



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 15, 2021

Staff Contact: Lee Plemel, Community Development; Dan Stucky, Public Works

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed resolution adopting a provisional order establishing the South Carson Street Neighborhood Improvement District ("SCNID") under NRS Chapter 271 to provide for the ongoing maintenance of the South Carson Street Complete Streets Project. (Lee Plemel, lplemel@carson.org; Dan Stucky, dstucky@carson.org)

Staff Summary: The purpose of this item is to initiate the process of creating the SCNID. The assessment of properties within the SCNID would provide for the cost of ongoing cleaning and maintenance of the sidewalk, pathways and landscape improvements as part of the South Carson Complete Streets Project. The proposed SCNID generally 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.

Agenda Action: Resolution **Time Requested:** 20 minutes

Proposed Motion

I move to adopt Resolution 2021-R-__.

Board's Strategic Goal

Economic Development

Previous Action

February 20, 2014 - The 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 subsequently formed for the maintenance of the Downtown Carson and Curry Streetscape Project improvements constructed in 2016 and 2018.

March 19, 2020 - The Board of Supervisors discussed the process to implement the SCNID to assess the property owners in FY 2021. The Board did not implement the SCNID for FY 2021 because the project was not complete and directed staff to bring back the item in 2021 for implementation of the NID in FY 2022.

March 4, 2021 – The Board provided direction to staff regarding the area to be included within the SCNID and the methodology for assessing properties.

Background/Issues & Analysis

The purpose of this item is to initiate the process to form the SCNID. On a parallel track with another item on this Board of Supervisors agenda, the SCNID assessment for FY 2022 will be initiated.

The South Carson Complete Streets project included full street improvements from 5th Street to the I-580/South Carson Street interchange, as well as significant upgrades and expansion to critical utility infrastructure along the corridor. The purpose of the SCNID is to provide for the ongoing maintenance of sidewalks, landscaping, pedestrian and bike pathways, and other street furniture and amenities within the SCNID area. The assessment will not be used for roadway maintenance, which comes from other funding sources.

NRS Chapter 271 provides for the procedures for establishing a NID. The resolution associated with this item initiates the actions necessary for establishing the SCNID. To complete the establishment of the SCNID, the following actions will be scheduled for the Board of Supervisors meeting of May 20, 2021:

- 1) A public hearing to consider complaints, protests and objections to the assessment, notice of which will be sent to property owners and published in the newspaper (NRS 271.305);
- 2) Adoption of a Resolution to pass on the merits of any protests (NRS 271.310[2]) and make other determinations regarding the establishment of the SCNID (NRS 271.325[1]); and
- 3) Introduce an ordinance to establish the SCNID (NRS 271.325[3 & 6]).

The following is a general summary highlighting some of the provisions of the proposed SCNID:

- The recommended assessment scenario consists of 50% weighting of parcel area and 50% weighting of frontage length. With this weighting, properties directly fronting on S. Carson Street pay a higher share of the cost of maintenance than properties not directly fronting on the street, so properties with a more direct benefit from the improvements pay a proportionally higher share of the costs.
- The SCNID pays for maintenance of landscaping, 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 SCNID 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 on and fronting its respective properties, such as the park area east of the Stewart Street roundabout.
- The assessment may not be used by the City for any other purpose than South Carson Complete Streets Project maintenance.
- The total assessment to property owners in the first year will be \$68,870, which is the first-year base assessment amount of \$119,620 minus \$50,750, the amount estimated to be collected in the first year for City right-of-way licenses along S. Carson Street. The base assessment amount will be reduced each year by the amount anticipated to be collected from City right-of-way licenses.
- The assessment will increase each year based on the Consumer Price Index (CPI), but the assessment will be reduced once certain reserve levels are met to provide only for the actual costs of maintenance.
- 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.

Refer to the attached resolution and associated documents for more detail on the assessment methodology, maintenance standards, and other provisions of the SCNID.

Contact Lee Plemel at 283-7075 or lplemel@carson.org or Dan Stucky at 283-7084 or dstucky@carson.org for any questions regarding this item.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 271

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: South Carson Street Neighborhood Improvement District Fund - Special Revenue Fund and Accounts to be created for FY 2022 Budget.

Is it currently budgeted? No

Explanation of Fiscal Impact: The proper accounts will be set up by the Finance Department to collect and distribute funds related to the SCNID maintenance.

Alternatives

- 1) Modify the SCNID provisions in the Resolution.
- 2) Do not implement the SCNID and provide direction to staff on maintenance costs.

Attachments:

[Resolution.DRAFT.SCNID Provisional Order.docx](#)

[1.SCNID.Resolution.Exhibits.pdf](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2021-R-__

A RESOLUTION ADOPTING A PROVISIONAL ORDER TO ESTABLISH THE SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT TO PROVIDE FOR THE ONGOING MAINTENANCE OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT PURSUANT TO NRS CHAPTER 271.

WHEREAS, NRS 271.265 authorizes the City construct and maintain a “neighborhood improvement project;” and

WHEREAS, a neighborhood improvement project as defined in NRS 271.147 includes improvements such as landscaping, sidewalks, ramps and plazas, among other things, and a “project” as defined in NRS 271.175 includes maintaining the project; and

WHEREAS, NRS 271.280 establishes the procedures to establish a Neighborhood Improvement District for a provisional order by the Board of Supervisors; and

WHEREAS, the South Carson Street Complete Streets Project (“Project”) was completed in 2020; and

WHEREAS, the Board of Supervisors (“Board”) approved the Plan of Expenditure for the use of a one-eighth percent sales tax for commercial corridor improvements including South Carson Street, and the approved Plan of Expenditure includes provisions for maintenance of corridor improvements through a Neighborhood Improvement District assessment; and

WHEREAS, the Board estimates the total cost of maintenance of the Project to be \$141,860 in the first year, \$22,240 of which is to be paid by the City based on the current amount the City spends on such maintenance within the area and \$119,620 of which is established as the based assessment to be paid by the benefitted parcels within the South Carson Neighborhood Improvement District (“SCNID”), and

WHEREAS, the Board has directed staff to apply right-of-way license fees that are collected by the City from properties within the SCNID towards the maintenance assessment obligation of \$119,620 for the benefitted parcels within the SCNID, which is estimated to be \$50,750, resulting in a special assessment of \$68,870 to be levied against the benefitted parcels within the SCNID in the first year of assessment.

NOW, THEREFORE, the Carson City Board of Supervisors does hereby resolve that:

1. The South Carson Neighborhood Improvement District is hereby provisionally ordered established in accordance with the provisions of NRS Chapter 271 and this Resolution, with the boundaries of SCNID as described in Exhibit A;

2. The total amount to be assessed to property owners within the SCNID in the first year (FY 2022) is \$119,620, 50 percent of which will be distributed among the properties within the SCNID based on the total square footage of the property relative to the total square footage of properties within the SCNID, and 50 percent of which will be distributed among the properties within the SCNID based on the properties' lineal frontage length abutting South Carson Street or abutting a City right-of-way property fronting on South Carson Street relative to total property frontage of all properties within the SCNID abutting South Carson Street or abutting a City right-of-way property fronting on South Carson Street;

3. The total annual maintenance cost estimate to be assessed to the property owners as described in paragraph 2 above shall be reduced each year by the projected amount that will be collected through City right-of-way licensing agreements for City real property, easements, or other interests comprising right-of-way adjacent to properties located within the SCNID for the fiscal year in which the assessment is collected. After this reduction in total assessment is calculated, the assessment shall be distributed among each property within the SCNID in accordance with formula described in paragraph 2 above and more specifically described for FY 2022 in Exhibit B;

4. The SCNID assessment, including the amounts assessed to the property owners and the City's contribution share, shall increase each year by the Consumer Price Index for *All Urban Consumers* ("CPI") – All Items (1982-1984=100), as published by the U.S. Department of Labor, Bureau of Labor Statistics for the twelve month period ending December 31 next preceding the year for which the increase is being calculated, or by 5%, whichever is less. This assessment amount shall be the "base assessment" for each year. An assessment shall not decrease from the prior year if the CPI is negative for an evaluated period;

5. Notwithstanding the provisions in subparagraph 4 above for annual assessment increases, the annual property owners' assessment shall be reduced if actual maintenance costs are less than the amount collected and a reserve of not less than 20 percent is projected to be maintained. For the purposes of the fund reserves calculation, maintenance costs and revenues shall be projected each year for the following fiscal year and not less than four years following the next fiscal year, and maintenance costs shall include projections for periodic maintenance that does not occur annually, such as pathway crack sealing. If after the projected period a reserve of more than 20 percent of the average annual maintenance cost is projected to be maintained, the property owners' assessment shall be reduced to an amount that results in a projected 20 percent reserve at the end of the projected assessment period. The City's contribution to the SCNID shall continue to increase in accordance with subparagraph 4 above, and the base assessment value shall continue to be calculated each year in accordance with subparagraph 4 above regardless of whether the actual assessment is increased in any given year;

6. The SCNID assessment shall be paid by each property owner in conjunction with the owner's property taxes for the year, divided into quarterly payments. Penalties and interest for delinquent amounts will be calculated in the same manner as for real property taxes. The assessment amount shall constitute a lien upon an assessed property and have the same priority as a lien for property taxes;

7. The City shall prepare the annual assessment estimate to be considered by the Board of Supervisors in conformance with the requirements of NRS Chapter 271. After the assessment is confirmed, the Clerk's Office shall submit the list of parcel numbers and the assessed amount for each property to the Carson City Treasurer. The Treasurer is authorized to reduce or waive the amount for good cause pursuant to NRS 361.483 and NRS 361.4835;

8. In the second year of assessment and all subsequent years, Carson City must itemize and document the alleged increased maintenance costs by spreadsheet and corroborating documentation, which may include actual costs of maintenance or the cost of contracting the maintenance to a private company, as applicable;

9. The City shall establish a procedure for obtaining a hardship determination based on a property owner's ability to pay the assessment pursuant to NRS 271.357;

10. The Project improvements that are to be maintained through the SCNID assessment are shown in Exhibit C;

11. The Project improvements will be maintained in accordance with the maintenance plans described in Exhibit D;

12. The assessments to be made upon all parcels benefited by the project as described in this Resolution are hereby declared to be proportional to the benefits received;

13. May 20, 2021, is hereby set as the date on which the owners of tracts to be assessed, or any other interested persons, may appear before the Board of Supervisors at its regular meeting beginning at 8:30 a.m. in the Community Center, Robert "Bob" Crowell Board Room, 851 E. William Street, to be heard as to the propriety and advisability of acquiring or improving, or acquiring and improving, the project or projects provisionally ordered in accordance with NRS 271.305;

14. This provisional order and resolution establishing the SCNID shall be furnished to the Clerk-Recorder and filed, recorded and numbered in the office of the Clerk-Recorder; and

15. The officers and employees of Carson City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this provisional order and resolution.

ADOPTED this ____ day of _____ 2021.

