

From: [Darren Schulz](#)
To: [Nancy Paulson](#); [Stephanie Hicks](#)
Cc: [Dan Stucky](#); [Lee Plemel](#)
Subject: FW: South Carson Street NID
Date: Tuesday, March 17, 2020 10:51:43 AM
Attachments: [image002.png](#)

THE BOS HAS BEEN BCC'D ON THIS E-MAIL:

All,

Here our staff's response to Shelly's comments/questions:

1. ***The frequency of the assessment. Will the amounts be billed incrementally or in a lump sum?***

The assessments are divided into the quarterly property tax payments.

2. ***Will there be an annual cost review with an opportunity for the owners of properties being assessed to provide feedback on the quality of maintenance and any proposed future increases in assessments?***

Supervisor Bonkowski's response is accurate: ***"The maintenance costs in the NID are reviewed by the NID Board of Directors in cooperation with the City, however the NID Board controls. The City sets the maintenance standard level, but the Board can exceed that maintenance standard should they choose, and if they are willing to pay the additional cost (for example, snow removal boundaries within the NID). There is a tiered assessment program in the downtown NID based on the level of services provided to a property. With the downtown NID, our biggest issue has been communication between the NID Board and the rest of the property owners in the NID. There have been accusations of favoritism, lack of noticing of meetings, lack of input from anyone outside the Board. The City stepped in this last year to require better noticing and to adjust the maintenance standards and reserve amounts. Except for the communication issue, the downtown NID has functioned well."***

However, I would also add that a non-profit NID Board may not be formed for South Carson NID. That will involve property owners taking the lead to establish that. Until a non-profit board is established, it would be up to the City to manage the maintenance contracts.

Also, a notice of the assessment is given annually to the property owners, and there is an opportunity to protest the assessment at the Board of Supervisors and request to modify maintenance levels.

3. ***Are the US Forest Service and State of Nevada legally obligated to pay their fair share? Since the State's portion of the annual assessment is fairly substantial, if***

they refuse to participate, the other property owners in the District will have to pick up the slack which means the estimates for participating members will be higher than represented.

Per our DA's office, NRS 271.407 allows for the State to be assessed through a NID. Per NRS 271.040, the Federal government can be assessed if they consent to the assessment. Therefore, the US Forest Service would have to agree to the assessment, so there is a possibility that they could refuse to participate, therefore increasing the assessments for other properties within the NID.

4. *Will the list of Improvement District members continue to be refined to ensure, for example, that every parcel in a shopping center with multiple property owners is a paying member of the District? I know of at least two properties that did not appear on the list I reviewed at Monday's meeting of parcels being assessed.*

Yes, the properties will be reviewed again after receiving direction from the Board at the 3/19 meeting. Staff will ensure that the final list of properties is accurate and covers any discrepancies from the preliminary list developed for the 3/9 NID meeting. One clarification to Supervisor Bonkowski's previous response is that this NID implementation is being done through a provisional order, therefore an approval from the majority of the property owners is not required for implementation.

Thanks,

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