



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** March 19, 2020

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding the implementation of the South Carson Street Neighborhood Improvement District (NID). (Darren Schulz: DSchulz@carson.org, Dan Stucky; DStucky@carson.org and Lee Plemel; LPlemel@carson.org)

Staff Summary: The purpose of establishing the South Carson Street NID is to assess the property owners within the area for the cost of ongoing cleaning and maintenance of the sidewalk, pathways and landscape improvements as part of the South Carson Complete Streets Project to provide for consistent maintenance of the improvements. The proposed NID includes properties directly fronting or accessing South Carson Street between Fifth Street and the I-580/South Carson Street Interchange and properties located between S. Carson Street and Curry Street. Staff will present and discuss the recommended assessment methodology, NID maintenance standards, and the process for implementing the South Carson Street NID.

Agenda Action: Formal Action / Motion **Time Requested:** 30 minutes

Proposed Motion

I move to direct staff to continue to implement the South Carson Street Neighborhood Improvement District.

Board's Strategic Goal

Economic Development

Previous Action

On February 20, 2014, the Carson City Board of Supervisors enacted a one-eighth-percent sales tax to help fund improvements to the City's primary commercial corridors, including the South Carson Street project. The approved Plan of Expenditure for the sales tax included a provision that an assessment district would be formed as part of each corridor project to contribute funding annually to the city to provide for routine maintenance required for the corridors such as cleaning sidewalks, maintaining landscaping, servicing trash receptacles, etc. A Downtown Neighborhood Improvement District was formed for the maintenance of the Downtown Carson and Curry Streetscape Project improvements constructed in 2016 and 2018.

Background/Issues & Analysis

The South Carson Complete Streets Project is designed with the intent to meet all the strategic objectives identified for the corridor projects in the 2014 plan of expenditures: (1) enhance business access; (2) increase safety through lighting and roadway improvements; (3) improve pedestrian access and connectivity; (4) add bike lanes; and (5) enhance aesthetics through parkway landscaping and streetscape improvements. The project's purpose is to convert the large South Carson Street corridor into more productive uses that facilitate comfortable, convenient, and safe travel for pedestrians and cyclists; improve access to abutting businesses; spur private investment in this important and vibrant commercial corridor; increase driver safety; as well as

create a more aesthetically pleasing and inviting gateway into our City. The overall project will include complete streets improvements from Fifth Street to the Carson City I-580 Freeway terminus (Appion Way), as well as significant upgrades and expansion to critical utility infrastructure along the corridor.

For the Board's review, staff has developed recommended assessment methodology, NID maintenance standards, and the process for implementing the South Carson Street NID. The following is a general summary, highlighting some of the features of the proposed NID:

- Staff evaluated eight different assessment scenarios based on different weighting of building area, parcel area, and frontage length. The recommended assessment scenario consists of 50% weighting of parcel area and 50% weighting of frontage length with no consideration of building square footage. This scenario results in a fair and reasonable distribution of costs across all parcels included in the NID, as well as encourages the development of vacant parcels along the corridor. A comparison of the different assessment scenarios is included as an attachment.
- The NID pays for maintenance of sidewalk and multi-use path improvements and amenities within the sidewalk areas only. The City will continue to maintain the street improvements from curb to curb.
- The property owners within the NID are assessed for maintenance of the improvements along the property frontages of the private and State properties only. The City will continue to pay the full cost of maintenance for the improvements fronting their respective properties, as well as any costs associated with the maintenance of sidewalks along the corridor. A map showing the NID boundary is included as an attachment.
- The assessment may not be used by the City for any other purpose than South Carson Complete Streets Project maintenance.
- The assessment to property owners in the first year ("Year One") will be a total of \$111,900, based upon the recommended maintenance standards and most recent maintenance cost estimate. A summary of the annual maintenance cost estimate is attached. Per the recommended assessment scenario, the assessment will be split up among property owners based on the area of each property owner's parcel and length of frontage. For the recommended assessment scenario, the estimated Year One assessment for each individual property is identified within the attachment.
- The maintenance of the sidewalk and amenities will include snow removal of the multi-use path, in addition to sidewalk power washing, trash removal, landscape maintenance, general cleaning, and crack repair and pavement surface treatment of the multi-use path. This level of maintenance protects property values within the NID as well as protecting the City investment in the infrastructure. The recommended NID maintenance standards are included as an attachment.

