraEdge/4MOST	\$298,432.67
5/1/2021	Invoice	1010	4MOST	\$17,222.00
6/1/2021	Invoice	1012	4MOST	\$6,250.00
TOTAL				\$585,307.01

Summary prepared by the City of Reno, 9/20/2021



DuraEdge Products, Inc.
Billing Agent For:
4Most Sport Group, LLC
149 S Broad St, Suite 301
Grove City, PA 16127

Please Make Checks Payable To:
DURAEDGE PRODUCTS, INC

INVOICE

Bill To

Reno Aces
250 Evans Avenue
Greater Nevada Field
Reno NV 89501
United States

Account No.: 5521

Ship To

Reno Aces
250 Evans Avenue
Greater Nevada Field
Reno NV 89501
United States

Invoice No.	Invoice Date	Customer PO	Sales Rep	Terms	Due Date
INV2175	02/5/2021		Grant C McKnight	PWO - Pay with Order	02/5/2021

Products/Services	Pre-Tax Amount	Billed %	Amount
• 1,789 ton of New Sand (material cost) 20% Due Upon Contract Signing	\$135,965.00	T 20%	\$27,193.00
• 225 tons of DuraEdge Pro (material cost) 20% Due Upon Contract Signing	\$51,000.00	T 20%	\$10,200.00
• 50 tons of DuraTrax (material cost) 20% Due Upon Contract Signing	\$11,000.00	T 20%	\$2,200.00
• Appropriate micro and macro nutrients pre-treated to sod and again upon installation 20% Due Upon Contract Signing	\$2,500.00	T 20%	\$500.00
• 103,000 Square Feet of 365SS or HD 2.0 thick-cut sod installed (\$1.38 per SF; \$1.15 per SF material cost) 20% Due Upon Contract Signing	\$118,450.00	T 20%	\$23,690.00
• Demolition and new construction (Homefield and Northwest Turf Solutions) to Mobilize Equipment, Schedule Material Deliveries, and Installation/Construction Labor Compensation (incl. Sod at \$0.23 per SF installation) NOTE: Spoils to be removed and stockpiled no greater than 200 yards from the field; owner responsible for further disposal 10% Due Upon Contract Signing	\$151,030.00	10%	\$15,103.00

Subtotal	\$78,886.00
Sales Tax	\$5,271.66
Invoice Total	\$84,157.66
Payments	\$0.00

Amount Due	\$84,157.66
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A Premier Design Consultancy For Athletic Field Solutions.

Please make checks payable to: DuraEdge Products, Inc.

DuraEdge Products, Inc. is a billing agent for 4Most Sport Group, LLC.



INV2175



DuraEdge Products, Inc.
 Billing Agent For:
 4Most Sport Group, LLC
 149 S Broad St, Suite 301
 Grove City, PA 16127

Please Make Checks Payable To:
DURAEDGE PRODUCTS, INC

INVOICE

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 Please make checks payable to Billing Agent: **DuraEdge Products, Inc.**

- We accept Wire Transfers and ACH payments. Contact us for more information.
- We accept Visa, MasterCard, Discover, and American Express; an additional fee of 2.5% applies.
- A finance charge of 1.50% per month (18% per year) will be assessed on any unpaid balance remaining after 30 days.

Phone No.	Fax No.	Web Site
724-870-4249	724-264-4174	www.4mostsport.com

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INV2175



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 Grove City, PA 16127

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INVOICE

Bill To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Account No.: 5521

Ship To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Invoice No.	Invoice Date	Customer PO	Sales Rep	Terms	Due Date
INV2181	2/19/2021		Grant C McKnight	PWO - Pay with Order	2/19/2021

Products/Services	Pre-Tax Amount	Billed %	Amount
• Northwest Turf Installation/Construction Labor Compensation (incl. Sod at \$0.23 per SF installation) 50% Due Upon Revised Schedule Billing Phase 2	\$115,280.00	50%	\$57,640.00
• Homefield Installation/Construction Labor Compensation 50% Due Upon Revised Schedule Billing Phase 2	\$88,000.00	50%	\$44,000.00
• 4Most Sport Group project consultation fees (3% of Subtotal) 50% Due Upon Billing Phase 2	\$15,950.50	50%	\$7,975.25

Subtotal	\$109,615.25
Sales Tax	\$0.00
Invoice Total	\$109,615.25
Payments	\$0.00

Amount Due	\$109,615.25
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Phone No.	Fax No.	Web Site
724-870-4249	724-264-4174	www.4mostsport.com

