

MINUTES
Regular Meeting
Carson City Airport Authority
Wednesday, November 18, 2015 ● 6:00 PM
Community Center Sierra Room
851 East William Street, Carson City,
Nevada

Committee Members

Chair – Karl Hutter	Vice Chair – Don Peterson
Member – Linda Law	Member – Steve Poscic
Member – Jim Shirk	Member – Phil Stotts
Member – Maurice White	

Staff

Steve Tackes – Airport Counsel
 Jim Clague – Airport Engineer
 Tim Rowe – Airport Manager
 Tamar Warren – Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the Board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and available for review during regular business hours.

Audio recordings of the Carson City Airport Authority meetings are available on www.carson.org/minutes.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (6:00:00) – Vice Chairperson Peterson called the meeting to order. Roll was called. A quorum was present.

Attendee Name	Status	Arrived
Karl Hutter	Absent	
Don Peterson	Present	
Steve Poscic	Present	
Jim Shirk	Absent	
Phil Stotts	Present	
Maurice White	Present	

B. PLEDGE OF ALLEGIANCE (6:00:39) – Led by Vice Chairperson Peterson.

C. APPROVAL OF THE MINUTES OF THE PAST MEETING OF THE AIRPORT AUTHORITY.

(6:01:15) – MOTION: I move to approve the minutes of the October 21, 2015 Carson City Airport Authority meeting as presented.

RESULT:	APPROVED (5-0-0)
MOVER:	White
SECONDER:	Poscic
AYES:	Peterson, Law, Poscic, Stotts, White
NAYS:	None
ABSTENTIONS	None
ABSENT:	Hutter, Shirk

D. MODIFICATION OF AGENDA

() – None.

E. PUBLIC COMMENT

(6:02:16) – Len Campbell, a Blue Haven Lane resident, noted that he was blind but could sense that the airplanes flying over his house were too low. He had been under the impression that the minimum altitude was 2,000 feet; however, after discussions with the Airport Manager, he was informed that it was 1,000 feet. Vice Chairperson Peterson assured Mr. Campbell that most of the Authority members were pilots who were concerned about safety and were interested in on-going training. He also suggested that Mr. Campbell stay in touch with Mr. Rowe should conditions not improve.

(6:06:06) – Jerry Vaccaro introduced himself and noted that the “hobby hangars” at the Airport were not in compliance with the FAA. He also called for all the “old members” to resign from the Authority for not upholding the FAA regulations as a grant recipient. Vice Chairperson Peterson noted that he would not resign, and inquired whether Mr. Vaccaro had requested that Mr. Rowe put his item on the Authority’s meeting agenda. Mr. Vaccaro stated that he had already escalated the issue to the City Manager and to the District Attorney.

(6:10:30) – Wes Abendroth introduced himself as a hangar and aircraft owner, and believed that Mr. Vaccaro should have agendized his complaint.

(6:12:19) – Bill Hartman introduced himself and showed photographs of the new Airport sign to the Authority.

F. PUBLIC HEARING ITEMS:**1. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE CONSTRUCTION OF A STORAGE ROOM INSIDE OF HANGAR H-23 IN THE CARSON EXECUTIVE HANGAR CONDO ASSOCIATION.**

(6:13:36) – Vice Chairperson Peterson introduced the item and noted that the applicant was not present; therefore, he suggested delaying the discussion of the item to the next Authority meeting.

There were no member or public comments.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE A 3 YEAR EXTENSION OF THE CONTRACT WITH CINDERLITE TRUCKING FOR THE REMOVAL OF EXCESS ROCK.

(6:14:45) – Vice Chairperson Peterson introduced the item.

(6:14:54) – Mr. Tackes gave background, reviewed the contents of the Airport Council Briefing, and recommended approval of the request. Vice Chairperson Peterson explained that he had been approached by “one of our Airport family members” Eric Laetsch, who had expressed concerns regarding the rock situation near the runway. He also stated that Mr. Tackes had received a letter from Mr. Laetsch regarding his concerns. Vice Chairperson Peterson recommended that no action be taken tonight until Mr. Laetsch’s concerns have been addressed.

(6:19:01) – Mr. Clague gave additional background on the rock usage for Taxiway A and other Airport construction at the time. Mr. Rowe noted that since the contract signing, nearly \$160,000 had been received from

rock sales. Discussion ensued regarding the cost of seeding the area, future plans of the runway, and the projected rock sales. Vice Chairperson Peterson requested a presentation by Mr. Clague regarding future plans of the area and upcoming income from rock sales.

(6:26:18) – Greg Lehman, representing Cinderlite Trucking, Inc., introduced himself and gave additional background on rock sales. He explained that after receiving three bids, the Authority had awarded the contract to Cinderlite because they had offered to remove over 100,000 tons of rocks at \$1.52 per ton. Mr. Lehman also noted that they had submitted an engineering plan and had spent “a lot of time” breaking down the rock, calling the area “a mess” that they have been trying to clean up. Vice Chairperson Peterson suggested receiving “one or more appraisals” to “have the confidence that we’ve done our job as public servants to carry forward”. He also suggested having a “formal plan”. Mr. Clague noted that the contract included a grading plan. Mr. Lehman explained that the \$1.52 per ton was “a good deal” adding that the BLM rate was \$.75 per ton. Member White disclosed that he had attended the entire series of the “rock meetings” as a private citizen at the time and called them “grueling” and, at times, “uncomfortable”. Member White also wished to understand why the issue had not been brought forward prior to this meeting so that it could be deliberated. He noted that he was comfortable with “moving forward tonight”. Member Stotts wished to “understand the issue”, questioning whether it was regarding the rock price. Mr. Lehman explained that other buyers may look into crushing the rock on site, which he called a “nightmare”. Member White received confirmation that the contract could be renewed after three years, as long as it was agreed to in writing by all parties, and as long as terms such as price do not change. Vice Chairperson Peterson reiterated his request to postpone this item until the Authority’s next meeting. Mr. Lehman offered to give the members a tour of their facilities.