Attachments:

- 1) NID Boundary Map
- 2) NID Maintenance Standards
- 3) Comparison of NID Assessment Scenarios
- 4) Annual Maintenance Cost Estimate
- 4) Recommended Assessment Scenario- Distribution of Maintenance Costs

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271 (Local Improvements).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Provide other direction to staff.

Attachments:

[S_Carson_NID_20200304.pdf](#)

[Comparison of NID Assessment Scenarios.pdf](#)

[Recommended Assessment Scenario- Distribution of Maintenance Costs.pdf](#)

[S. Carson NID Maintenance Standards.pdf](#)

[Annual Maintenance Cost Estimate.pdf](#)

Board Action Taken:

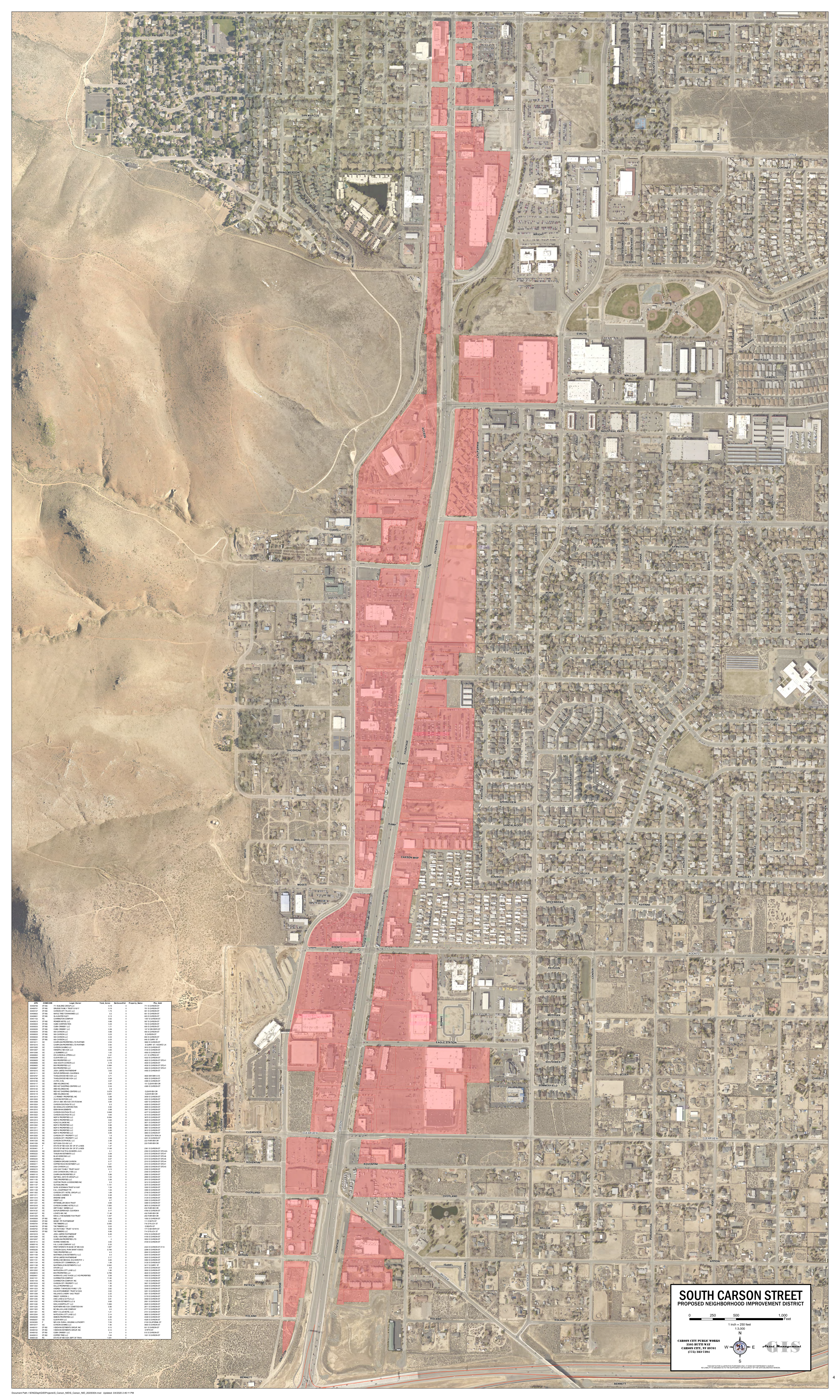
Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