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INV2181



DuraEdge Products, Inc.
 Billing Agent For:
 4Most Sport Group, LLC
 149 S Broad St, Suite 301
 Grove City, PA 16127

Please Make Checks Payable To:
DURAEEDGE PRODUCTS, INC

INVOICE

Bill To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Account No.: 5521

Ship To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Invoice No.	Invoice Date	Customer PO	Sales Rep	Terms	Due Date
INV2487	03/23/2021		Grant C McKnight	PWO - Pay with Order	03/23/2021

Products/Services	Pre-Tax Amount	Billed %	Amount
• Close Out of All Construction	\$66,381.48	100%	\$66,381.48
• 1/2 load of DuraTrax Warning Track Material. Mutual Agreement to split the cost of the material delivered	\$3,000.00 T	100%	\$3,000.00

Subtotal	\$69,381.48
Sales Tax	\$247.95
Invoice Total	\$69,629.43
Payments	\$0.00

Amount Due	\$69,629.43
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INV2487



DuraEdge Products, Inc.
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 149 S Broad St, Suite 301
 Grove City, PA 16127

Please Make Checks Payable To:
DURAEDGE PRODUCTS, INC

INVOICE

Bill To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Account No.: 5521

Ship To

Reno Aces
 250 Evans Avenue
 Greater Nevada Field
 Reno NV 89501
 United States

Invoice No.	Invoice Date	Customer PO	Sales Rep	Terms	Due Date
INV2306	4/1/2021		Grant C McKnight	PWO - Pay with Order	4/1/2021

Products/Services	Pre-Tax Amount	Billed %	Amount
• 1,789 ton of New Sand (material cost) Remaining 80% less 20% Closeout	\$135,965.00	T 64%	\$87,017.60
• 225 tons of DuraEdge Pro (material cost) Remaining 80% less 20% Closeout	\$51,000.00	T 64%	\$32,640.00
• 50 tons of DuraTrax (material cost) Remaining 80% less 20% Closeout	\$11,000.00	T 64%	\$7,040.00
• 103,000 Square Feet of 365SS or HD 2.0 thick-cut sod installed (\$1.38 per SF; \$1.15 per SF material cost) Remaining 80% less 20% Closeout	\$118,450.00	T 64%	\$75,808.00
• Appropriate micro and macro nutrients pre-treated to sod and again upon installation Remaining 80% less 20% Closeout	\$2,500.00	T 64%	\$1,600.00
• Remaining balance of Installation/Construction Labor Compensation Remaining 80% less 20% Closeout	\$203,280.00	34%	\$69,229.60
• Change Order for Mound Clay Remaining 80% less 20% Closeout	\$9,500.00	T 80%	\$7,600.00

Subtotal	\$280,935.20
Sales Tax	\$17,497.47
Invoice Total	\$298,432.67
Payments	\$0.00
Amount Due	\$298,432.67

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INV2306

4Most Sport Group, LLC
 149 S Broad St, Suite 301
 Grove City, PA 16127 US
 +1 7248704250
 billing@duraedge.com
 https://4mostsport.com/

Invoice



4MOST
 SPORT GROUP

BILL TO
Reno Aces 250 Evans Ave Greater Nevada Field Reno, NV 89501 US

SHIP TO
Reno Aces 250 Evans Ave Greater Nevada Field Reno, NV 89501 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1010	04/27/2021	\$17,222.00	05/01/2021	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Services	3% of Pre_Tax Project Subtotal	1	7,975.00	7,975.00
	Services	Overall Project Contingency Pool 5%	1	9,247.00	9,247.00

We appreciate your business!

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BALANCE DUE

\$17,222.00

4Most Sport Group, LLC
 149 S Broad St, Suite 301
 Grove City, PA 16127 US
 +1 7248704250
 billing@duraedge.com
 https://4mostsport.com/

Invoice



4MOST
 SPORT GROUP

BILL TO
Reno Aces 250 Evans Ave Greater Nevada Field Reno, NV 89501 US

SHIP TO
Reno Aces 250 Evans Ave Greater Nevada Field Reno, NV 89501 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1012	06/01/2021	\$6,250.00	06/01/2021	Due on receipt	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
100	Retainer Fee	1	6,250.00	6,250.00

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BALANCE DUE

\$6,250.00



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 Billing Agent For:
 4Most Sport Group, LLC
 149 S Broad St, Suite 301
 Grove City, PA 16127

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INV2306