AYES: Supervisors _____

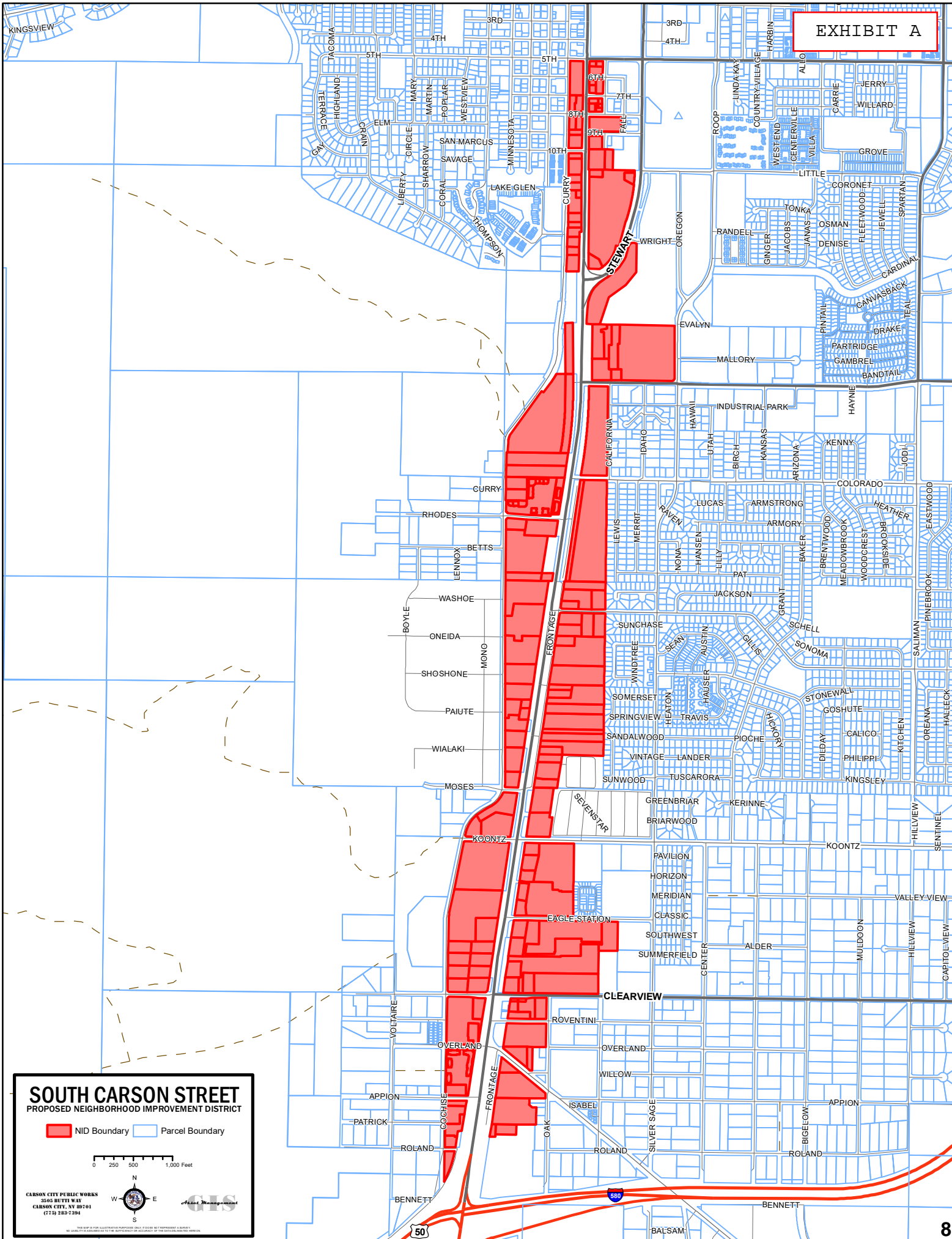
NAYES: Supervisors _____

ABSENT: Supervisors _____

LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder



SOUTH CARSON STREET
 PROPOSED NEIGHBORHOOD IMPROVEMENT DISTRICT

█ NID Boundary █ Parcel Boundary

0 250 500 1,000 Feet

CARSON CITY PUBLIC WORKS
 2565 BUTTE WAY
 CARSON CITY, NV 89701
 (775) 283-7394

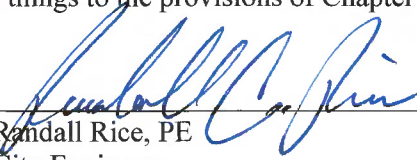
THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A GUARANTEE OF ACCURACY OR LIABILITY BY THE CITY OF CARSON CITY.

South Carson Neighborhood Improvement District
FY 2022
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Randall Rice, PE
City Engineer

Dated at Carson City, Nevada, April 1st, 2021.

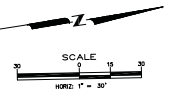
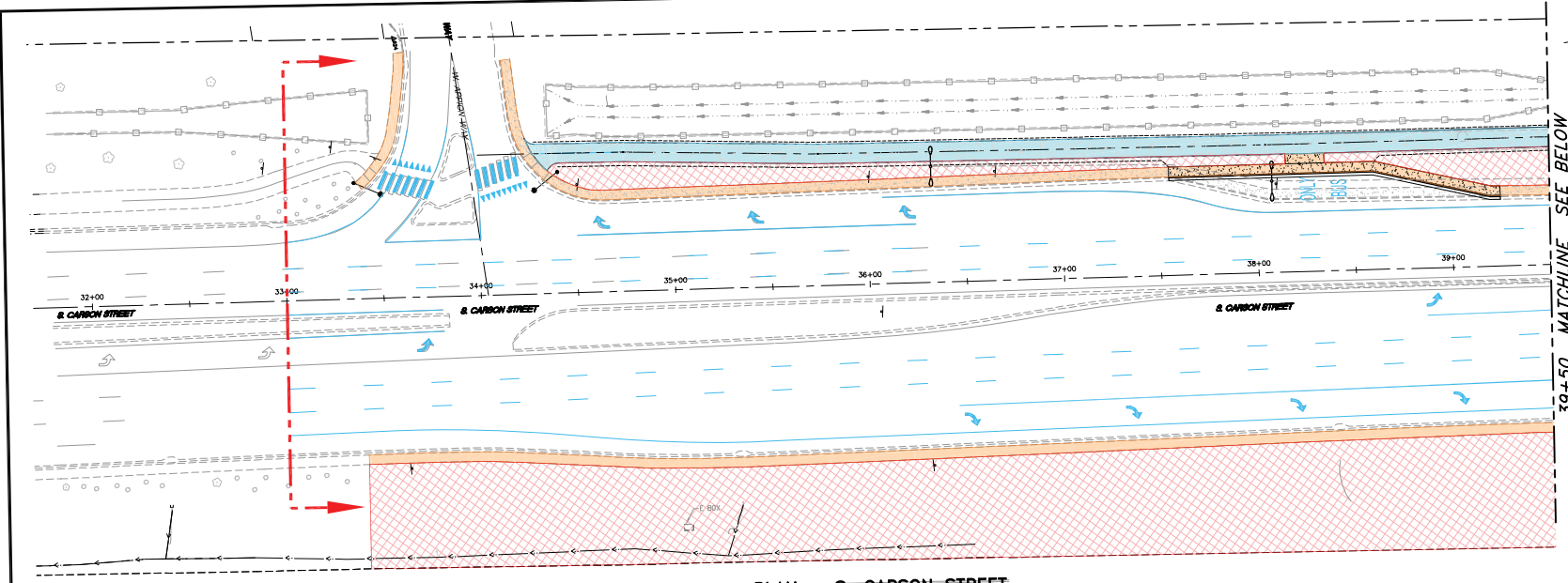
Estimated Annual Maintenance Cost =	\$141,860
Existing City Cost to Maintain South Carson Street Corridor =	(\$22,240)
Estimated Annual South Carson License Fee Revenue =	(\$50,750)
Annual Assessment Cost to SCNID =	<u>\$68,870</u>

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	\$403
306304	NEWMAN CONSTRUCTION LTD	CARSON CAR WASH	1300 S CARSON ST	12,197	72	\$142
306305	LOFTIN & LOFTIN LLC		1356 S CARSON ST	20,473	122	\$240
306306	V-R PROPERTY MANAGEMENT	GAS N SAVE MART	1360 S CARSON ST	20,038	130	\$251
306307	CDX2 LLC		1400 S CARSON ST	15,682	99	\$192
306308	CARSON VALLEY OIL COMPANY, INC	SHELL STATION (SOUTH)	1462 S CARSON ST	33,106	214	\$413
306310	EASTERN SIERRA PROPERTIES LLC		111 W 10TH ST	11,326	68	\$134
306311	CLEMMENSEN FAMILY TRUST 3/11/87	CARSON DERMATOLOGY	1100 S CARSON ST	16,553	99	\$195
306312	1122 SOUTH CARSON LLC	ARBYS ROAST BEEF RESTAURANT	1122 S CARSON ST	16,117	99	\$194
306313	BENJAMIN P & LYDIA CHAYRA TR		1218 S CARSON ST	6,534	95	\$160
306315	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	49,484	649	\$1,105
306318	CHAYRA BENJAMIN P & LYDIA	ARNULFO MEXICAN FOOD	1250 S CARSON ST	42,079	196	\$413
306319	CHAYRA BENJAMIN P & LYDIA	CHINA BISTRO	1280 S CARSON ST	61,420	113	\$347
308201	900 CARSON LLC		845 S CURRY ST	14,375	0	\$42
308202	900 CARSON LLC		800 S CARSON ST	14,375	170	\$293
308203	900 CARSON LLC	CARSON STATION PARKING LOT	S CARSON ST	10,019	66	\$127
308204	900 CARSON LLC	CARSON STATION	900 S CARSON ST	28,750	169	\$334
309203	CUBIX ORMSBY LLC	ORMSBY HOUSE HOTEL/CASINO	600 S CARSON ST	74,488	440	\$868
309204	CUBIX CORPORATION	AM-PM MINI MARKET(CARSON ST)	720 S CARSON ST	18,731	210	\$365
309205	CUBIX ORMSBY LLC	ORMSBY HOUSE (S. PARKING LOT)	107 W 7TH ST	15,682	0	\$46
330201	STATE OF NEVADA DEPT OF TRAN		1900 S CARSON ST	443,876	0	\$1,297
330202	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	100,188	1	\$294
330305	NEVADA RURAL HOUSING AUTHORITY	SOUTHGATE MANOR APARTMENTS	2100 CALIFORNIA ST	317,552	1	\$929
330401	STATE OF NEVADA DIV OF ST LANDS		2361 S CARSON ST	509,216	0	\$1,488
330402	STATE OF NEVADA DIV OF ST LANDS		S CARSON ST	64,033	1	\$189
401101	CARRINGTON COMPANY	CARSON CITY MALL	1313 S CARSON ST	514,879	977	\$2,949
401102	CARRINGTON COMPANY		1457 S CARSON ST	22,651	203	\$366
401103	STEWART LLC, SER OF CARRINGTON		1108 S STEWART ST	15,682	0	\$46
401104	CARRINGTON COMPANY INC	STATION GRILL & ROTISSERIE	1105 S CARSON ST	15,246	92	\$181
401207	CCPD PROPERTIES LLC		230 FAIRVIEW DR	18,295	0	\$53
401226	SCP 2006-C23-092 LLC		220 FAIRVIEW DR	63,162	272	\$587
401227	LOWE'S HIW, INC		430 FAIRVIEW DR	499,198	0	\$1,458
401229	JAMES J STEVENSON, A CORP		250 FAIRVIEW DR	63,031	0	\$184
401231	SOUTHERLAND, RUDI		222 FAIRVIEW DR	67,954	443	\$854
401232	CARSON OUTPARCEL LLC	OFFICE DEPOT	236 FAIRVIEW DR	35,719	0	\$104
405107	CARSON CITY PLAZA LLC	PLAZA MOTEL	801 S CARSON ST BLDG 1	75,359	186	\$495
405509	M&E, LLC		1055 S CARSON ST	27,443	0	\$80
405512	COPPER TREE LLC	COPPER POINTE	1001 S CARSON ST	45,302	261	\$518
405513	PIONEER MOTEL LLC	GATEWAY MOTEL	907 S CARSON ST	28,750	170	\$335
406101	VISION INVESTMENTS GROUP, INC		501 S CARSON ST	5,663	69	\$119
406102	CUBIX ORMSBY LLC	ORMSBY HOUSE (E. PARKING LOT)	515 S CARSON ST	17,424	104	\$205
406104	VISION INVESTMENTS GROUP, INC		E 5TH ST	5,663	0	\$17
406601	SLAUGHTER SUZY		603 S CARSON ST	5,663	66	\$114
406602	MAPLE TREE TOWNHOMES LLC		651 S CARSON ST	8,712	103	\$178
406604	MONEY PIT PARTNERSHIP		111 E 6TH ST	16,988	19	\$78
406701	DRUDGE FAMILY TRUST 5/18/17		701 S CARSON ST	8,276	70	\$128
406702	GAVIN FAMILY TRUST 10/19/16		177 E 7TH ST	3,485	0	\$10

