



Incline Village/Crystal Bay Citizen Advisory Board

Minutes of the regular meeting of the Incline Village/Crystal Bay Citizen Advisory Board held on July 22, 2024, at 5:30 P.M. Incline Village Library (845 Alder Ave. Incline Village, NV 89451)

1. CALL TO ORDER/ DETERMINATION OF QUORUM

PRESENT- Denise Davis, Roxanna Dunn, Kevin Lyons, Chris Wood, Diane Becker

A quorum was established, and the meeting was brought to order.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

3. GENERAL PUBLIC COMMENT

There was no Public Comment for this meeting.

4. ANNOUNCEMENTS FROM COMMISSIONER HILL

Commissioner Hill was not present at the meeting.

5. PUBLIC SAFETY UPDATES

Amelia Galicia, Patrol Captain for the Washoe County Sheriff's Office, oversees patrol for Incline Village and the Reno-Sparks area. Initially, she said she was assigned to specifically the Incline Village area as the Incline Village captain. However, since some retirements have happened, I've been reassigned to all the patrol, including the Valley Patrol. She provided updates on recent operations, particularly around the 4th of July events. The holiday saw a significant increase in visitors due to fireworks for the first time in years, resulting in 111 calls for service, including traffic stops and parking issues. Nine citations were issued, and Marine 9 patrols on the lake handled 27 contacts, including a paddleboard rescue.

Galicia noted a decrease in dispatched and self-initiated calls for Q2 2024 compared to the past three years, attributing it to potentially fewer incidents requiring police action. Crime trends they are addressing include aggravated assaults, burglaries, and DUI enforcement, especially in Incline Village, known for higher DUI risks.

She also highlighted an uptick in summer drownings, often handled by other agencies and offered to answer any additional questions.

Michelle Yazewski asked about the number of disturbances on July 4th related to short-term rental (STR) complaints, specifically Airbnb-related issues. In response, Amelia Galicia clarified that the Washoe County Sheriff's Office does not handle STR disputes, as they are not criminal in nature. The disturbances they responded to involved verbal or physical altercations, often at public places like the beach, with one incident leading to an arrest (or citation) due to a physical altercation over

seating. Domestic disturbances would be classified separately as calls for service, not general disturbances.

CAB member, Chris Wood, asked about Amelia Galicia's current geographical jurisdiction, seeking to clarify what her expanded area of management now was beyond Incline Village. Galicia clarified that her patrol areas include Reno, Sparks, and Washoe County (referred to as "the Valley"), along with Incline Village. When asked how she manages such a large area, Galicia explained that she oversees a team of six lieutenants, 16 sergeants, and about 60 deputies in the Valley, with an additional 16 deputies in Incline Village. She coordinates their work, ensuring calls and issues are handled, while her team does the patrolling.

In response to a question about how much time she spends in Incline Village, Galicia mentioned that she stays in close communication with the Incline Lieutenant, who is usually present unless attending crime-related meetings in other areas.

Chief Ryan Sommers of Cal Fire echoed Captain Galicia's sentiments about a successful 4th of July. While he didn't have specific stats on calls for service, he noted that they were quite busy. He thanked the community for attending their pancake breakfast, which served over 1,000 plates. Sommers mentioned that while some staff were out of the area, their hand crews were home, and they were closely monitoring the weather, especially lightning strikes, as conditions were becoming progressively drier. Despite not being critically dry yet, they are staying cautious and prioritizing local safety before assisting other regions.

Chris Wood mentioned seeing smoke in the basin and asked about its source. Chief Ryan Sommers explained that the smoke was primarily coming from California, including fires in Napa and Southern California. Although the Napa fire was improving, smoke from new fires in Quincy and Portola was also contributing, with visibility from north of Reno. Sommers humorously added that even smoke and fire seem to "want to get out of California" as it travels into their area.

6. CLIMATE ACTION PLAN

Brian Beffort, the Sustainability Manager for Washoe County, shared updates on the county's goal of achieving net-zero greenhouse gas emissions by 2050. His role, which he began in February 2023, is to guide the county toward this target. He emphasized the importance of reducing emissions to improve public health, especially in light of increasing temperatures—Washoe County has seen a 7°F rise since 1970, making the Reno metro area the fastest-warming city in the U.S.

