

From 1976 to 1997 The CITY operated and maintained Eagle Valley golf course at taxpayer expense as a public recreational facility and a wastewater disposal site. From 1997 to 2017 the public facility was operated by a nonprofit corporation which was unable to meet their financial terms of their agreement.

The board entered this third operational and maintenance plan in 2018. While called a management agreement it appears to be more like a lease agreement to the letter of the law. Please ask our District Attorney if the agreement for your consideration is in compliance with all Nevada State Laws?

The original agreement was for five years with a contract extension review at the end of three years. We assume that this review time was done to allow the CITY time to find another management (or leasing) company should Duncan elect not to renew. This agreement has 2 years remaining so you have some time here to approve this additional 5 year renewal. It would appear that in the extension you would want another two year contract extension review again prior to the end of the ten year period. This contract extension review would be in 2026 two years before the expiration.

It appears to me that the city underwrites the Eagle Valley golf course besides their obligation as a landlord.

The bottom line question is: in the three years under this agreement with Duncan, how much has it cost the CITY in real dollars for the city to own and maintain the golf course in annual expenses and capital improvements?

1. We acknowledge the city does not collect real property taxes.
2. We acknowledge the city does not collect personal property taxes.
3. Does the Dunkin management group pay sales tax on food purchases or are they exempt?
4. The city has for many years maintained a budget line item, for as much as \$75,000, in the sewer wastewater treatment budget for irrigation system at Eagle Valley. How many other departments have a line item for the eagle valley golf course for example the CITY manager's office, the DA's office, public works, parks and recreation for items related to the course such as inspections oversight, legal, repairs and maintenance.
5. Does Duncan pay for potable water and associated sewer rates. Or is this item provided by the landlord?
6. Does Duncan pay for an effluent meter as the other golf courses using effluent do or are they exempt by city involvement?
7. Who plays for and maintains the wastewater irrigation system says such as pumps and sprinkler heads?
8. In the past there was much discussion about rebuilding the irrigation system at Eagle Valley at a cost that exceeded 2.5 million dollars, What is status of this rebuild project?

We are led to believe that it is important for CITY to continue maintaining areas for land application of the CITY's wastewater at the Nevada State Prison Farm, Empire Ranch Golf Course, Eagle Valley Golf Course and the Silver Oaks Golf Course. state prison farm eagle valley empire ranch and silver of golf courses the city should however try to create a level playing field for the two privately owned golf courses to compete fairly in the marketplace and not provide

an unfair advantage over their competition giving unearned excessive profits to the Duncan management group for a profit company

The original agreement was for 5 years with a review in 3 years. I assume that this was done in order to allow the CITY time to find another management company if Duncan does not renew. So we have some time here to approve the extension. It would appear that you would want 2 years again at the end of the 10 years, so this renewal should be for 5 additional years from the original date ( 7 years from now) with a review in 2016, two years before the expiration.

I believe that this agreement is not a management agreement, but looks more like a lease agreement. Any golf management companies that have approached me, charge me for their service, in other words the golf course pays the management company to manage.

It appears to me that the CITY underwrites the Eagle Valley Golf Course besides their obligation as a landlord.

1. The CITY does not collect real property taxes.
2. The CITY does not collect personal property taxes
3. Does Eagle Valley pay sales tax on food purchases or are they exempt?
4. The CITY has for many years maintained a budget line item for \$75,000 in the wastewater treatment budget for irrigation at Eagle Valley. How many other departments have a line item for the golf course. A good example might be the DA's office, Parks and recreation for items related to the course, such as inspections, oversight etc.
5. Does Eagle pay for potable water and associated sewer rates.
6. Does Eagle pay for an effluent meter as the other golf courses or are they exempt?
7. Who pays for and maintains the effluent irrigation system, such as pumps and sprinkler heads.
8. In the past, there was much discussion about rebuilding the irrigation system at Eagle Valley at a cost that exceeded 2.5 million. What is the status of such a rebuild?

The bottom line question is; how much does it cost in real dollars for the city to own and maintain a golf course.

I know that it is important for the CITY to continue, at the present time, maintaining areas for land application of the CITY's effluent. The CITY should however try to create a level playing field for the CITY's 2 golf courses to compete fairly in the marketplace and not have an extreme unfair advantage over their competition giving unearned, excessive profits to the operating company.

Dwight Millard

1041 W. Robinson Street  
Carson City, NV 89701

August 30, 2021

To the Members of the Carson City Board of Supervisors:

**Regarding Michael Golden's Chairmanship of the Carson City Airport Authority Board of Trustees**

I am writing on what I feel is a critically important decision that will soon come before the Board of Supervisors.

As you may know, I recently resigned from the CCAA Board of Trustees. Actions taken by the Airport Board regarding the termination of Ken Moen's employment contract and the hiring of his replacement were unprofessional, counter to procedural rules, and, in some cases, violated Nevada's Open Meeting Law. I voiced objections but I was unable to change the outcome. For these reasons, I chose to resign.