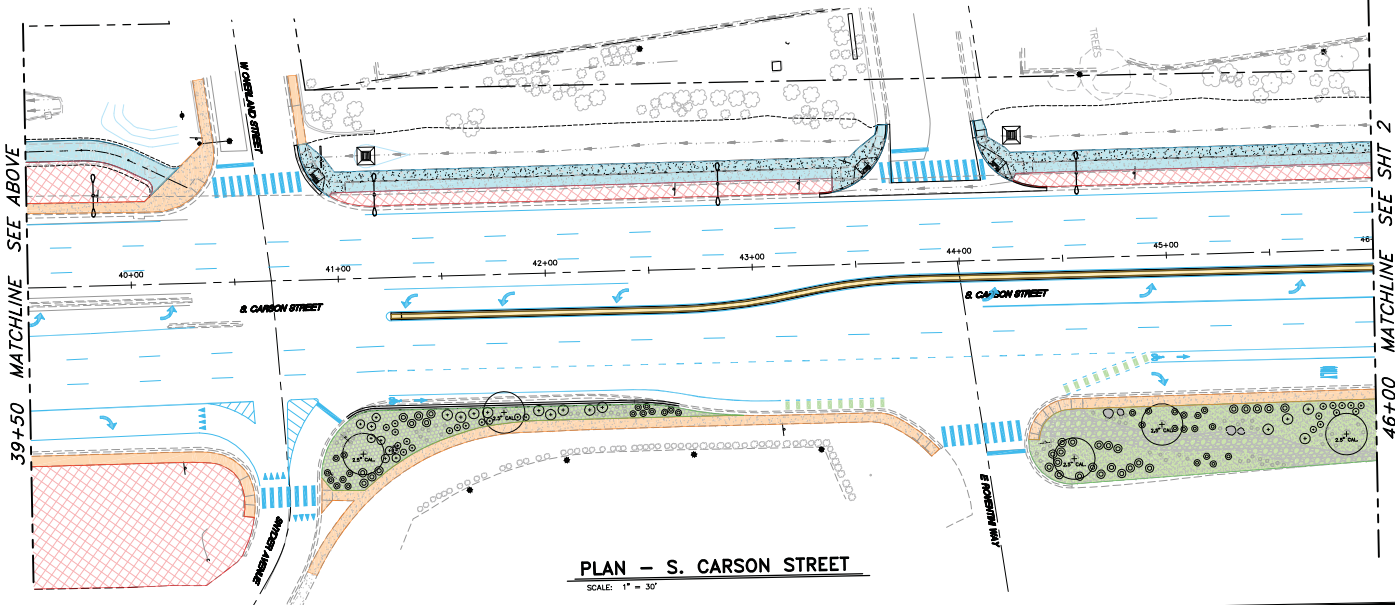
Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
406703	THE TIMBERS LLC		714 S PLAZA ST	2,614	0	\$8
406704	THE TIMBERS LLC		716 S PLAZA ST	4,008	0	\$12
406705	THE TIMBERS LLC		E 8TH ST	1,307	0	\$4
406706	711 BUILDING GROUP LLC		711 S CARSON ST	8,276	102	\$175
905109	D&P REAL ESTATE GROUP LLC	MICHAEL'S CYCLE WORKS	2680 S CARSON ST	45,302	0	\$132
905110	CAMPAGNI PROPERTIES LP		2590 S CARSON ST	255,262	480	\$1,456
905116	D&P REAL ESTATE GROUP LLC		S CARSON ST	14,375	103	\$194
905118	FIRST INTERSTATE BANK OF NEVADA	WELLS FARGO BANK (S CARSON ST)	2424 S CARSON ST #110	79,584	203	\$533
905119	CAMPAGNI PROPERTIES LTD PARTNER		2443 S CURRY ST	43,037	0	\$126
905207	MAC DONALD FAMILY 1998 TRUST	SAND AND WEST FEED STORE	2292 S CARSON ST	114,998	152	\$561
905209	RNE CAPITAL LLC	VALLEY GLASS	2250 S CARSON ST	127,631	163	\$614
905210	LT PILGRIM REV TR 8/4/15		2350 S CARSON ST	7,841	0	\$23
905211	COFFEE ROAD INVESTMENT LLC	OUT OF BOUNDS	2310 S CARSON ST STE #1	9,148	0	\$27
905212	COMMON GROUND CARSON	SPARKY'S BAR AND GRILL	2310 S CARSON ST STE #4	7,405	0	\$22
905215	LIU 2007 FAMILY TRUST 9/4/07		2330 S CARSON ST	5,663	0	\$17
905217	LIBERTY EQUITIES LLC		2300 S CARSON ST	6,970	0	\$20
905219	CARSON QUAIL PARK MAINT ASSOC		2312 S CARSON ST	160,736	0	\$470
905220	SUNRISE LLC		2310 S CARSON ST STE #5	3,049	0	\$9
905221	BLUE HORIZONS LLC		2310 S CARSON ST STE #6	2,614	0	\$8
905222	TAMLIN INVESTMENTS LLC		2310 S CARSON ST STE #7	3,485	0	\$10
905223	2340 CARSON DIALYSIS LLC		2340 S CARSON ST	4,356	0	\$13
905224	2350 CARSON LLC		2350 S CARSON ST STE #3	3,572	0	\$10
905225	BECKER FAM TR & DANKERS J & G		2350 S CARSON ST STE #2A	4,356	0	\$13
905226	CARSON QUAIL PARK MAINT ASSOC		2298 S CARSON ST	32,496	472	\$793
905227	LIBERTY EQUITIES LLC		2320 S CARSON ST	7,884	0	\$23
905228	METCALF OHANA LLC		2405 CURRY ST	37,405	0	\$109
905229	METCALF OHANA LLC		2321 CURRY ST	41,639	0	\$122
911108	CUSTOM TRUCK ACCESSORIES INC	MINI LUBE GARAGE	3212 S CARSON ST	13,068	112	\$204
911109	MARTINDALE INVESTMENTS 2 LLC	CUSTOM TRUCK	3244 S CARSON ST	17,424	146	\$267
911126	SFP-B LIMITED PARTNERSHIP	LES SCHWAB TIRES (SOUTH)	3020 S CARSON ST	94,525	253	\$650
911128	E & L COURTRIGHT TR		3390 S CARSON ST	66,647	311	\$655
911129	SARA M DONNAN TRUST 6/10/87	APPLEBEE'S	3300 S CARSON ST	54,014	215	\$476
911131	MORELAND MICHAEL M & DOROTHY J	AUTOZONE	3460 S CARSON ST	36,155	198	\$399
911134	SMITH, BRYAN E & TOKE	IN AND OUT CAR WASH	3130 S CARSON ST	68,825	197	\$492
911135	THEO PROPERTIES LLC		2910 S CARSON ST	146,362	364	\$966
911136	THEO PROPERTIES LLC		2800 S CARSON ST	187,308	412	\$1,157
911137	SLR BUILDING INC	SIERRA NEVADA SPAS	3270 S CARSON ST	49,266	147	\$361
911138	MARTINDALE INVESTMENTS 2 LLC		3217 S CURRY ST	41,034	0	\$120
911139	CARSON CITY NISSAN RE, LLC	NISSAN	2750 S CARSON ST	173,369	296	\$944
911201	STIVER LLC		3479 S CARSON ST	34,848	129	\$293
911202	HALLE PROPERTIES LLC		3449 S CARSON ST	63,598	208	\$493
911206	TEIXEIRA FAM LIV TRUST 9/21/17	V & T SELF STORAGE	3301 S CARSON ST	39,204	47	\$184
911207	M & M ETCHEMENDY TRUST 6/19/02	MILL HOUSE INN	3251 S CARSON ST	153,331	200	\$744
911208	WILLIAM D LANDRY 0402 TRUST		3201 S CARSON ST	96,703	130	\$475
911209	SMILEY GORDON L	BONANZA MOBILE HOME PARK	3179 S CARSON ST	121,532	247	\$720
911210	ERSKINE GENE	HOUSE OF DRAKE	3129 S CARSON ST	30,056	100	\$236
911211	KASSELS ANDREW S		3101 S CARSON ST	20,909	70	\$165
911217	ARCATA HOSPITAL CORPORATION		3331 S CARSON ST	78,844	97	\$374
911222	CBERT LLC		3355 S CARSON ST	30,492	101	\$238
911223	ANDREA T MANCUSO FAMILY LTD	CHERRY CREEK APARTMENTS	3349 S CARSON ST	114,127	73	\$441
911225	NORTHERN NEVADA COMSTOCK INV	GRANDMA HATTIES	2811 S CARSON ST	42,689	146	\$341
911227	YEAGER FAMILY TRUST 8/26/96		187 SONOMA ST	44,562	0	\$130
911231	HITTENMILLER-DEAN TRUST	CARSON TAHOE VETERINARY	3389 S CARSON ST	29,621	100	\$234

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911232	OTRE INVESTMENTS LLC &	AAA OF CALIFORNIA	2901 S CARSON ST	30,056	122	\$268
911233	CARSON DODGE-CHRYSLER, INC		2929 S CARSON ST	210,830	373	\$1,168
911245	AMC LAND & CATTLE LLC	CARSON DODGE CHRYSLER	3059 S CARSON ST	170,320	249	\$866
911246	SHIVJI HOSPITALITY LLC	SUPER 8 MOTEL	2829 S CARSON ST	46,086	146	\$351
911247	SANDHU, JAGROOP SINGH & ET AL		SONOMA ST	44,562	0	\$130
911301	BEST VALUE MOTEL LLC	BEST VALUE MOTEL	2731 S CARSON ST	52,708	100	\$302
911302	CARSON CITY HOTEL GROUP LLC	MOTEL 6	2749 S CARSON ST	73,616	250	\$585
911303	MC MILLAN LAND COMPANY	NEVADA TRANSMISSION EXCHANGE	2777 S CARSON ST	21,780	98	\$209
911304	YEAGER FAMILY TRUST 8/26/96		172 SONOMA ST	43,560	0	\$127
912202	NAPOLEON-LOTT LAND LLC		3555 S CARSON ST	84,942	321	\$723
912204	NAPOLEON-LOTT LAND LLC		3659 S CARSON ST	93,218	314	\$737
912302	MGP IX PROPERTIES LLC	JACK IN THE BOX (SOUTH)	3665 S CARSON ST	28,750	154	\$312
912303	MGP IX PROPERTIES LLC	RALEY'S	3675 S CARSON ST	265,019	0	\$774
912310	KOHL'S ILLINOIS INC	KOHL'S	3871 S CARSON ST	229,561	28	\$712
912311	MGP IX PROPERTIES LLC		3667 S CARSON ST	37,462	196	\$399
912312	MGP IX PROPERTIES LLC		3815 S CARSON ST	25,265	146	\$290
912314	MGP IX PROPERTIES LLC		3849 S CARSON ST	27,007	220	\$404
912315	MGP IX PROPERTIES LLC	IHOP	3883 S CARSON ST	25,265	195	\$362
912502	MC DONALD'S CORPORATION	MC DONALD'S (SOUTH)	3905 S CARSON ST	40,075	223	\$447
912508	ZB N A DBA NEVADA STATE BANK	NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$394
912510	EDEN MANAGERMENTS		3947 S CARSON ST	42,689	238	\$477
912514	J C PENNEY PROPERTIES, INC	J C PENNEY'S	3939 S CARSON ST	256,568	0	\$750
912518	CARSON CITY PROPERTY LLC	TUESDAY MORNING	3921 S CARSON ST	58,806	0	\$172
912519	CARSON CITY PROPERTY LLC		4201 S CARSON ST	86,684	0	\$253
912520	CARSON CITY PROPERTY LLC		EAGLE STATION LN	78,408	0	\$229
912522	CARSON SOUTHGATE LLC	BIG LOTS/BIG 5	4219 S CARSON ST	210,395	0	\$615
912523	CARSON SOUTHGATE LLC		4277 S CARSON ST	36,939	0	\$108
912524	CARSON SOUTHGATE LLC	BURLINGTON COAT FACTORY	4209 S CARSON ST	274,428	69	\$904
912525	OLIVE INVESTORS LLC	OLIVE GARDEN	4253 S CARSON ST	38,333	203	\$412
915207	CAMPAGNI PROPERTIES LTD		3550 S CARSON ST	87,120	274	\$660
915210	CAMPAGNI PROPERTIES LTD PARTNER		S CURRY ST / KOONTZ LN	40,075	0	\$117
915211	CAMPAGNI PROPERTIES LTD PARTNER		3660 S CARSON ST	110,642	292	\$755
915305	CARSON GAMING LLC		3910 S CARSON ST	44,867	149	\$351
915306	JJ SUMMERS LLC	TACO BELL (SOUTH)	4050 S CARSON ST	44,431	157	\$362
915307	WENDPAC NEVADA LLC	WENDY'S SOUTH	4140 S CARSON ST	40,511	152	\$343
915308	GOEL VENTURES LIMITED	AM-PM MINI MARKET SO CARSON ST	4190 S CARSON ST	48,352	185	\$415
915309	SUMMERS FAMILY LLC		288 W CLEARVIEW DR	45,302	0	\$132
915310	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$132
915311	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$132
915312	SUMMERS FAMILY LLC		S CURRY ST	45,302	0	\$132
915317	CARSON GAMING LLC	CASINO FANDANGO	3800 S CARSON ST	324,958	657	\$1,921
915318	CARSON GAMING HOTELS LLC		3870 S CARSON ST	79,933	296	\$671
915319	JODA LIMITED PARTNERSHIP	MICHAEL HOHL MOTOR CO	3700 S CARSON ST	369,824	626	\$2,006
916106	AVITIA AVEL		4389 S CARSON ST	24,829	87	\$201
916115	RED HUT SHOPPING CENTERS LLC		4385 S CARSON ST	14,810	131	\$237
916117	DBB HOLDINGS INC		151 CLEARVIEW DR	40,511	0	\$118
916118	RED HUT SHOPPING CENTERS LLC		CLEARVIEW DR	3,441	33	\$59
916119	DBB HOLDINGS INC		CLEARVIEW DR	3,528	0	\$10
916120	DBB HOLDINGS INC		135 CLEARVIEW DR	39,204	0	\$115
916310	JODA LIMITED PARTNERSHIP		4501 S CARSON ST	45,302	0	\$132
916311	JODA LIMITED PARTNERSHIP		0	19,602	0	\$57
916315	JODA LIMITED PARTNERSHIP		4455 S CARSON ST	158,123	302	\$909