The main sources of emissions in Washoe County come from transportation, buildings, and energy processes for water and waste management. Beffort pointed out that climate action requires collaboration across jurisdictional boundaries, as air pollution and heat don't stay confined to one area. He highlighted the significance of addressing environmental justice issues, especially in areas with higher pollution levels and urban heat islands.

Beffort mentioned ongoing efforts, including Nevada's state climate action plan and the City of Reno's 2019 plan, which is being updated. Washoe County's climate action plan is currently being

written, with opportunities for public feedback, including a clean air survey available until the end of the month and a draft of the plan set for public review in August.

Finally, he invited community members to stay involved by visiting the county's sustainability website and sharing their thoughts.

Chris Wood asked why Reno has experienced a 7.6°F increase in temperatures since 1970, making it the fastest-warming city in the United States. He wanted to know what makes Reno unique in this regard.

The response given was that the increase is due to both natural geographic factors and human choices. The geographic factors include Reno's latitude, longitude, and elevation, which contribute to its climate. However, human activities, such as how the city has been developed, the materials used for roads and buildings, and how they reflect heat, also play a significant role. These factors combined have contributed to the significant rise in temperatures.

CAB member, Kevin Lyons, asked a follow-up question about how the temperature increases in Reno were measured.

The response provided was that the estimates were measured through a source called Climate Central, an organization that uses scientific experts to calculate such data. It was mentioned that a link to the methodology could be shared later if Kevin wanted more details. It was clarified that the team itself did not calculate the temperature increases.

CAB Chair, Diane Becker, asked about a Stanford study ranking areas in the West most likely to experience fires in the near future. She questioned whether the data from that study correlates with the increasing temperatures in Reno and if the rise in temperature, particularly the 7° increase, makes the region more prone to fire. Roxanna Dunn commented that the Stanford study emphasized reduced moisture in plants and soil and increasing areas of wildland-urban interface as key factors in wildfire risk.

The response confirmed that rising temperatures do increase the likelihood of fires. Though the speaker had not recently reviewed the Stanford study, they mentioned that it aligns with many other studies predicting longer fire seasons, more intense fires, and rising temperatures across the West, including the Lake Tahoe area. The general trend shows increasing temperatures and fire risks across the board.

Beffort responded to a question from Chris Wood about whether there are specific health impacts related to increasing average temperatures. Beffort confirmed that there is a direct correlation between higher temperatures and public health issues. He explained that higher temperatures lead to increased ozone production, which has harmful effects on public health. He gave examples: Asthma: Asthma rates are on the rise, likely connected to these environmental changes. Heat-related fatalities: Heat is the leading weather-related cause of death in the United States. Although he is not a clinician, Beffort referenced Clinicians for Climate Action, an organization compiling resources and studies on these health impacts.

Margaret Martini, Incline Village community resident, asked about the percentage of climate change and warming attributable to unsustainable growth in Reno, the valley, and Incline Village. She expressed concern that the rapid development in the Reno-Sparks area might be contributing to the 7° temperature increase, but it wasn't being addressed in climate discussions.

The response highlighted several key points:

- **Urban Heat:** Unsustainable growth contributes to urban heat through impervious surfaces like asphalt, highways, and roofs, which absorb and reflect heat.
- **Focus on Solutions:** Rather than fully analyzing the causes of climate change, the focus of current efforts is on solutions to improve conditions moving forward, such as reducing emissions and making life better in the future.
- **Strategies:** Proposed solutions include:
 - Rooftops designed to reflect heat.
 - Expanding tree canopies to cool surfaces and absorb greenhouse gases, aided by a grant from the Nevada Division of Forestry.
 - Developing denser communities to reduce sprawl and emissions, as outlined in Washoe County's "Envision 2040" master plan.

These strategies aim to mitigate the impact of growth on the environment and reduce temperature increases.