Parcel ID	Owner	Year	Area	Property Value	Year
000001	711 BUILDING GROUP LLC	2014	0.00	111,600,000.00	2014
000002	EMERSON POWER LLC	2014	0.00	90,000,000.00	2014
000003	CARSON CITY REALTY LLC	2014	1.75	60,000,000.00	2014
000004	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000005	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000006	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000007	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000008	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000009	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000010	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000011	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000012	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000013	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000014	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000015	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000016	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000017	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000018	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000019	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000022	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000023	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000024	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000025	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000030	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000031	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000055	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000060	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000061	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000062	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000063	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000064	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000068	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000069	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000072	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000074	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000075	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000077	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000078	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000079	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000081	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000082	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000084	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000085	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000086	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000087	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000089	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000090	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
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000094	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000095	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000096	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000097	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000098	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000099	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014
000100	WELLS FARGO BANK	2014	0.00	60,000,000.00	2014

**SOUTH CARSON STREET
PROPOSED NEIGHBORHOOD IMPROVEMENT DISTRICT**

0 250 500 1,000
Feet

1 inch = 200 feet
1:200

CARSON CITY PUBLIC WORKS
SAND BETTS & ASSOCIATES
CARSON CITY, NV 89701
(775) 283-1394

Map data by Esri, DeLorme, Garmin, etc. © 2014

Comparison of NID Assessment Scenarios

South Carson Street NID Assessment Scenarios					
Assessment Amount: \$111,900					
Building SF / Parcel SF / Frontage LF	Median	Mean	Maximum	Difference between Max and Median	Difference between Max and Mean
33% / 33% / 33%	\$430	\$708	\$5,910	\$5,480	\$5,201
100% / 0% / 0%	\$249	\$708	\$9,631	\$9,382	\$8,923
0% / 100% / 0%	\$353	\$708	\$5,085	\$4,732	\$4,377
0% / 0% / 100%	\$484	\$708	\$4,568	\$4,084	\$3,859
50% / 50% / 0%	\$293	\$708	\$6,581	\$6,288	\$5,873
0% / 50% / 50%	\$500	\$708	\$4,826	\$4,327	\$4,118
50% / 0% / 50%	\$443	\$708	\$6,352	\$5,909	\$5,643
25% / 25% / 50%	\$462	\$708	\$5,574	\$5,113	\$4,866

 Proposed Assessment Scenario

Recommended Assessment Scenario (50% Parcel Area, 50% Frontage Length)- Distribution of Maintenance Costs

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	SJR HOLDINGS LLC &	DESERT HILLS MOTEL	1010 S CARSON ST	34,674	204	\$648
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$229
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$386
306306	V-R PROPERTY MANAGEMENT	GAS N SAVE MART	1360 S CARSON ST	20,038	130	\$403
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$309
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$664
306309	U S A FOREST SERVICE	U.S. FOREST RANGER STATION	1536 S CARSON ST	87,120	655	\$1,961
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$215
306311	CLEMMENSEN FAMILY TRUST 3/11/87	CARSON DERMATOLOGY	1100 S CARSON ST	16,553	99	\$313
306312	1122 SOUTH CARSON LLC	ARBY'S ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$311
306313	BENJAMIN P & LYDIA CHAYRA TR		1218 S CARSON ST	6,534	95	\$254
306314	CHAYRA BENJAMIN P & LYDIA	BURGER KING (S) LONG JOHN SILV	1250 S CARSON ST	61,420	309	\$1,026
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,761
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$71
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$468
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$204
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$537
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$1,396
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$583
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$77
330201	STATE OF NEVADA DEPT OF TRAN		1900 S CARSON ST	443,876	0	\$2,192
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$497
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	1	\$1,570
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	0	\$2,515
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$319
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$4,826
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$586
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$77
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$290
401207	HRP FAMILY SERIES LLC		230 FAIRVIEW DR	18,295	0	\$90
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$948
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$2,465
401229	KEN & LYNN MUNDEE FAM TRUST		250 FAIRVIEW DR	63,031	0	\$311
401230	CARSON OUTPARCEL LLC	OFFICE DEPOT	222 FAIRVIEW DR	103,673	443	\$1,547
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$807
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$136
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$834
405513	PIONEER MOTEL LLC	GATEWAY MOTEL	907 S CARSON ST	28,750	170	\$539
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$189
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$329
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$28
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$182
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$284
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$128
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$204
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$17
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$13
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$20
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$6
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$279
905109	D&P REAL ESTATE GROUP LLC	MICHAEL'S CYCLE WORKS	2680 S CARSON ST	45,302	0	\$224
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$2,383
905116	H & J LAND COMPANY LLC		S CARSON ST	14,375	103	\$312
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$868