The Board of Trustees is chaired by Michael Golden, the owner of Mountain West Aviation, the Airport's primary Fixed-Based Operator (FBO). Mr. Golden was the driving force behind Mr. Moen's removal. At the July board meeting, Mr. Golden was re-elected to the Chairman post for another two-year term. The only way to prevent him from continuing to foster dubious actions by the Airport Board is for the Board of Supervisors to decline to reappoint him to the Board when his four-year term ends in October. Even if we ignore his actions, there are two compelling reasons Mr. Golden should not be reappointed to the CCAA Board of Trustees.

1. Mr. Golden is the owner of FBOs at three airports. In addition to his Mountain West operation at the Carson City Airport, he operates FBOs at the Lake Tahoe Airport in South Lake Tahoe and the Elko Regional Airport. The Chairman of the Airport Board of Trustees should have a singular loyalty to the Carson City Airport. In Mr. Golden's case, his loyalties are divided between three airports, and he could be steering potential business away from Carson City to a location that is more beneficial to his overall business operations. This is a clear conflict of interest. I doubt the authors of the *Airport Authority Act for Carson City* foresaw the possibility of a chairman with divided loyalties. Because of the conflict of interest, Mr. Golden should never have been appointed to the Airport Board of Trustees.
2. A group of investors known as Carson Tahoe Executive (TCE) has purchased Sterling Air, an FBO at the Airport. The investors are working on plans to build high-end hangars and related facilities to attract tenants with business jets to the airport. This could be the biggest expansion of airport facilities in many years which would mean a significant increase in airport revenue. These new jet-related facilities could cause many business owners to relocate to Carson City, which would bring good jobs here. Mr. Golden's Mountain West

FBO is in direct competition with CTE. I feel it is an unacceptable risk to continue to have Mr. Golden chair the Board of Trustees when his control of the Board could frustrate CTE's plans. CTE should not have to negotiate with a Board controlled by their competitor.

I realize people aren't lining up to join the Airport's Board of Trustees. It would be better to leave the board seat open than to keep Mr. Golden in place.

If you have any questions, please call me at 513-706-4831.

Respectfully,

A handwritten signature in blue ink that reads "Bradley G. Harris". The signature is written in a cursive style with a large initial 'B' and a long horizontal stroke at the end.

Bradley G. Harris

**From:** [Harald Walther](#)  
**To:** [Public Comment](#)  
**Subject:** Comment on proposed Title 8 amendments CCMC 8.04.020 and CCMC 8.04.123  
**Date:** Friday, August 27, 2021 1:12:32 PM

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Esteemed Board of Supervisors,

I am writing to express my strong opposition to these amendments, both of which strike me as ordinances in search of a problem and an unnecessary criminalization of activities that I have not observed to be a nuisance during the time I have lived in Carson City.

It is thoroughly hypocritical and illogical to define an action as a misdemeanor (open container) and then miraculously as lawful should it take place in the frame of a public event. There already are laws in place to deal with public intoxication.

I also find it extremely dangerous to pass ordinances regarding 'indecent conduct' without a clear definition of what is meant by lewd, licentious, indecent or even 'exposure'. These are moral terms and open to a very broad interpretation.

I don't like to see this puritanical attitude take hold in Carson City and will certainly not support it with my future votes should these amendments be passed.

Regards,  
Harald Walther

**From:** [Carson City](#)  
**To:** [CCEO](#)  
**Subject:** Email contact from Carson City  
**Date:** Monday, August 30, 2021 11:20:33 AM

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Message submitted from the <Carson City> website.

**Site Visitor Name:** R Hadlock

**Site Visitor Email:** hadtotravel@sbcglobal.net

So here we go taking more of our rights regarding not allowing drinks in public. I have admired Nevada for seemingly having an independent attitude by not restricting their people. Now we begin the California influence of taking those rights away little by little. The police do not have the time nor staff to start policing anyone who has a drink in their hand out in public. Vote no on this policy as I would think you have more important issues to solve than trying to pass petty issues.

**From:** [Kelsey Penrose](#)  
**To:** [Public Comment](#)  
**Subject:** In regards to agenda item 14B  
**Date:** Friday, August 27, 2021 11:42:27 AM

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Regarding 14B.

Good afternoon, my name is Kelsey Penrose and I was born and raised in Carson City. I am writing to emphatically oppose the proposed ordinance regarding outlawing open containers in Carson City.

I am opposed to this proposed ordinance because I believe it would unfairly punish those who should be able to enjoy Carson City parks, trails and public areas as they see fit, so long as they are not hurting or endangering anyone else. As we already have ordinances regarding public intoxication and drinking under age, banning open containers of alcohol will do nothing except penalize individuals who may simply want to have a glass of wine at the park, or drink beers with their friends during a barbecue. As someone who does not drink alcohol, I do not believe in restricting the ability of any member of the public to partake responsibly in public areas.