Aaron Vanderpool, Incline Village community resident, raised several important points about sustainability and its broader implications for Washoe County:

Wealth Inequality and Affluence: Vanderpool emphasized that sustainability must consider the entire system, including social sustainability. He mentioned growing wealth inequality, particularly in Tahoe, where affluent development is leading to the construction of ever-larger mansions. This growth, he said, is pushing housing further out of reach for Hispanic and other less affluent (Tahoe) communities. He suggested banning short-term rentals as a way to address wealth inequality, which he believes is exacerbated by such rentals. **Environmental Impacts of Development:** Vanderpool questioned whether ongoing development, such as building new trails to attract tourists, is truly sustainable. He argued that attracting more people leads to increased emissions and further environmental degradation. **Whitebark Pine Die-Off:** He brought attention to the Whitebark pine die-offs observed along Mount Rose Highway. He speculated that greenhouse gas emissions from the growth of Reno could be affecting these high-elevation trees, though current satellite sensing data is insufficient to confirm this. He suggested further studies are needed to understand the connection between urban emissions and tree health. **Snowpack and Fire Risk:** Vanderpool highlighted that while overall precipitation may be stable, snowpack is diminishing earlier in the season due to rising temperatures. This leads to drier soils, which increases the risk of hotter, more intense wildfires. Lastly, he mentioned an upcoming Lake Tahoe State of the Lake report on August 8th, which would provide further insight into some of these environmental issues.

Pamela Tsigdinos, Incline Village resident, raised a question directed at Brian, asking about his involvement and Washoe County's role in advising the Tahoe Regional Planning Agency (TRPA). Her

concerns revolved around how TRPA's recent development approvals, such as adding more asphalt, parking lots, and extending the East Shore Trail, could negatively impact the environment, potentially increasing health hazards rather than mitigating them.

In response, Brian clarified his position and the limitations of his authority:

- **No Direct Authority:** He does not have authority over the TRPA or the Washoe County Planning Commission. His role is more focused on researching and presenting best practices for addressing climate and environmental challenges.
- **Recommendations:** While he cannot enforce decisions, his job involves presenting recommendations to Washoe County leadership, including the Washoe County Commissioners. These recommendations, if approved, could then influence future development and sustainability measures.
- **Master Plan:** He mentioned that the Washoe County Master Plan contains recommendations that could guide the Planning Commission, though none have been formally adopted yet.

Lastly, he emphasized the complexity of the challenges and suggested that there isn't a single solution but rather multiple approaches ("silver buckshot") that can be implemented to address these issues in various ways.

Kevin Lyons mentioned that during the meeting he just looked up the data to confirm that heat was the leading cause of weather-related death and found out the claim was surprisingly completely wrong. The cold kills 5.6% vs 0.35% for heat so 16 times more people die from cold than heat in the US.

7. CITY OF INCLINE INCORPORATION PROJECT

Todd Lowe, President of the Village League to Save Incline Assets, described the organization as a project-based entity (address an issue and then go away) and provided a brief history of their previous projects: started in 1999 by Mary Ann Ingmanson project to save the hospital, 2001 preserve exclusive access to beaches, 2003 address large property tax increases. He then discussed the current status of their petition campaign regarding local government restructuring because citizens feel that "stuff is being done to us rather than for us by agencies outside the community."

Here's a summary of his update:

- **Initial Steps:** They initially engaged a municipal finance expert and a professional petition management company to run their campaign efficiently. They also conducted a survey to gauge the likelihood of success for their initiative, which indicated a strong chance of success. The plan is to start with a petition, following the NRS 266 route, a Nevada law describing how a community can become a city. The petition, which assesses public interest in going forward with steps to become a city, must be signed by 3,000 voters. The next step was the beach deed legal review.

- **Pause and Refocus:** Just before launching the petition drive, a separate group started a campaign to remove certain trustees . Given the overlap and potential confusion, Lowe’s team decided to pause their efforts to avoid conflicting messages.
- **Current Status:** They have paused their petition campaign but are still working behind the scenes to refine their ideas and details. They plan to reassess the situation in 2025, after the upcoming elections, and make a decision based on new commissioners and trustees' stability.
- **Next Steps:** They will conduct another community survey to ensure the initiative still has strong support before reactivating their campaign. They also encourage the public to visit their website for more information and updates.