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$923
905209	RNE CAPITAL LLC	VALLEY GLASS	2250 S CARSON ST	127,631	163	\$1,011
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$39
905211	COFFEE ROAD INVESTMENT LLC	OUT OF BOUNDS	2310 S CARSON ST STE #1	9,148	0	\$45
905212	COMMON GROUND CARSON	SPARKY'S BAR AND GRILL	2310 S CARSON ST STE #4	7,405	0	\$37
905215	LIQU 2007 FAMILY TRUST 9/4/07		2330 S CARSON ST	5,663	0	\$28
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$34
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$794
905220	SUNRISE LLC		2310 S CARSON ST STE #5	3,049	0	\$15
905221	BLUE HORIZONS LLC		2310 S CARSON ST STE #6	2,614	0	\$13
905222	TAMLIN INVESTMENTS LLC		2310 S CARSON ST STE #7	3,485	0	\$17
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$22
905224	2350 CARSON LLC		2350 S CARSON ST STE #3	3,572	0	\$18
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST STE #2A	4,356	0	\$22
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$1,264
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$39
911108	CUSTOM TRUCK ACCESSORIES INC	MINI LUBE GARAGE	3212 S CARSON ST	13,068	112	\$326
911109	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3244 S CARSON ST	17,424	146	\$427
911126	SFP-B LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$1,058
911128	E & L COURTRIGHT TR		3390 S CARSON ST	66,647	311	\$1,056
911129	SARA M DONNAN TRUST 6/10/87	APPLEBEE'S	3300 S CARSON ST	54,014	215	\$769
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$641
911134	CARSON CITY COMMERCIAL LP	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$800
911135	THEO PROPERTIES LLC		2910 S CARSON ST	146,362	364	\$1,574
911136	THEO PROPERTIES LLC		2800 S CARSON ST	187,308	412	\$1,888
911137	SLR BUILDING INC	SIERRA NEVADA SPAS	3270 S CARSON ST	49,266	147	\$587
911138	MARTINDALE INVESTMENTS 2 LLC		3217 S CURRY ST	41,034	0	\$203
911139	CARSON CITY NISSAN RE, LLC	NISSAN	2750 S CARSON ST	173,369	296	\$1,548
911201	STIVER LLC		3479 S CARSON ST	34,848	129	\$474
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$800
911206	TEIXEIRA FAM LIV TRUST 9/21/17	V & T SELF STORAGE	3301 S CARSON ST	39,204	47	\$303
911207	M & M ETCEMENDY TRUST 6/19/02	MILL HOUSE INN	3251 S CARSON ST	153,331	200	\$1,225
911208	WILLIAM D LANDRY 0402 TRUST		3201 S CARSON ST	96,703	130	\$781
911209	SMILEY GORDON L	BONANZA MOBILE HOME PARK	3179 S CARSON ST	121,532	247	\$1,178
911210	ERSKINE GENE	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$382
911211	KASSELLS ANDREW S		3101 S CARSON ST	20,909	70	\$267
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$616
911222	CBERT LLC		3355 S CARSON ST	30,492	101	\$387
911223	ANDREA T MANCUSO FAMILY LTD	CHERRY CREEK APARTMENTS	3349 S CARSON ST	114,127	73	\$734
911225	NORTHERN NEVADA COMSTOCK INV	GRANDMA HATTIES	2811 S CARSON ST	42,689	146	\$552
911231	HITTENMILLER-DEAN TRUST	CARSON TAHOE VETERINARY	3389 S CARSON ST	29,621	100	\$380
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$434
911233	CARSON DODGE-CHRYSLER, INC		2929 S CARSON ST	210,830	373	\$1,913
911245	AMC LAND & CATTLE LLC	CARSON DODGE CHRYSLER	3059 S CARSON ST	170,320	249	\$1,423
911246	SHIVJI HOSPITALITY LLC	SUPER 8 MOTEL	2829 S CARSON ST	46,086	146	\$569
911301	BEST VALUE MOTEL LLC	BEST VALUE MOTEL	2731 S CARSON ST	52,708	100	\$494
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$948
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$337
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$1,170
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$1,194
912302	MGP IX PROPERTIES LLC	JACK IN THE BOX (SOUTH)	3665 S CARSON ST	28,750	154	\$502
912303	MGP IX PROPERTIES LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$1,309
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$1,199