Thanks so much,

Kelsey Penrose

**From:** [Kyle Kneeland](#)  
**To:** [Public Comment](#)  
**Subject:** Open Container of Alcohol Ordinance - Strongly Oppose  
**Date:** Friday, August 27, 2021 4:54:35 PM  
**Attachments:** [ORDINANCE No. 2021 - Summary Prohibits possession of an open container of an alcoholic beverage in a public place.pdf](#)

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Dear Board of Supervisors,

I strongly oppose the ordinance aiming to make the possession of an open container of an alcoholic beverage while in a public place a misdemeanor. It seems this ordinance is trying to solve a problem that doesn't exist, and will result in the punishment of otherwise innocent citizens who, before such an ordinance is passed, would have gone on enjoying a freedom they had already possessed. Passing new ordinances to restrict freedoms, when none are needed, does not increase public peace and safety, but instead invites conflict among otherwise innocent citizens and an unjust law. This can result in ordinary citizens getting unjust fines, and possibly even hurt or arrested, as laws require force by police to be enforced. We need less interactions with police for harmless, non-violent activities, not more. Frankly, our police have better things to do than harass folks for victimless activities. There are already laws against public abusive behavior, and we can go forward and continue to enforce those laws already in place. There is absolutely no need to add more laws to go after folks simply enjoying an adult beverage outside or downtown.

It is not the job of the Board of Supervisors to be the moral arbiter of its citizens. Carson City government is supposed to serve its citizens, not punish them. This ordinance, if passed, would be a waste of time, energy, and money. Most importantly, this ordinance would aim to turn Carson City citizens into law-breakers, and there is nothing peaceful or moral about that.

Thank you for your time.

Sincerely and respectfully,

Kyle Kneeland  
[kyle@pricetagpro.com](mailto:kyle@pricetagpro.com)



**From:** [Robert S](#)  
**To:** [Public Comment](#)  
**Subject:** Proposed Ordinance Prohibiting Open Container in Public  
**Date:** Monday, August 30, 2021 7:31:37 PM

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Dear Supervisors:

I've recently been informed that the Board is to consider an ordinance prohibiting the possession of open containers of alcohol with the exception of special events. I do not believe such legislation would solve any problem that currently exists and is an unnecessary infringement on the liberty of citizens. Please vote it down.

Respectfully,

Bob Shaffer

**From:** [Maureen Vigneault](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment  
**Date:** Friday, August 27, 2021 1:18:29 PM

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Comments concerning Agenda Item 14

of the following meeting

CARSON CITY CONSOLIDATED MUNICIPALITY NOTICE OF MEETING OF THE BOARD OF SUPERVISORS AND JOINT MEETING WITH THE CARSON CITY SCHOOL DISTRICT BOARD OF TRUSTEES Day: Thursday Date: September 2, 2021 Time: Beginning at 8:30 am Location: Community Center, Robert 'Bob' Crowell Board Room 851 East William Street Carson City, Nevada Time: Beginning at 6:00 pm Location: Community Center, Bob Boldrick Theater 851 East William Street Carson City, Nevada

Please take care not to over regulate. In defining public indecency, please insure the language is such that it does not make many reasonable citizens into criminals. For instance please restrict the definition of public urination to urination in places where there are some grounds keeping occurring. Of course it is unreasonable to urinate on spaces where regular grounds keeping occurs. Please don't allow the definition to include anywhere on public lands. We have many remote hiking trails and public areas where facilities are not near by and it is perfectly reasonable and a necessity to relieve yourself. Please make the definition dependent on the proximity of public facilities such that a reasonable person can get to a facility before they wet themselves. **Please don't make reasonable actions a crime.**

Also please don't make it a crime to have an open container of alcohol in public. Please insure that opening a beer in my front yard, and walking across the street to talk to my neighbor with it in my hand is not a crime. I can't imagine anywhere where the presence of alcohol is the problem. The real problem is the conduct of people who have consumed alcohol. Making possession a crime, is an enforcer's lazy way to control bad actors, but penalizes everyone. Please focus on the real problem of the conduct of those who have bad conduct, whether it is because of consuming alcohol or not.

Maureen

**From:** [Kyle Ashcraft](#)  
**To:** [Public Comment](#)  
**Subject:** Public Drinking - Kyle Ashcraft  
**Date:** Friday, August 27, 2021 12:27:05 PM

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I am not a frequent partaker of alcohol - but any thoughts of making 'public drinking' a misdemeanor directly conflict with the heart of Carson City Commerce and Tourism.

This idea should not be entertained in any way and is inherently anti-Carson City. It's begins to tear at some of Carson City's few remaining highlights.

Sent from my iPhone

**From:** [Kelsey Penrose](#)  
**To:** [Public Comment](#)  
**Subject:** Regarding the agenda item 14A  
**Date:** Friday, August 27, 2021 11:36:34 AM

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Regarding 14A.

Good afternoon, my name is Kelsey Penrose and I was born and raised in Carson City. I am very concerned based on the verbiage of this proposed ordinance, which would make “indecent conduct” a misdemeanor.

I do not support this proposal, as “indecent” is not properly defined and could therefore be left open to interpretation. While I recognize this wording has been in place within the CCMC previously, adding a criminal element means that there needs to be more work put in in regards to definitions.

Thanks so much,

Kelsey Penrose.