Chris Wood asked why the Village League was waiting for elections if Washoe County doesn’t vote directly on the incorporation measure. Todd Lowe explained that while Washoe County doesn’t have a direct vote, their support and opinions are still important. He expressed a desire to work with commissioners who are supportive of their campaign. Todd highlighted that having commissioners who are enthusiastic about the incorporation, similar to the support Fernley received, would be ideal. They aim to proceed with officials who are positive about their efforts and who would be pleased to work with them.

CAB member, Roxanna Dunn, asked about the potential for taking over Incline General Improvement District (IGID) services as part of the incorporation plan. Todd Lowe clarified that while taking over IVGID is possible, it’s not part of the current plan. The plan, as it stands, is to maintain the existing setup with IVGID, which can include having special districts for specific services. There are options for full takeover, partial takeover, or leaving things as they are, and these decisions would be based on efficiency and effectiveness.

Roxanna also mentioned the complexity of local government, comparing it to layers of French pastry, suggesting that some consolidation might be beneficial.

Roxanna asked about past attempts at incorporation. Todd clarified that there have been no prior attempts to incorporate as a city. Previous initiatives sought various forms of autonomy but failed. The current approach is designed to learn from past failures and incorporate successful strategies from other cities. The group has consulted with other cities and received advice from various sources, including unsolicited help from other states and communities around Lake Tahoe.

CAB member, Denise Davis, asked for an update on the financial aspects of becoming a city. Kevin responded that the financial models were based on comparisons with other recently incorporated cities, including Big Bear, Truckee, South Lake Tahoe, and Fernley. The models were developed using both top-down and bottom-up approaches, with adjustments made for differences between California and Nevada.

The initial models are outdated and need to be revised to reflect current economic conditions. Kevin Lyons provided a rough rule of thumb that it costs about \$1,000 per person in taxes to run a city. He shared some figures: Reno has a budget of \$225 million for a population of 268,000, which translates to \$839 per person; Sparks is \$782 per person; Fernley is \$478 per person; while Sandy Springs, GA is \$900 per person with a \$280 million budget for a population of 100,000. The cost per

person varies widely depending on the city's size, services provided, and revenue sources. For example, snow plowing in Incline Village would be more expensive than in other places, and some cities, like Maywood, CA, have unique revenue sources like marijuana taxes that are unlikely to be available for Incline Village.

Diane Becker asked about the estimated cost of running a city beyond what residents currently pay in property taxes. Kevin Lyons¹ indicated that while detailed calculations are still pending, the financial models used so far are based on comparisons with similar cities and need updating due to economic changes. The cost typically ranges around \$1,000 per person in taxes, but this varies widely depending on the city's size, services, and revenue sources.

Diane Becker also inquired about the detailed planning and governance structure for the new city. Kevin explained that the charter will include detailed provisions to ensure transparency and effectiveness. The city would need to establish ordinances and checks and balances, and a proposed general manager might be outlined, though this role could also be filled later. The goal is to present a comprehensive and practical framework for the city's operation and management.

Regarding concerns about the impact on local discord, Kevin noted that while a city government might not resolve all community issues, it can provide better control and management. He also pointed out that public perception often gets skewed by extreme viewpoints and social media, but the general public's attitude remains more balanced.

Chris Wood from the CAB sought clarification on who Todd Lowe was representing. Todd Lowe confirmed that he speaks on behalf of the Village League to Save Incline Assets, not an entity called City of Incline. He highlighted that the Village League is a volunteer-based organization focused on community service and does not own property in Incline Village.

Chris Wood asked who are the people who make up Village League and what are their intention? How do we look into the Village League to see the answers? Todd Lowe emphasized the transparency of the Village League, which is a 501(c)(3) organization, and noted that all financial records are available through IRS filings. The organization operates solely on volunteer efforts, without compensation – “no one has been paid a penny” - and its activities are well-documented through press coverage over the years.