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
912311	MGP IX PROPERTIES LLC		3667 S CARSON ST	37,462	196	\$643
912312	MGP IX PROPERTIES LLC		3815 S CARSON ST	25,265	146	\$466
912314	MGP IX PROPERTIES LLC		3849 S CARSON ST	27,007	220	\$648
912315	MGP IX PROPERTIES LLC	IHOP	3883 S CARSON ST	25,265	195	\$581
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$719
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$634
912510	EDEN MANAGERMENTS		3947 S CARSON ST	42,689	238	\$767
912514	J C PENNEY PROPERTIES, INC	J C PENNEY'S	3939 S CARSON ST	256,568	0	\$1,267
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$290
912519	CARSON CITY PROPERTY LLC		4201 S CARSON ST	86,684	0	\$428
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$387
912522	CARSON SOUTHGATE LLC	BIG LOTS/BIG 5	4219 S CARSON ST	210,395	0	\$1,039
912523	CARSON SOUTHGATE LLC		4277 S CARSON ST	36,939	0	\$182
912524	CARSON SOUTHGATE LLC	BURLINGTON COAT FACTORY	4209 S CARSON ST	274,428	69	\$1,516
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$664
915207	CAMPAGNI PROPERTIES LTD		3550 S CARSON ST	87,120	274	\$1,071
915210	CAMPAGNI PROPERTIES LTD PARTNER		S CURRY ST / KOONTZ LN	40,075	0	\$198
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$1,229
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$570
915306	JJ SUMMERS LLC	TACO BELL (SOUTH)	4050 S CARSON ST	44,431	157	\$586
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$555
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$671
915317	CARSON GAMING LLC	CASINO FANDANGO	3800 S CARSON ST	324,958	657	\$3,140
915318	CARSON GAMING HOTELS LLC		3870 S CARSON ST	79,933	296	\$1,087
915319	JODA LIMITED PARTNERSHIP	MICHAEL HOHL MOTOR CO	3700 S CARSON ST	369,824	626	\$3,290
916106	AVITIA AVEL		4389 S CARSON ST	24,829	87	\$326
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$379
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$200
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$94
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$17
916120	DBB HOLDINGS INC		135 CLEARVIEW DR	39,204	0	\$194
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$1,487
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$583
916707	TANGLEWOOD NEVADA LLC	CARSON LANES	4600 SNYDER AV	161,608	333	\$1,576
919111	DUFUR ESPERANZA GUARDIAN		S CARSON ST	34,848	0	\$172
919114	HARRIS HOMES INC		4729 S CARSON ST	171,191	338	\$1,635
919120	DUFUR ESPERANZA GUARDIAN		4769 S CARSON ST	7,405	796	\$1,897
926207	CLEARVIEW LLC		4326 S CARSON ST	31,363	0	\$155
926208	SIMEON PROPERTIES LLC	SAVE MART SOUTH	4348 S CARSON ST	190,793	339	\$1,735
926209	CLEARVIEW LLC	HERITAGE BANK	4222 S CARSON ST	35,327	262	\$787
926605	BWI PROPERTIES LLC		4530 S CARSON ST STE #1	21,083	0	\$104
926606	4500 SOUTH CARSON LLC		4500 S CARSON ST	7,841	0	\$39
926607	BWI PROPERTIES LLC		4560 S CARSON ST STE #1	5,706	0	\$28
926608	CARSON TAHOE QUAIL CENTER		S CARSON ST	112,515	598	\$1,953
926609	BWI PROPERTIES LLC		4620 S CARSON ST STE #1	6,621	0	\$33
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$172
926802	KR-CARSON & APPION LLC		211 W APPION WY	17,860	66	\$242
928203	CHICK-CJS, LLC		4751 COCHISE ST	49,833	105	\$492
928204	BURGENER-CLARK LLC		4849 COCHISE ST	35,327	296	\$866
928205	BURGENER-CLARK LLC		4881 COCHISE ST	21,083	144	\$441
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$1,062
*add 00 to left of #			Totals	11,330,522	23,935	\$111,900

SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT MAINTENANCE LEVEL OF SERVICE STANDARDS

Owner: Carson City, acting by and through its parks and recreation and public works departments. All owner items are noted in grey.

NID: Neighborhood Improvement District [may direct and manage maintenance contract, authorize invoices, submit billing to City for payment]. If an official NID Board is not formed, then Carson City will be responsible for managing the NID maintenance contract.

Contractor: Third-party independent provider for landscaping, trash removal, and other related services as required.