Assessor Parcel Number*	Legal Owner	Business/Property Name	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
916706	TANGLEWOOD NEVADA LLC		4555 S CARSON ST	25,700	195	\$364
916707	TANGLEWOOD NEVADA LLC	CARSON LANES	4600 SNYDER AV	161,608	333	\$965
919111	DUFUR ESPERANZA GUARDIAN		S CARSON ST	34,848	0	\$102
919114	HARRIS HOMES INC		4729 S CARSON ST	171,191	338	\$1,000
919120	DUFUR ESPERANZA GUARDIAN		4769 S CARSON ST	7,405	796	\$1,199
926207	CLEARVIEW LLC		4326 S CARSON ST	31,363	0	\$92
926208	SIMEON PROPERTIES LLC	SAVE MART SOUTH	4348 S CARSON ST	190,793	339	\$1,059
926209	CLEARVIEW LLC	HERITAGE BANK	4222 S CARSON ST	35,327	262	\$491
926605	BWI PROPERTIES LLC		4530 S CARSON ST STE #1	21,083	0	\$62
926606	4500 SOUTH CARSON LLC		4500 S CARSON ST	7,841	0	\$23
926607	BWI PROPERTIES LLC		4560 S CARSON ST STE #1	5,706	0	\$17
926608	CARSON TAHOE QUAIL CENTER		S CARSON ST	112,515	598	\$1,213
926609	BWI PROPERTIES LLC		4620 S CARSON ST STE #1	6,621	0	\$19
926610	BWI PROPERTIES LLC		4640 S CARSON ST	34,761	0	\$102
926802	KR-CARSON & APPION LLC		211 W APPION WY	17,860	66	\$150
928203	JAMO NURSERY INC		4751 COCHISE ST	49,833	105	\$301
928204	BURGENER-CLARK LLC		4849 COCHISE ST	35,327	296	\$541
928205	BURGENER-CLARK LLC		4881 COCHISE ST	21,083	144	\$275
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES		4900 S CARSON ST	25,265	401	\$667
*add 00 to left of #			Totals	11,786,360	23,280	\$68,870



PLAN - S. CARSON STREET
SCALE: 1" = 30'



LEGEND:

- LANDSCAPE AREAS
- TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES

PLAN - S. CARSON STREET
SCALE: 1" = 30'

DESIGNED BY: OS
DRAWN BY: DGR
CHECKED BY: OS
DWG NO.: 1-151801-0001
SCALE (HORIZ.): 1"=30'
SCALE (VERT.): N/A
PLOT DATE: 3/19/21

**CARSON CITY
PUBLIC WORKS DEPARTMENT**

3505 BUTTE WAY CARSON CITY, NEVADA 89701
PH: 867-2355 FAX: 867-2112

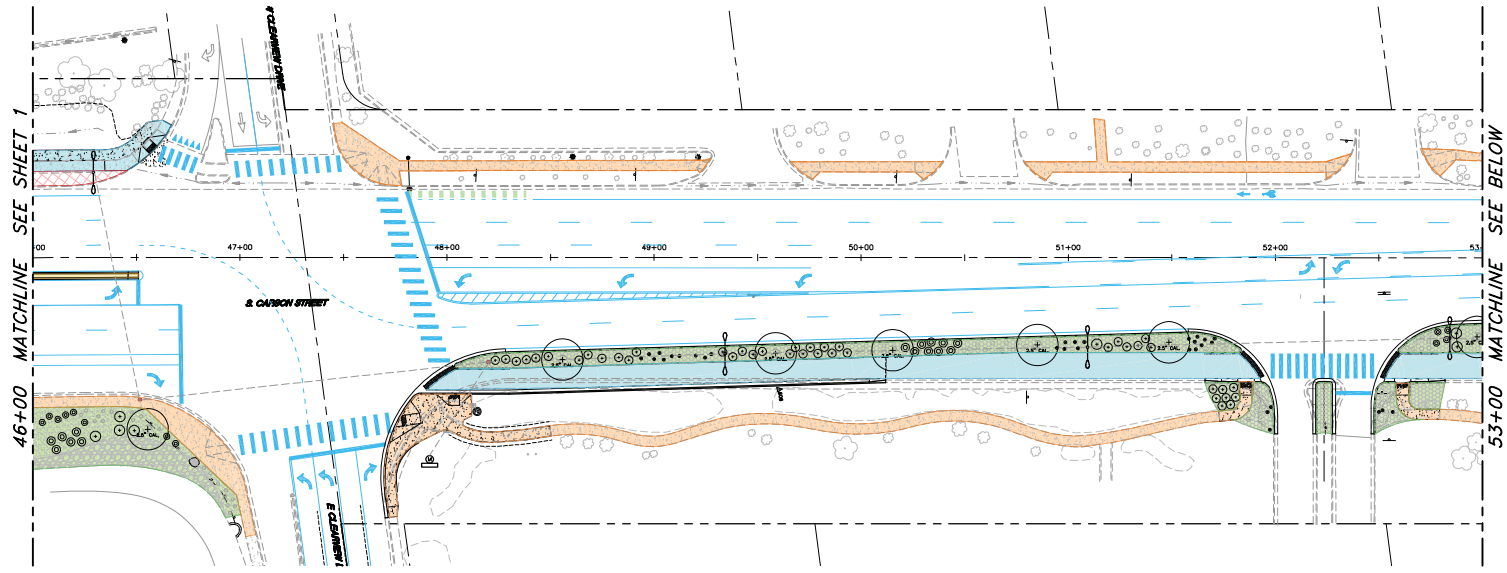
REV.	DATE	DESCRIPTION	BY	APP'D

**SOUTH CARSON STREET
COMPLETE STREETS PROJECT
PROJECT NO. 3-1801**

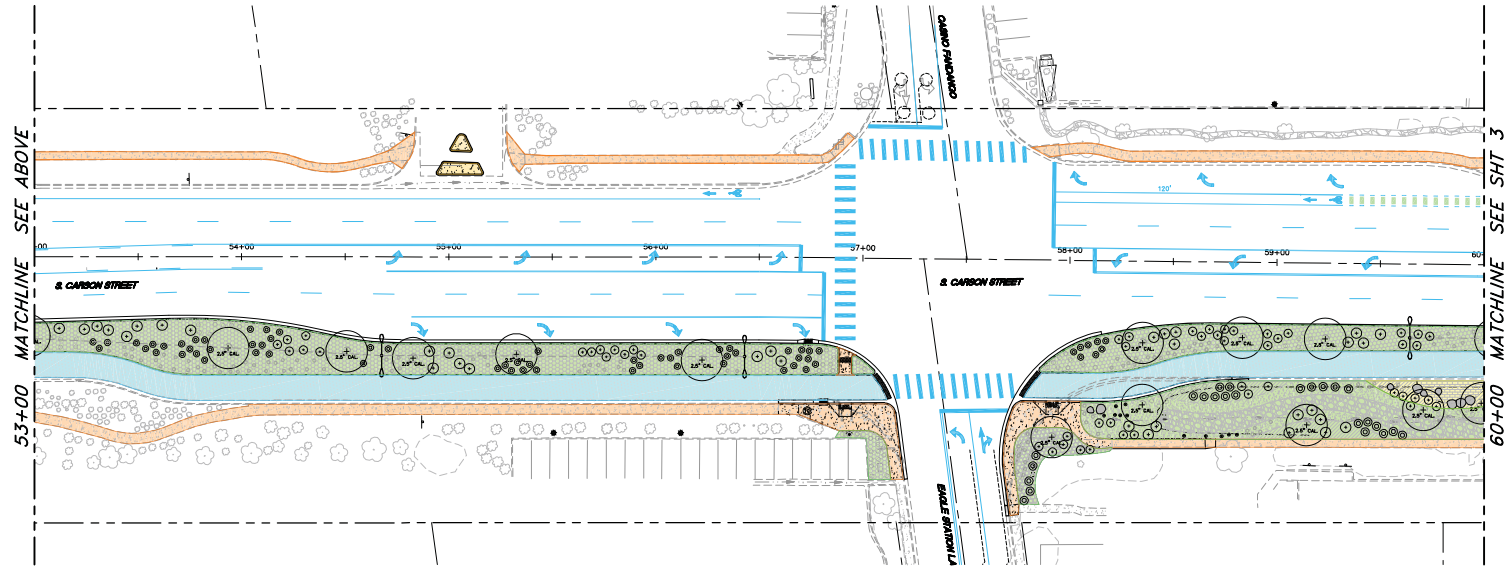
**SOUTH CARSON STREET
LANDSCAPE MAINTENANCE
BOUNDARIES**

SHEET
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OF
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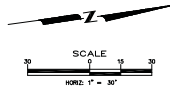
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PLAN - S. CARSON STREET
SCALE: 1" = 30'



PLAN - S. CARSON STREET
SCALE: 1" = 30'



LEGEND:

- LANDSCAPE AREAS
- TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES

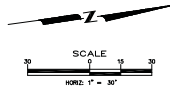
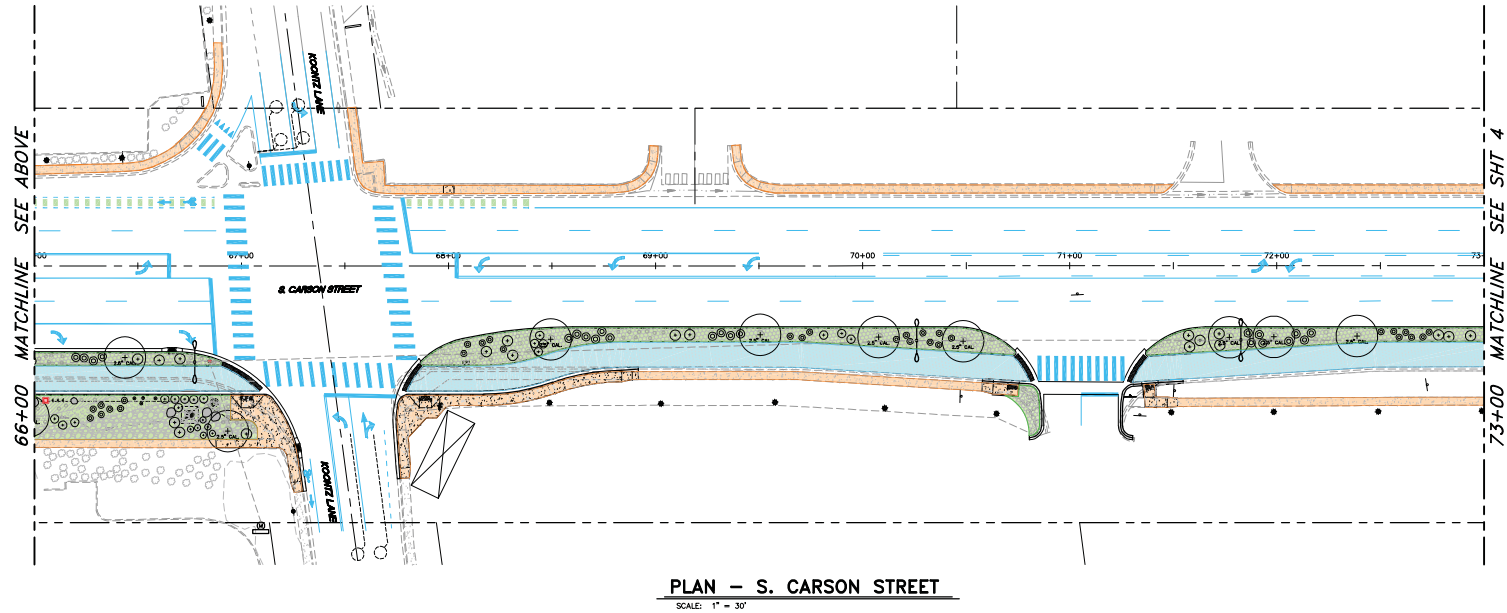
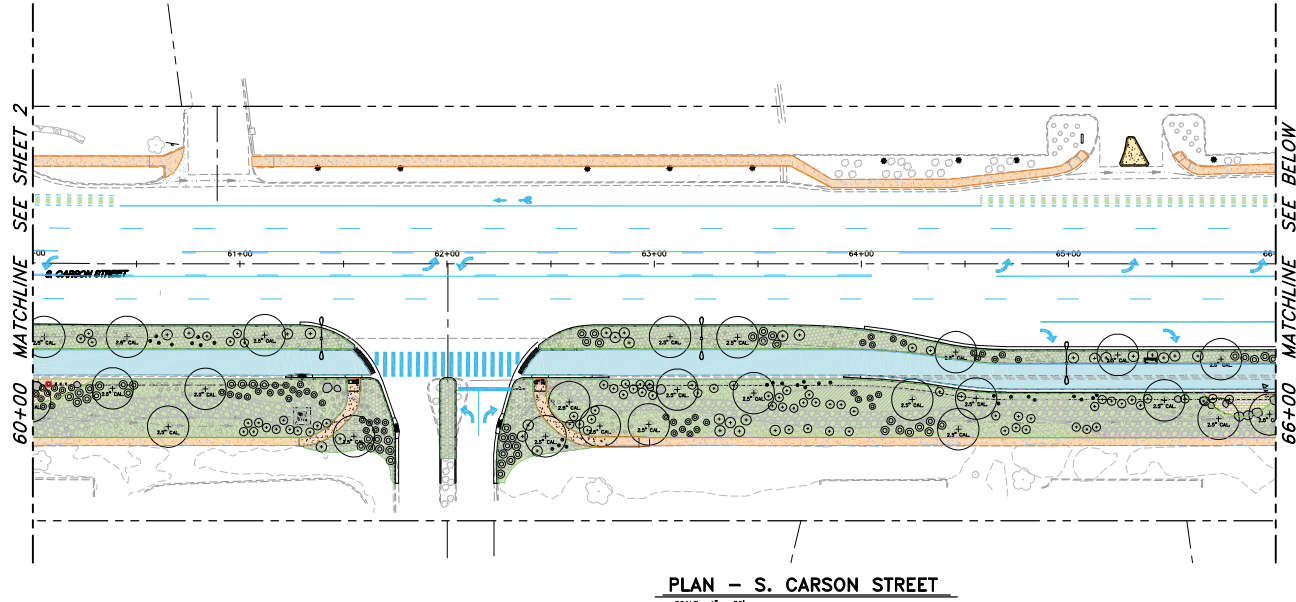
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 DRAWN BY: DSR
 CHECKED BY: DS
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 SCALE (HORIZ): 1"=50'
 SCALE (VERT): N/A
 PLOT DATE: 3/15/21

**CARSON CITY
 PUBLIC WORKS DEPARTMENT**
 3505 BUTTE WAY
 CARSON CITY, NEVADA 89701
 PH: 887-2355
 FAX: 887-2112

REV	DATE	DESCRIPTION	BY	APP'D

**SOUTH CARSON STREET
 COMPLETE STREETS PROJECT
 PROJECT No. 3.1801
 SOUTH CARSON STREET
 LANDSCAPE MAINTENANCE
 BOUNDARIES**

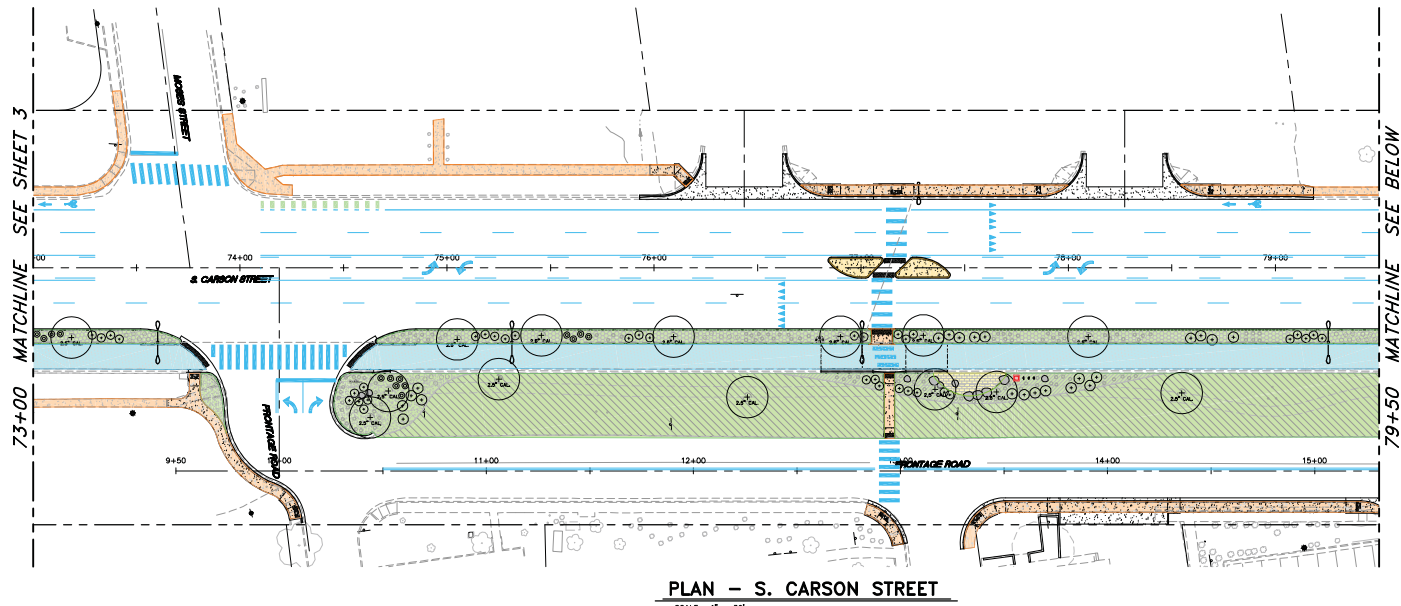
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4



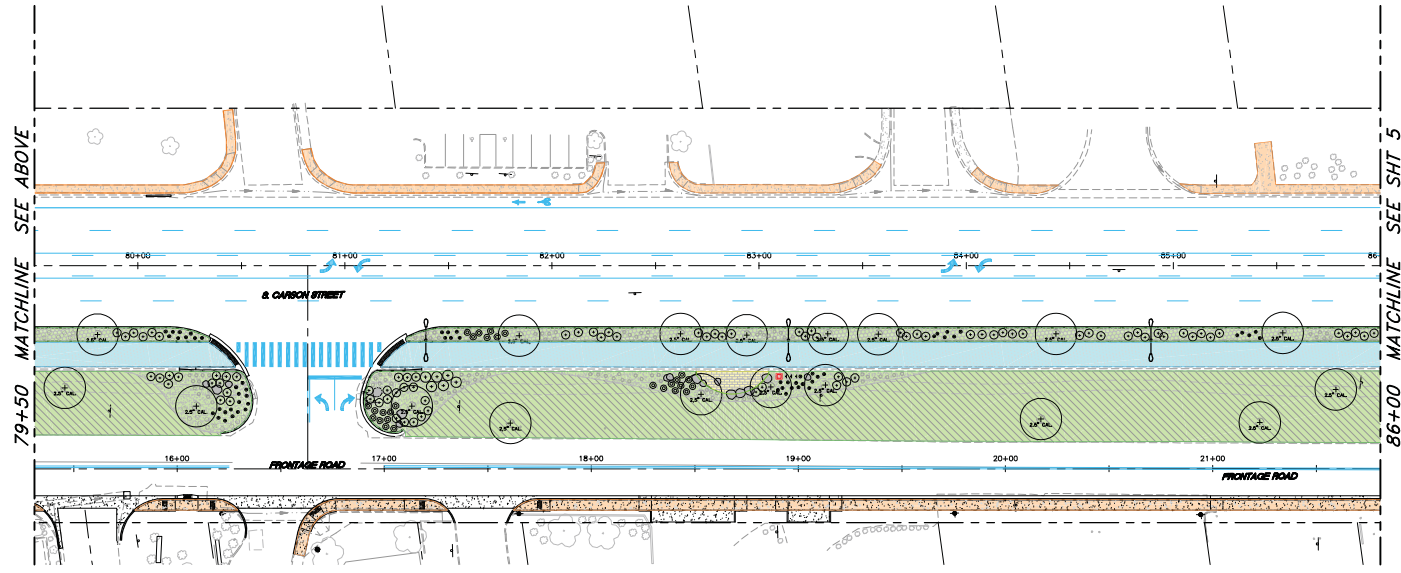
LEGEND:

- LANDSCAPE AREAS
- ⊗ TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES

DESIGNED BY: DS	DRAWN BY: DSR	CHECKED BY: DS	DWG NO.: LS_MAINTENANCE.dwg	SCALE (HORIZONTAL): 1"=50'	SCALE (VERTICAL): N/A	PLOT DATE: 3/15/21
CARSON CITY PUBLIC WORKS DEPARTMENT						
3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112						
BY	APP'D					
REV.	DATE	DESCRIPTION				
SOUTH CARSON STREET COMPLETE STREETS PROJECT PROJECT No. 3.1801						
SOUTH CARSON STREET LANDSCAPE MAINTENANCE BOUNDARIES						
SHEET 3 OF 3						



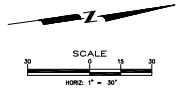
PLAN - S. CARSON STREET
SCALE: 1" = 30'



PLAN - S. CARSON STREET
SCALE: 1" = 30'

LEGEND:

- LANDSCAPE AREAS
- TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES



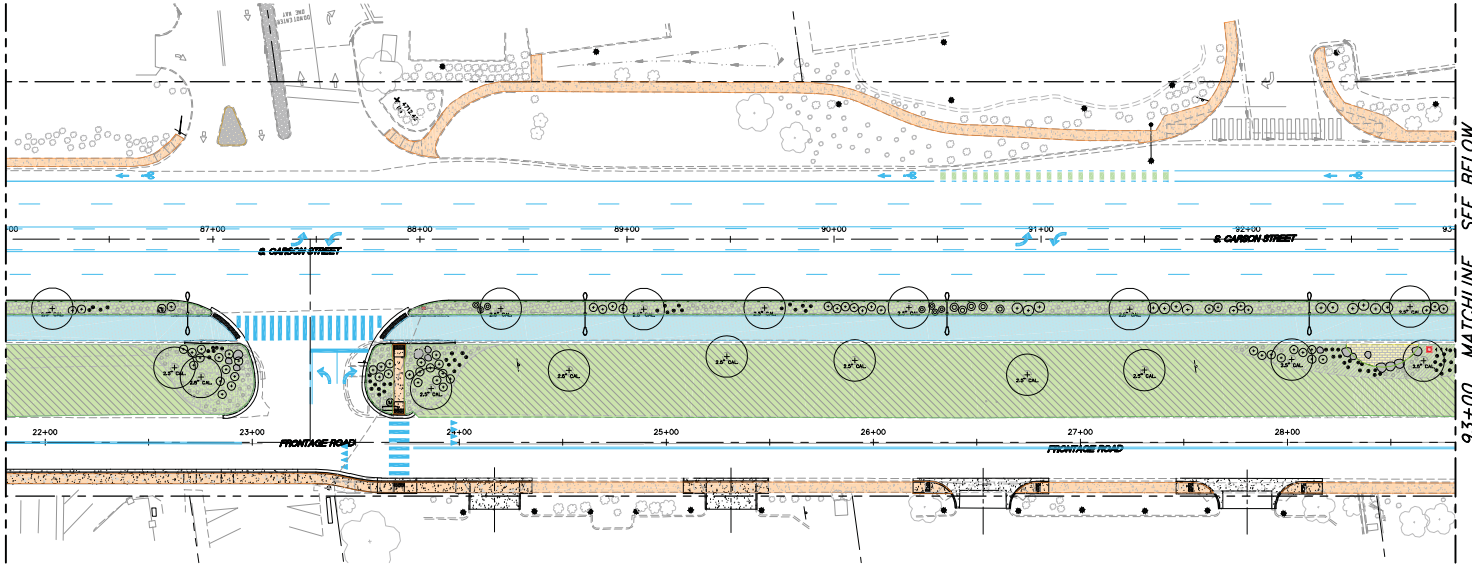
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 CHECKED BY: DS
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 SCALE (VERT): N/A
 PLOT DATE: 3/15/21

CARSON CITY
PUBLIC WORKS DEPARTMENT
 3505 BUTTE WAY
 CARSON CITY, NEVADA 89701
 PH: 867-2355 FAX: 867-2112

REV.	DATE	DESCRIPTION	BY	APP'D

SOUTH CARSON STREET
COMPLETE STREETS PROJECT
 PROJECT No. 3.1801
SOUTH CARSON STREET
LANDSCAPE MAINTENANCE
BOUNDARIES

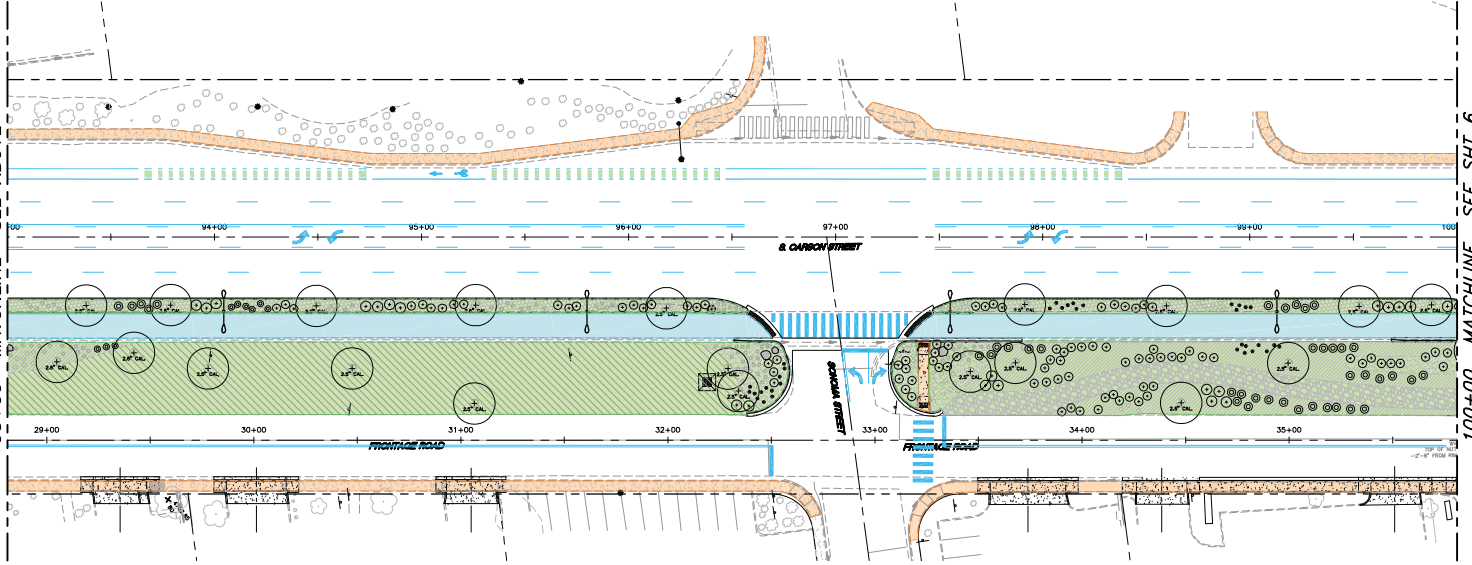
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PLAN - S. CARSON STREET

SCALE: 1" = 30'

93+00 MATCHLINE SEE ABOVE

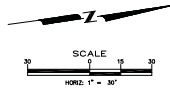


PLAN - S. CARSON STREET

SCALE: 1" = 30'

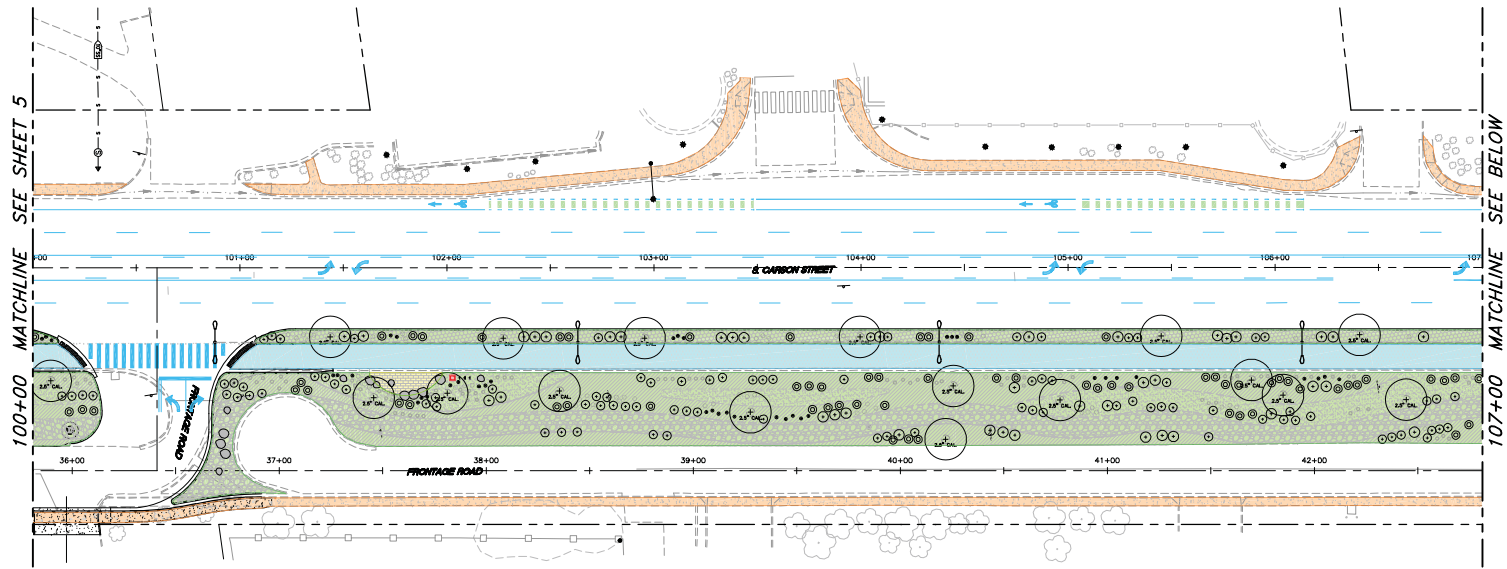
LEGEND:

- LANDSCAPE AREAS
- ⊗ TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES



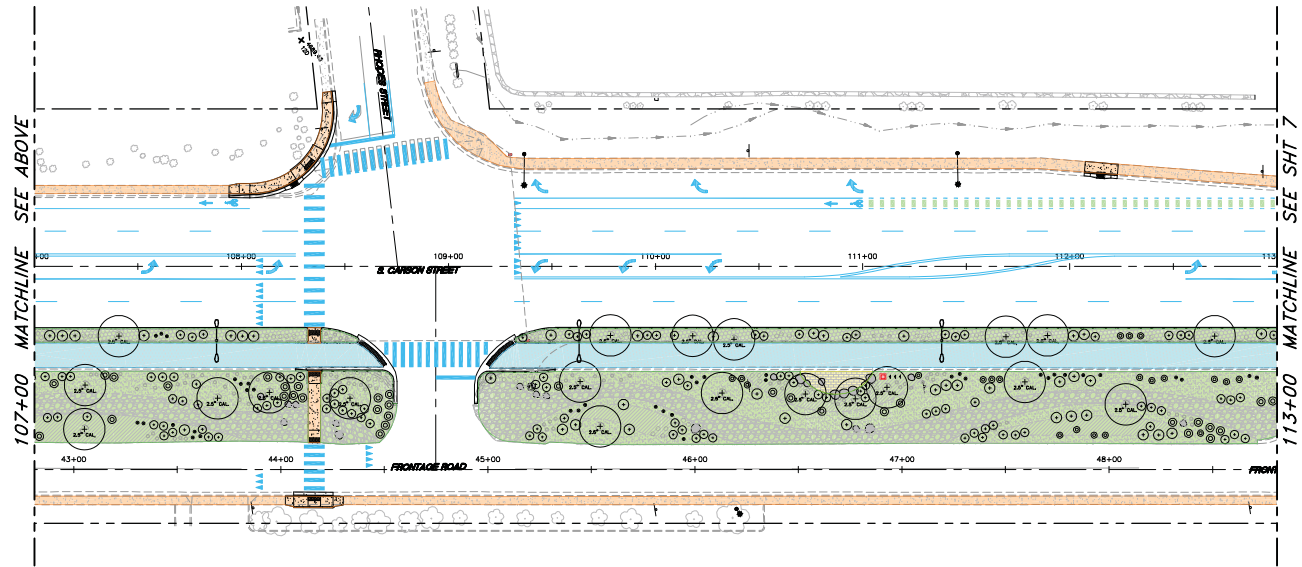
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CARSON CITY PUBLIC WORKS DEPARTMENT						
3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 867-2355 FAX: 867-2112						
SOUTH CARSON STREET COMPLETE STREETS PROJECT PROJECT No. 3.1801						
SOUTH CARSON STREET LANDSCAPE MAINTENANCE BOUNDARIES						
SHEET 5 OF						

C:\CAPITAL PROJECTS\Projects\03181 - Carson Street\03181 - Carson Street\03181 - Carson Street - Landscape - 3/15/21



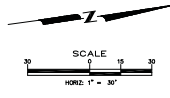
PLAN - S. CARSON STREET

SCALE: 1" = 30'



PLAN - S. CARSON STREET

SCALE: 1" = 30'



LEGEND:

- LANDSCAPE AREAS
- ⊙ TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES

DESIGNED BY: DS
 DRAWN BY: DCR
 CHECKED BY: DS
 DWG NO.: 18-MAINT-000-000
 SCALE (HORIZ): 1"=30'
 SCALE (VERT): N/A
 PLOT DATE: 3/15/21