He explained that the Village League's role is to plan, produce, and present the petition for creating the city of Incline. Once the petition is approved, the Village League's involvement would end, and the responsibility would shift to the formation of the city, which would then require additional governance and management structures. Todd Lowe noted that the city formation would be subject to a majority vote on a ballot, and if successful, the city could be officially established on July 1 of a designated year, potentially as early as 2025.

Margaret Martini, a long-time supporter of the Village League, expressed confidence in the organization and its dedication to the community. She raised concerns about the beach deed and

¹ Kevin Lyons has appeared at Incline Village gatherings with Todd Lowe regarding the proposal for the City of Incline and presented on aspects of the City of Incline.

how it would be managed if the city were formed. Margaret pointed out that the issue of beach deed access had been thoroughly investigated in the past, with legal determinations made by attorneys.

Todd Lowe responded by indicating that the Village League had engaged multiple law firms and attorneys to assess the beach deed, and they are confident in their legal interpretation. Although the detailed findings of their legal research have not been published, the Village League is open to discussing these matters further if required.

Todd Lowe assured Margaret that if the city is formed, the management of the beach deed would be handled in a way that meets or exceeds current standards. He also mentioned the Village League's readiness to address any legal challenges regarding the beach deed, as they had successfully done in the past.

Helen Neff, Incline Village resident, raised concerns about the potential for increased government layers and associated costs if a city is formed. She expressed a preference for shared services to keep costs down and reduce the number of government entities. She suggested that departments like Parks and Recreation, and potentially the management of the beach deed, could be integrated to minimize expenses and streamline operations.

Todd Lowe acknowledged these concerns and noted that balancing cost efficiency with effective governance is a key consideration in the planning process.

Aaron Vanderpool had a few questions and concerns regarding the proposal for the city. He asked if there would be a difference in taxes with the same level of services as currently provided by Washoe County, and if so, what that number would be. He was looking for assurance that the cost would remain the same and that there would be no tax increase.

Aaron Vanderpool also expressed concerns about checks and balances within the new government structure to prevent any single interest group from having undue influence. He wanted to ensure there would be term limits and other ethical guidelines in place to avoid potential conflicts of interest and prevent taxes from increasing due to special interests.

Additionally, Aaron Vanderpool asked about the donors and funders supporting the attorneys involved in the process, seeking transparency about who is financing the efforts to establish the city.

In response, it was emphasized that while the city could provide the same level of services for the same cost, the key question is whether the community is ready to govern itself effectively. There is a need to address concerns about potential influence from niche groups, and the city will be designed with established checks and balances to address common governmental issues. It was noted that solutions to these issues have been developed over centuries of democratic governance.

Judy Miller, Incline Village resident, raised concerns about the cost implications of incorporating a city in Incline Village, noting that the county might benefit from economies of scale that a smaller city might not. She asked about potential sources of revenue for a new city beyond property tax, such as transient occupancy tax and sales tax, given that the area is heavily reliant on tourism.

She was interested in understanding whether a city would have access to a greater share of revenues like the transient occupancy tax or sales tax, which currently go to the county but are not seen locally. Kevin Lyons responded by mentioning that the specifics of revenue distribution and eligibility would be detailed in the finance plan that would be reviewed with the petition. He confirmed that a city could potentially set up to be eligible for these taxes and that the finance plan would address these revenue sources and their allocation.

Kristie Wells, Incline Village resident, raised several points during the meeting. She expressed interest in understanding more about the donors behind the City of Incline initiative, specifically those from the past few years, and noted the absence of recent tax returns on the initiative's website. She also asked about the top priority or initiative if the city were to become a reality. Kristie cautioned against making absolute statements about maintaining the same fees and property taxes, as she believed there might be changes in costs for services like the sheriff's department. Additionally, she acknowledged that political divisions would persist regardless of the governance structure, and who serves on the City Council will matter significantly.

Todd Lowe responded to Kristie's concerns by highlighting his priorities. He emphasized the importance of hiring a top-grade city manager who can establish effective processes and policies and ensuring that the City Council supports this individual. He also addressed concerns about the sustainability of current costs, particularly regarding the sheriff's department, noting that negotiation would be necessary to manage these costs effectively. Todd recognized that some services might be better handled by the county due to their economies of scale, but also suggested that interlocal agreements could be an option to manage expenses.