Effective Date: This agreement will be effective upon the approval of the NID Agreement by the Board of Supervisors and the date of acceptance of bids by the NID for work under these standards.

Level of service standards outlined in this document are to guide regular maintenance tasks for the NID and are not intended for special events. Not all tasks in this document are the responsibility of the contractor, but are incorporated with the intent to ensure clear roles and responsibilities between owner, NID and contractor. *Exclusions: Graffiti removal will be the responsibility of the owner; all plant material will be under warranty for up to one year after installation and project acceptance from the owner. It is anticipated that plant material will be under warranty through the 2021 growing season unless otherwise determined by contract documents.* Plant replacements during the warranty period should be coordinated through the owner’s representative. Plant replacements or additions of plant material shall be conducted in good faith and mutual cooperation between the owner and the NID.

Task 1: General Standards

Guidelines: Paved pathways, multi-use paths, concrete sidewalks and other paved areas will have smooth surfaces, be properly marked or signed and, where night use is intended, be adequately lighted. Pathways and parking lots will be free of litter. Multi-use path will receive periodic crack repair and pavement surface treatments to maintain the pavement. Contractor will provide a cleaning/power washing schedule to assist NID in coordination with business owners and scheduling of activities.

General Tasks

Task	Description	Frequency	Season
Clean-up	Rake and remove leaves and debris from landscape areas. Sweep/blow sand, rocks, and other debris from sidewalks and multi-use paths.	Bi-weekly or as needed throughout the year.	Year round.

Task	Description	Frequency	Season
Litter, Trash, & Debris	Pick-up all litter, trash, and other debris; dispose of properly. Maintain sites to be aesthetically attractive with minimal litter present.	Minimum once every 2 weeks or as needed in landscape areas. Trash containers shall be emptied on a weekly occurrence or as needed.	Year round.
Accident Clean-up	Clean-up from vehicle accidents, including repair of irrigation systems, removal and replacement of plant stock, curbs and walks, general clean-up, and debris removal. Report any vehicular damage or vandalism to the City.	As needed. These instances will be directed by the City and the contractor compensated on a "Time & Materials" basis. These incidents must be handled within a 24 hour period.	Year-round as directed.
Clean sidewalks	Keep free of hazards and debris by sweeping, washing or blowing	Clean as necessary Power washing once annually	Year round
Clean benches	Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Inspect regularly and clean as necessary Steam cleaning or similar method once annually or as needed	Year round
Weed Control- Sidewalk and multi-use paths	Remove all invasive vegetation chemically or mechanically. Maintain 3' set back off roads and sidewalks/multi-use paths/pathways to be clear for ADA access.	As needed	April 15-November 1
Crack repair and pavement surface treatment- Multi-use Path	Crack sealing and slurry/micro seal of multi-use path	Crack sealing- Every 2 years Slurry/micro seal- Every 5 years	March-November, when pavement and air temperatures permit.

TASK 2: Landscape Area Standards

Guidelines: Landscape areas will contain healthy, attractive plants that lend variety, color and interest to the landscape. These areas will be litter, weed and pest free. Landscape areas will be maintained to provide secondary functions such as barriers, animal habitat, and dust and erosion control. All trees, shrubs and other plants will be trimmed, pruned or otherwise maintained to achieve natural form and enhance aesthetics.

Landscape Area Tasks

Task	Description	Frequency	Season
Shrub Pruning	Prune shrub beds to achieve or maintain a natural form specific to the species. Prune out all deadwood. Remove pruning debris from site.	Bi-annually or as necessary for sidewalk, line of sight and traffic clearance.	Winter, Spring, or Fall, depending on species.
Plant Care	Prune, remove, and dispose of any dead plant material.	As needed.	Spring or Fall.
Plant Maintenance	Corrective pruning to perennials and shrubs to thin trunk stems and branches; reduce all ornamental grasses to a 8” height with a rounded or angled crown (per U.N.C.E recommendations) between February and March	A minimum of once annually.	During dormancy.
Plant Replacement	Replace dead/missing plants with same or approved substitute.	Per occurrence.	Spring or Fall.
Trees	Prune trees to achieve a natural form specific to the species. Trees shall be pruned for 8’ clearance above sidewalks. Remove all stakes & ties after one year; unless the City directs certain trees to remain staked. All existing staked trees shall be maintained so staking complies with provided tree planting detail. Prune new trees after one year for proper shape and health; replace dead trees. Maintain all tree wells at all times to ensure adequate reservoir capabilities and proper form (as depicted on tree planting detail).	As needed or as required for visibility or sight clearance.	As necessary.
Tree Replacement	Replace dead/missing trees with same plant species and size/ or approved substitute of species and size. Plantings must conform to City approved planting details provided to the contractor.	Per occurrence.	Spring or Fall. During irrigation season.