**CARSON CITY
 PUBLIC WORKS DEPARTMENT**
 3505 BUTTE WAY
 CARSON CITY, NEVADA 89701
 PH: 867-2355
 FAX: 867-2112

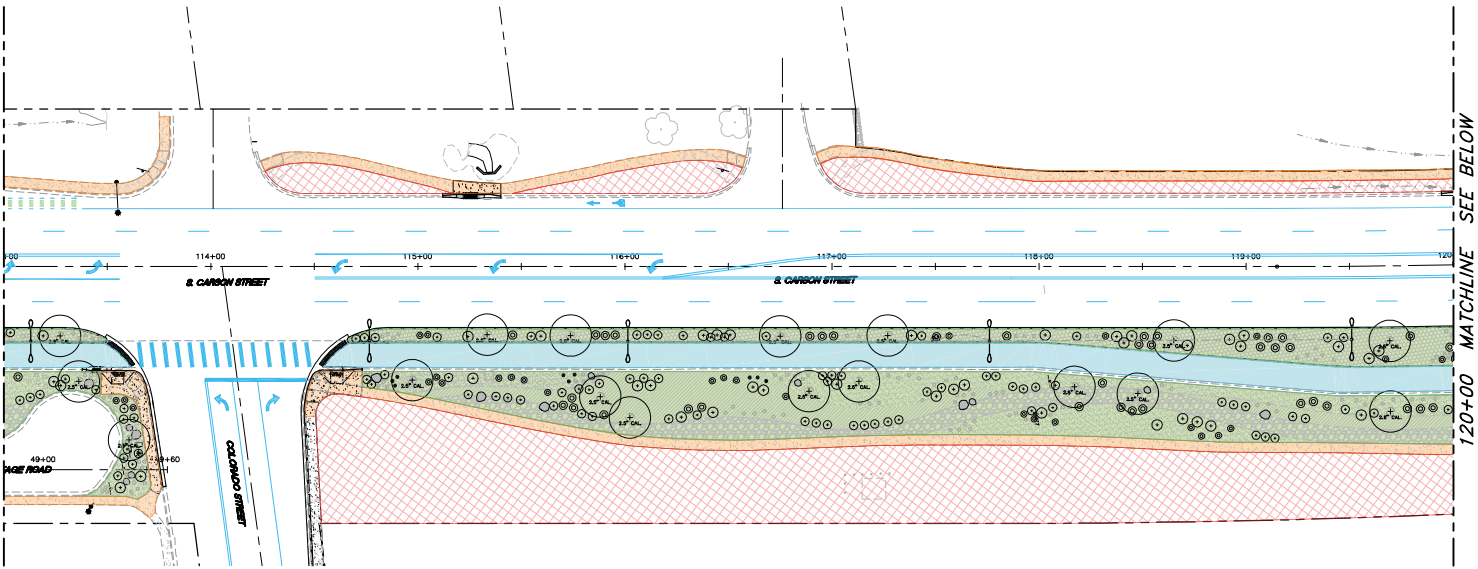
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**SOUTH CARSON STREET
 COMPLETE STREETS PROJECT
 PROJECT No. 3.1801
 SOUTH CARSON STREET
 LANDSCAPE MAINTENANCE
 BOUNDARIES**

SHEET
6
 OF
8

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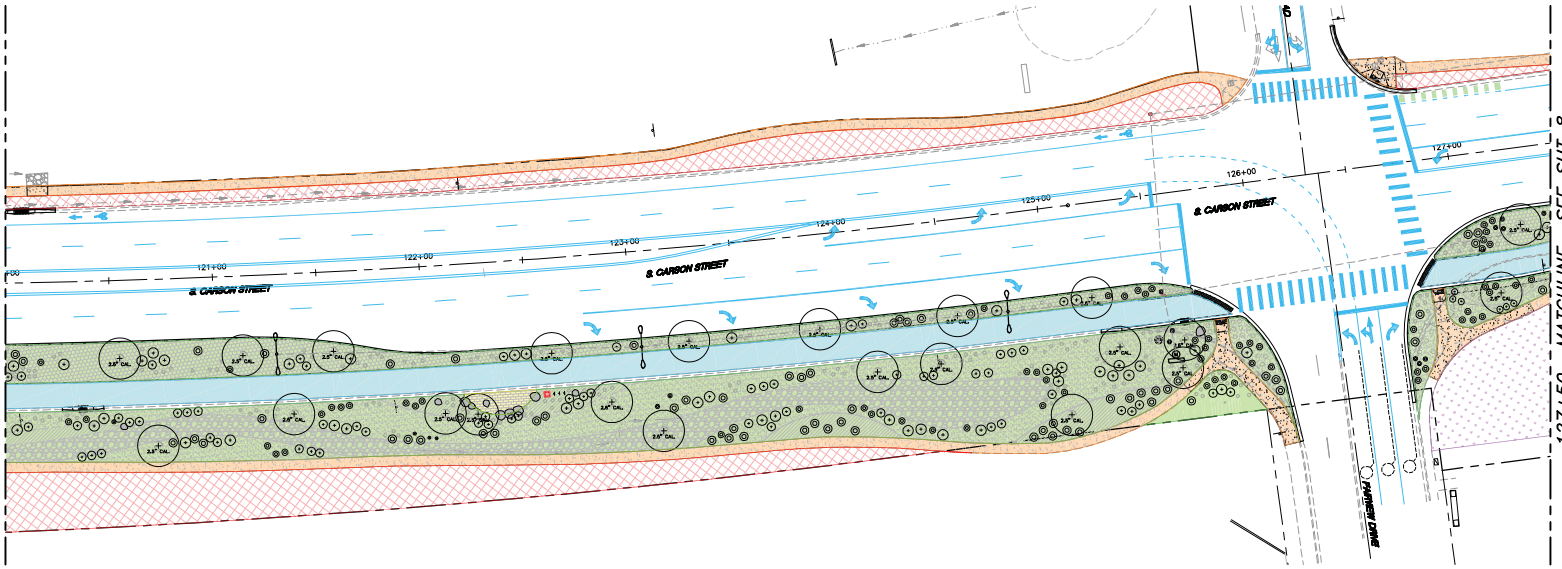
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PLAN - S. CARSON STREET

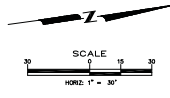
SCALE: 1" = 30'

120+00 MATCHLINE SEE ABOVE



PLAN - S. CARSON STREET

SCALE: 1" = 30'



LEGEND:

- LANDSCAPE AREAS
- TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES

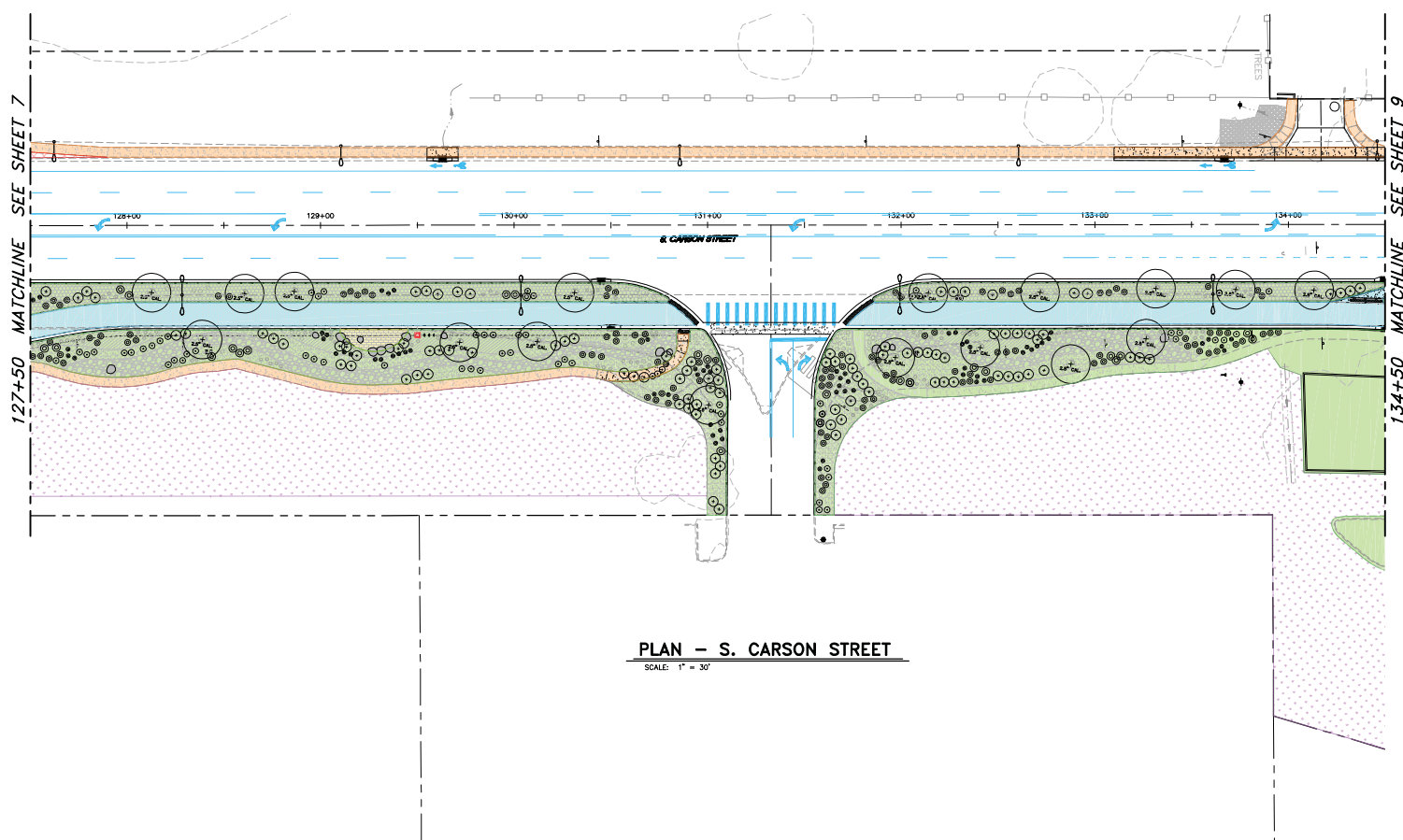
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 SCALE (VERT): N/A
 PLOT DATE: 3/13/21

**CARSON CITY
 PUBLIC WORKS DEPARTMENT**
 3505 BUTTE WAY
 CARSON CITY, NEVADA 89701
 PH: 887-2355
 FAX: 887-2112

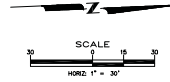
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**SOUTH CARSON STREET
 COMPLETE STREETS PROJECT
 PROJECT No. 3.1801
 SOUTH CARSON STREET
 LANDSCAPE MAINTENANCE
 BOUNDARIES**

SHEET
7
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PLAN - S. CARSON STREET
SCALE: 1" = 30'



- LEGEND:**
- LANDSCAPE AREAS
 - ⊕ TREES
 - SIDEWALK
 - MULTI USE PATH
 - NON-LANDSCAPE AREAS
 - MEDIAN ISLANDS
 - BOULDER SEATING AREAS
 - TURF AREAS
 - TRASH RECEPTACLES