PUBLIC COMMENT

(6:45:07) – Mr. Hartman noted that he had been present during the “lengthy conversations” regarding the rock sales, mentioned by Member White. He also believed that the decision that was made then was the right one, and recommended making a decision today. Member Poscic suggested not postponing the item, and made a motion.

(6:47:18) – MOTION: I move to approve the three-year extension of the contract with Cinderlite for the removal of excess rock.

RESULT:	APPROVED (4-1-0)
MOVER:	Poscic
SECONDER:	White
AYES:	Law, Poscic, Stotts, White
NAYS:	Peterson
ABSTENTIONS	None
ABSENT:	Hutter, Shirk

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE LOWEST BIDDER TO INSPECT THE AIRPORT TERMINAL BUILDING FOR ENVIRONMENTAL HAZARDS; GENERATE A REPORT TO THE AUTHORITY; AND MAKE RECOMMENDATIONS.

(6:47:43) – Vice Chairperson Peterson introduced the item.

(6:48:02) – Mr. Rowe gave background and presented the agenda materials, incorporated into the record via the Airport Manager’s Report. He also presented a new bid for mold and asbestos inspection by a local company, and recommended that the Authority approve that EICS conduct an inspection of the terminal and provide a scope of work to be presented at the next Authority meeting. Member Poscic inquired about the plans, should the report indicate a problem, and Mr. Rowe stated that he was looking into temporary office trailers and other viable options if needed. In response to an inquiry by Member Stotts, Member Law gave examples of how hazardous mold could be and wished to understand the hazards associated with black mold.

There were no public comments.

(6:54:00) – MOTION: I move to approve the engagement of EICS of Reno to inspect the Terminal Building for environmental hazards and generate a report to the Authority and make recommendations, for the amount not to exceed \$745.00.

RESULT:	APPROVED (5-0-0)
MOVER:	Poscic
SECONDER:	Law
AYES:	Peterson, Law, Poscic, Stotts, White
NAYS:	None
ABSTENTIONS	None
ABSENT:	Hutter, Shirk

4. DISCUSSION AND POSSIBLE ACTION TO CANCEL THE AIRPORT AUTHORITY MEETING FOR DECEMBER 16, 2015 DUE TO THE CHRISTMAS HOLIDAYS.

(6:54:58) – Vice Chairperson Peterson introduced the item and Mr. Rowe explained that historically it had been a problem to have a quorum in December and had very few agenda items. Discussion ensued regarding member availability;

(6:56:47) – Member Poscic moved to cancel the December 16, 2015 meeting of the Airport Authority. The motion died for lack of a second.

(6:57:08) – Mr. Tackes advised canceling the meeting if a quorum is not available.

G. AIRPORT ENGINEER’S REPORT

(6:57:42) – Mr. Clague presented the Airport Engineer’s Report which is incorporated into the record. He also reported on the Nevada Airports Technical Advisory Committee (NATAC) meeting held on November 10, 2015 in which the \$127,900 aviation fund was discussed, some of which was generated by license plate sales and collected by the Nevada Department of Transportation (NDOT).

H. AIRPORT MANAGER’S REPORT

(7:02:57) – Mr. Rowe presented the Airport Manager’s Report which is incorporated into the record. He also noted that an acid fire at PCC had caused the water used by the Carson City Fire Department to flow in the drainage ditch, which had resulted in having Carson City Public Works and Airport maintenance to dam the flow to prevent it from reaching the storm drain, assuring the Authority that

there was no water contamination at this point. Member White was informed by Mr. Tackes that the damages would be assessed to determine if there is a need to notify the FBO's insurance carrier.

I. LEGAL COUNSEL'S REPORT

(7:12:10) – Mr. Tackes gave an update on the Airport Traffic Revision meeting, incorporated in the Legal Counsel's Report.

J. TREASURER'S REPORT

(7:14:50) – Member White presented the Treasurer's Report which is incorporated into the record, and noted that the total value of the checking and savings accounts was \$600,643 as of October 31, 2015.

K. REPORT FROM AUTHORITY MEMBERS

(7:15:30) – None.

L. PUBLIC COMMENT

(7:15:34) – None.

M. AGENDA ITEMS FOR NEXT REGULAR MEETING

(7:16:12) – To be determined.

N. ACTION ON ADJOURNMENT

(7:16:18) – MOTION: Member Stotts moved to adjourn. The motion was seconded by member Law. The meeting was adjourned at 7:16 p.m.

The Minutes of the November 18, 2015 Carson City Airport Authority meeting are so approved on this 16th day of December, 2015.

DON PETERSON, Vice Chair