Task	Description	Frequency	Season
Tree and Plant Fertilization	Provide additional nutrients to tree and plants to aide in growth, appearance and overall health.	A minimum of 2 times annually based on recommended amounts for Tree and Plants in landscaped areas. Recommendations may come from City Staff.	Annually
Pest Control	Identify and control pests through chemical, biological or mechanical means.	As needed	Year round.
Weed Control	<p>Remove weeds chemically or manually. Remove all weed debris from site.</p> <p>Any weeds greater than 6 inches tall shall be removed manually and not by chemical means. Weeds less than 6 inches tall should be treated chemically with an approved post emergent herbicide product.</p> <p>Remove all volunteer trees, shrubs, and suckers as needed and dispose all of debris.</p> <p>No restricted use pesticides shall be used.</p> <p>Remove and dispose of noxious weeds by appropriate means. Pre-emergent weed control herbicides shall be applied to all rock mulch and D.G. areas annually (see Wood and Rock Mulch section).</p>	Inspect monthly, remove or chemically treat as needed.	Year round.
Wood and Rock Mulch	<p>Install approved shredded cedar bark mulch in all plant basins (trees <u>and</u> shrubs) at a minimum 2” depth to achieve uniform coverage.</p> <p>Rock mulch must be maintained to be free of debris and uniform coverage so no weed fabric is exposed.</p> <p>An approved pre-emergent product must be applied to all rock mulch areas every year in early February.</p>	<p>Wood mulch to be applied once annually.</p> <p>Rock mulch must be maintained at all times during the course of the contract.</p> <p>Pre-emergent applied to rock mulch areas once annually.</p>	Install wood mulch in the Spring prior to May 31 st . Maintain all mulches year-round.

Task	Description	Frequency	Season
Greenbelt Turf Area – Mowing	The recommended height of cut for the turf is 3”.	Mowing occurrence will be a minimum 1 time a week during the growing season. Multiple occurrences may be necessary during excessive growth periods (May – Sept.) to prevent a pile up of clippings on the surface.	April – October. Mowing occurrences may happen before or after this range if deemed necessary by City Staff.
Aerification of Turf Area	A hollow tine aerification to promote growth and combat compaction of the turf area.	Minimum 2 times a year (Spring and Fall). Additional aerifications may be recommended by City staff based on overall condition of turf.	Annually
Fertilization of Turf	To promote the growth and enhance the overall health of the turf by providing the Macro and Micro Nutrient supplements.	A minimum of 2 times annually. Amount should be based on the recommended pounds of nitrogen per thousand square feet, per year for the established turfgrass species. The total pounds of product may vary based on the nutrient analysis of N-P-K in the given product.	Annually
Grade	Maintain smooth surfaces as necessary by mechanical means	As needed	April 15-November 1
Rake	Hand raking for small obstructions and debris	As needed	Year round
Leaf Removal	Rake or blow off as needed	As needed	April 15-November 1

Task 3: Irrigation Systems Standards

Guidelines: Irrigation systems will deliver optimum water to each plant type at the lowest cost and with maximum water resource conservation. All systems will comply with legal requirements and will protect safety of the public water system.

Irrigation Systems Tasks

Task	Description	Frequency	Season
Irrigation – Start-up	Owner responsibility. Charge backflows. System start-up following site specific procedures, check for leaks and proper operation.	Annually or as needed based on weather and drought conditions.	Spring The City reserves the right to direct the Contractor to irrigate in the winter season if dry conditions warrant it. The Contractor may be directed to hand water as needed in the event the system or zones are not operable for winter season watering.
Irrigation – Test Backflows	Test and repair backflow prevention devices pursuant to Carson City Public Works (CCPW) requirements. Provide copy of completed test certificate to the City.	Annually	After start-up, provide report copies to CCPW no later than June 30th.
Irrigation – Controllers	The Contractor will coordinate with the City to utilize the City’s central control system, but the contractor will be responsible to monitor and verify all watering programs.	On-going	During irrigation season or whenever system is operational.
Irrigation – Operation	Monitor and adjust system for proper operation.	Coordinate changes in scheduling with City staff.	During irrigation season or whenever system is operational.
Irrigation – Valves & Boxes	Repair valves, wires and solenoids, and boxes; maintain visible box lids, replace or raise when necessary. Keep all valve boxes bolted down with stainless steel bolts to provide security and deter vandalism.	As needed whenever damage is present	During irrigation season or whenever system is operational.