8. NEIGHBORHOOD DEVELOPMENT HUB

Alexander Wilson, of the Washoe County Community Services Department, provided an update from the Development Hub. The notable new proposal is for a Lodge coffee and wine at 17025 Mount Rose Highway. This is scheduled for discussion on August 5th at 5:30 PM. For more details or to access the neighborhood Development Hub, you can visit their site or contact them directly. If you need assistance navigating the hub, Alexander offered to guide you through it.

Denise Davis inquired about a recent appeal related to short-term rentals (STR) where the allowed number of units was reduced from six to four. Alex mentioned that this appeal might not be listed on the neighborhood development hub and agreed to look into the Board of Adjustment for any relevant updates. Denise also requested that Alexander consider reporting on Board of Adjustment events in the future, though Alexander expressed some hesitation about covering all potential board updates. Denise suggested checking with county officials to see if such reports could be included, and encouraged residents to sign up for updates or visit the relevant pages for more information.

9. APPROVAL OF MINUTES FOR THE MEETINGS OF JANUARY 22, 2024 AND FEBRUARY 26 2024

Chris Wood expressed concern about the insufficient time to review and circulate the meeting minutes from January and February before voting on them. He requested that a motion be made to postpone the vote on these minutes until the end of the meeting, giving board members adequate

time to review them. He also mentioned that the video of the meetings was not readily available, which further complicated the review process. The motion to postpone the vote was seconded, and the board quickly voted in favor of this motion.

10. BOARD MEMBER ANNOUNCEMENTS/REQUESTS/DISCUSSION

Kevin Lyons shared his experience with a public records request he made to the TTD (Tahoe Transportation District). He encountered significant issues with their responses, including incorrect legal references and an apparent refusal to provide the requested documents. Kevin detailed his frustration with their handling of the request, noting the potential legal implications of their actions. He also mentioned that he is pursuing further records to determine if there is a pattern of misconduct.

Discussion was made among CAB members about issues to be presented at future CAB meetings. The topics listed were: ADUs in Incline Village/Crystal Bay, the impact of the expansion of the East Shore trail and further developments of the Washoe Tahoe Transportation Plan.

11. ELECTION CHAIR/VICE CHAIR

Diane Becker thanked the board and the public for their participation and expressed his belief in the importance of new perspectives in leadership roles. She highlighted the CAB's role in building public trust between the citizens of IVCB and the County and noted the significant contributions made, including improvements in housing and evacuation planning. Diane Becker then nominated Roxanna Dunn as the new CAB Chair, praising her dedication and work. The nomination was seconded by Denise Davis, and Roxanna's appointment was approved by the board. It was noted that Roxanna would officially take over as Chair at the end of the current item on the agenda.

Diane Becker was nominated for Vice Chair by Roxana Dunn and seconded by Denise Davis. Diane accepted the nomination, and the board approved her appointment. Diane will serve as Vice Chair, with the understanding that there might be future discussions about a different vice chair if needed.

12. GENERAL PUBLIC COMMENT

Aaron Vanderpool thanked Diane Becker, as Chair, and the CAB members for their service and provided an update on the Tahoe Restoration Act, which has been reintroduced and passed by the Senate and is moving onto the House. This act would bring \$24 million to the Tahoe Transportation District and TRPA for East Shore development. He encouraged everyone to reach out to their senators and congress representatives to voice their opinions on how the funds should be allocated. He mentioned that Mark Amodei's office was receptive to his feedback.

Denise Davis expressed gratitude to Diane Becker for her extensive work as chair, acknowledging that many of the speakers and meetings over the past year were a result of Diane's efforts.

Kevin Lyons expressed appreciation for Diane Becker, noting that her leadership has transformed the meetings and surpassed his expectations. He thanked her for her efforts.

Pamela Tsigdinos echoed her thanks to the entire CAB, praising their work. She also gave a special shout-out to Diane and Roxanna, expressing excitement about the recent decision.

13. ADJOURNMENT- - The meeting adjourned at 7:47pm.