Task	Description	Frequency	Season
Irrigation – Drip Systems	Monitor health of all plants and trees, and ensure that all irrigation zones are working properly and adequate irrigation programs are operating and functional.	As needed	During irrigation season or whenever system is operational.
Irrigation – Shut Down & Winterize	Owner responsibility. Shut off water service; winterize all backflows, lines, and fixtures using compressed air and blowing all lines.	Annually or as needed based on weather and drought conditions.	Fall and as determined by freezing temps.
Irrigation – Upgrades and New Installation	Upgrade/install new drip systems.	As directed by the City. The contractor will be compensated on a “Time & Materials” basis.	As necessary.
Repair & Replace Heads	Broken heads and lateral line leaks/breaks to be repaired or replaced before next watering cycle by contractor, includes material failures, vandalism etc. All repairs performed by contractor. On a preventative basis, replace all heads at each site with new or reconditioned sprinkler heads.	Based on system inspections.	April 15-November 1
Quick Couplers	Insure proper seating, and placement in valve box, clean from debris	As needed	April 15-November 1

Task 4: Snow Removal Standards

Guidelines: Snow removal will be provided to ensure safety within a reasonable timeframe and manner in high traffic areas within the NID boundaries (see map). NID will work cooperatively with contractor to negotiate thresholds to reduce duplication of efforts and maximize time frames for ease of the contractor if providing service to others in the vicinity, especially adjacent property owners.

Snow Removal Tasks

Task	Description	Frequency	Season
Snow removal – Multi-use path	Remove mechanically, physically or chemically as available, in designated locations, with priorities set by NID, but general guideline will be after a 2” snow accumulation and rising. Provide ice melt product (product must be pre-approved by owner) to reduce slips and falls in high traffic areas. High traffic areas to be specified and agreed upon between the City and the NID Contractor.	As needed in response to 2” snow accumulation and rising.	October-June

Annual Maintenance Cost Estimate

South Carson Street- Neighborhood Improvement District Annual Maintenance Cost Estimate

UPDATED:

3/6/2020

Scope Item	Existing Cost	Future Quantity	Future Unit Cost	Unit	Future Cost	Difference (Funded by NID)	Notes
Sidewalk Maintenance		125,599.00	\$ 0.25	Square Feet	\$31,400		Empty trash containers (weekly), trash/leaf/debris removal (bi-weekly), weed control (as needed), and power washing (once annually)
Multi-Use Path Maintenance		104,970.00	\$ 0.37	Square Feet	\$38,839		Trash/leaf/debris removal (bi-weekly), weed control (as needed), snow removal within 24 hours of snow event (2" snow accumulation and rising) Crack repair (crack sealing every 2 years) and pavement surface treatment (slurry/micro seal every 5 years)
Trees		393.00	\$ 50.00	Each	\$19,650		General tree care, pruning
Landscape Area and Irrigation Maintenance		15.00	\$ 2,950.00	Acres	\$44,252		Shrub pruning, plant care, test backflows, repair, controllers, operation, valves & boxes, pest control, weed control, wood & rock mulch, clean-up- litter, trash & debris, accident clean-up, plant maintenance, plant replacement, tree replacement, irrigation watering costs, greenbelt turf area mowing and fertilization
* Parks- Linear Ditch Greenbelt Maintenance	\$ 17,440						
** Public Works- Sidewalk Maintenance	\$ 4,800						
	\$ 22,240				\$134,140	\$111,900	

Notes:

* Represents cost for staff labor costs (\$14,235) and materials/equipment costs (\$3,205) for a total of \$17,440. Staff labor costs include 675 maintenance staff hours (seasonal, inmate and Parks maintenance worker) annually to maintain the Linear Ditch Greenbelt area. The scope of work includes mowing and clean-up, pruning, irrigation repairs, irrigation turn-on and winterization, aeration, and fertilization. Materials/equipment costs include purchase of fertilizer and herbicide chemical, as well as costs associated with equipment repair and maintenance.

** Represents cost for staff labor costs and materials/equipment costs. Staff labor costs include approximately 108 maintenance staff hours annually to perform, weed abatement (spraying and removal) along South Carson Street between Fifth Street and Appion Way.