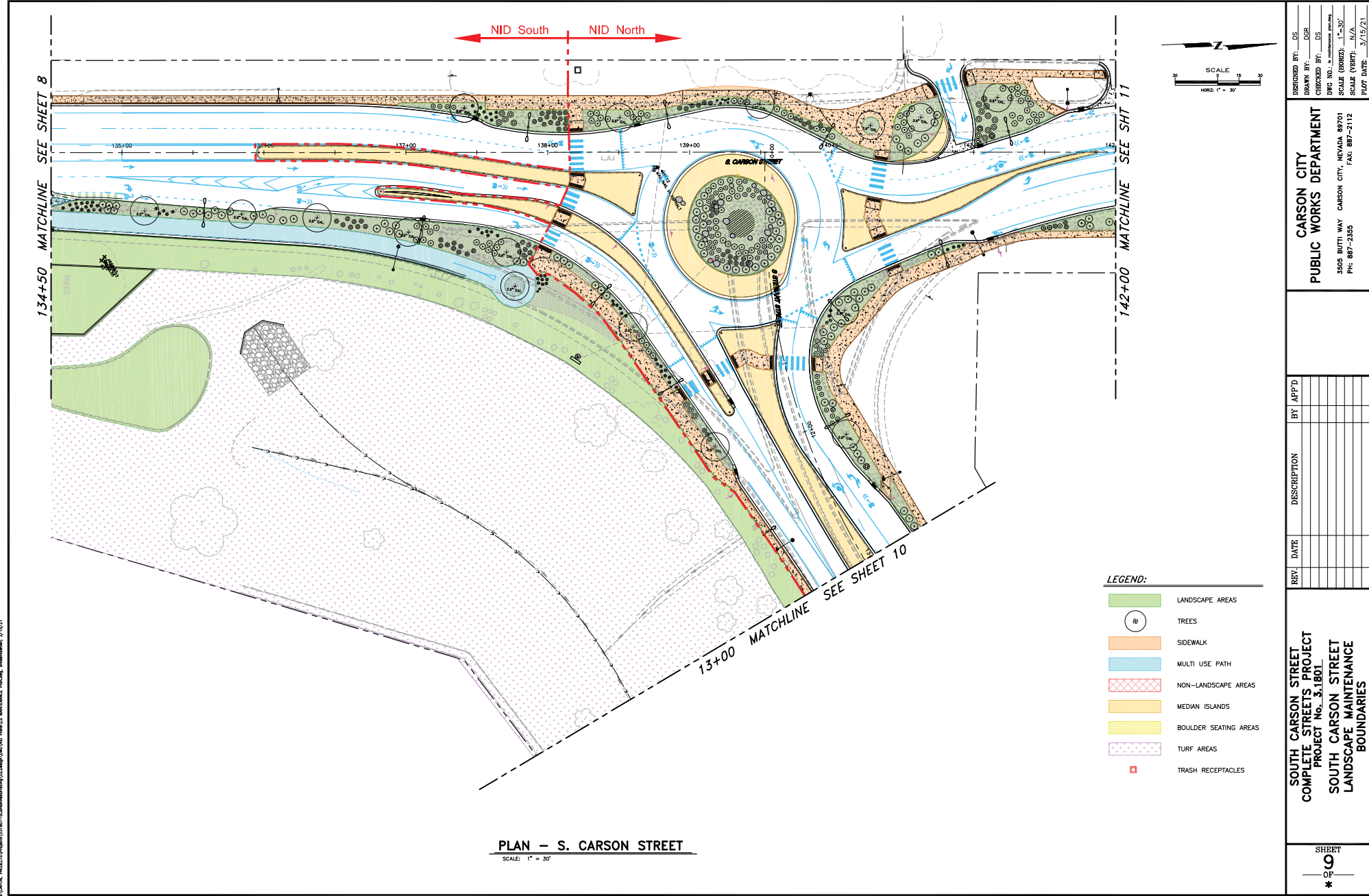
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 SCALE (HORIZ): 1"=30'
 SCALE (VERT): N/A
 PLOT DATE: 3/15/21

**CARSON CITY
 PUBLIC WORKS DEPARTMENT**
 3505 BUTTE WAY
 CARSON CITY, NEVADA 89701
 PH: 867-2355 FAX: 867-2112

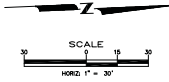
REV	DATE	DESCRIPTION	BY	APP'D

**SOUTH CARSON STREET
 COMPLETE STREETS PROJECT
 PROJECT No. 3.1801
 SOUTH CARSON STREET
 LANDSCAPE MAINTENANCE
 BOUNDARIES**

SHEET
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PLAN - S. CARSON STREET
SCALE: 1" = 30'

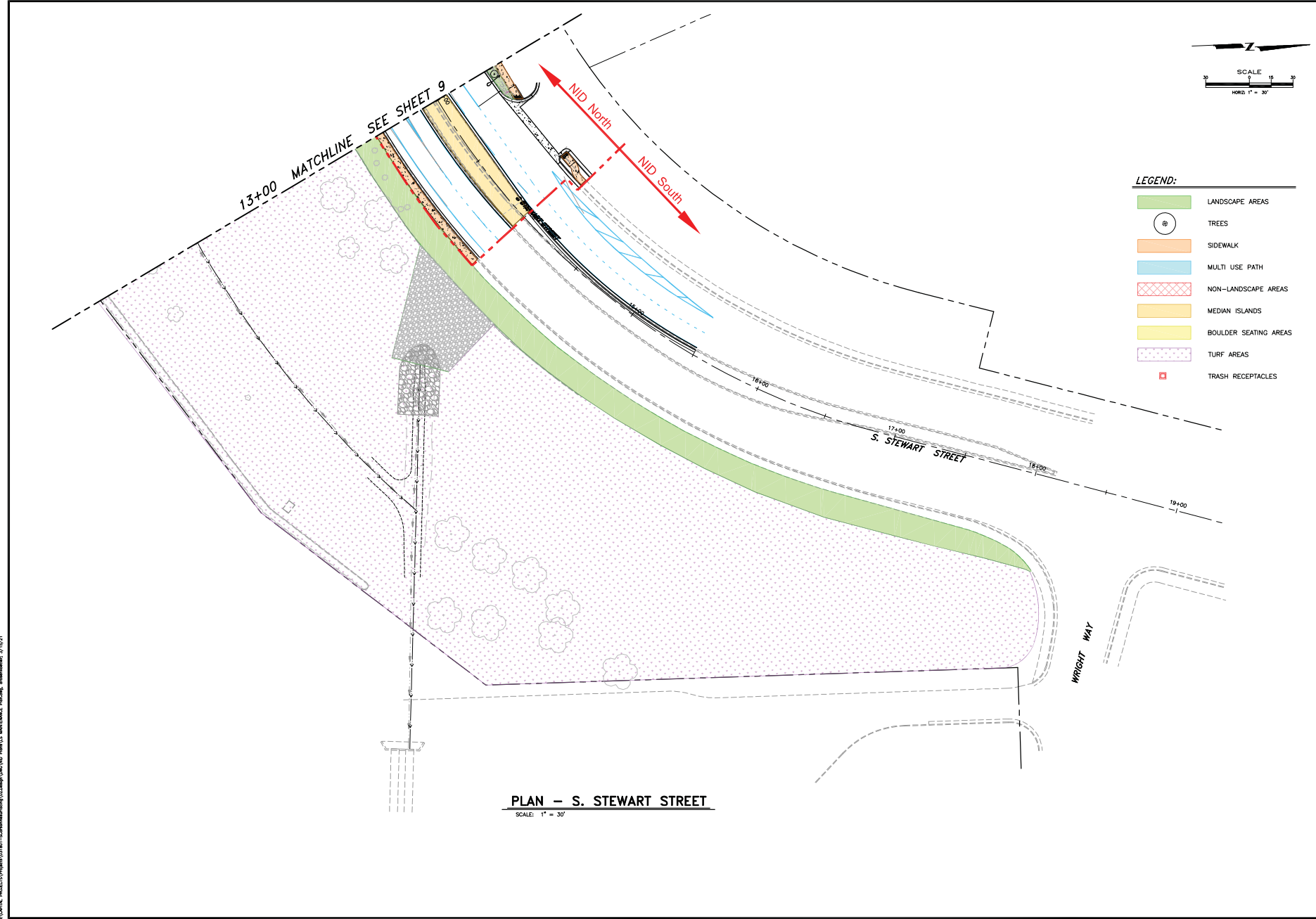


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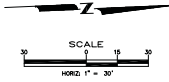
	LANDSCAPE AREAS
⊕	TREES
	SIDEWALK
	MULTI USE PATH
	NON-LANDSCAPE AREAS
	MEDIAN ISLANDS
	BOULDER SEATING AREAS
	TURF AREAS
■	TRASH RECEPTACLES

SOUTH CARSON STREET COMPLETE STREETS PROJECT PROJECT No. 3.1801	REV.	DATE	DESCRIPTION	BY	APP'D
SOUTH CARSON STREET LANDSCAPE MAINTENANCE BOUNDARIES					
SHEET 09 OF 10	DESIGNED BY: DS DRAWN BY: DSR CHECKED BY: DS DFC NO.: 18-00000000-0000 SCALE (HORIZ): 1"=30' SCALE (VERT): N/A PLOT DATE: 3/19/21				
CARSON CITY PUBLIC WORKS DEPARTMENT 3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112					

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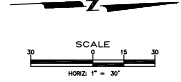
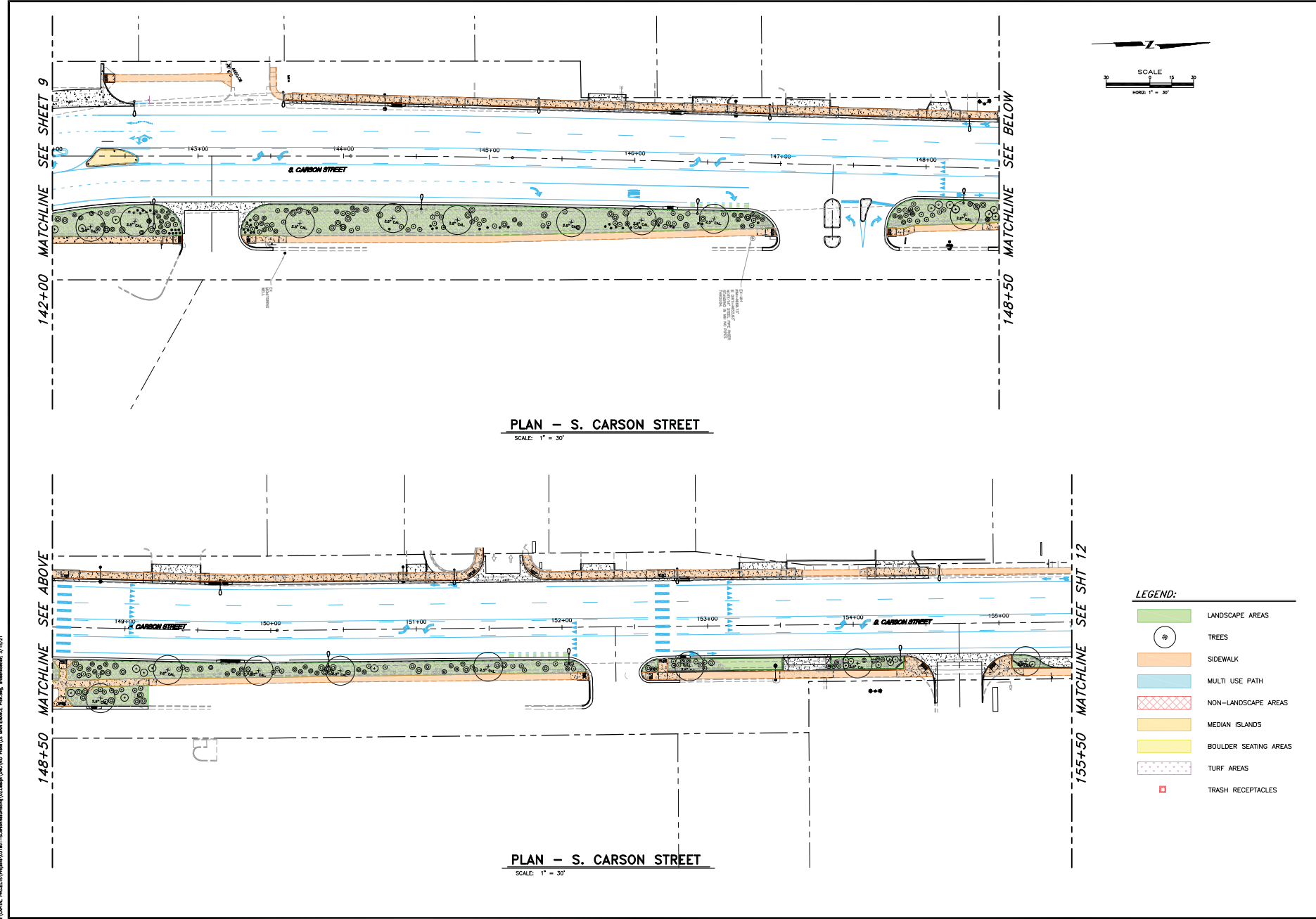


PLAN - S. STEWART STREET
SCALE: 1" = 30'



- LEGEND:**
- LANDSCAPE AREAS
 - TREES
 - SIDEWALK
 - MULTI USE PATH
 - NON-LANDSCAPE AREAS
 - MEDIAN ISLANDS
 - BOULDER SEATING AREAS
 - TURF AREAS
 - TRASH RECEPTACLES

DESIGNED BY: DS DRAWN BY: DSR CHECKED BY: DS DPC NO.: 16-0000000-00000000 SCALE (HORIZ): 1"=30' SCALE (VERT): N/A PLOT DATE: 3/19/21	CARSON CITY PUBLIC WORKS DEPARTMENT 3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112	BY APP'D DESCRIPTION DATE REV.	
SOUTH CARSON STREET COMPLETE STREETS PROJECT PROJECT No. 3.1801 SOUTH CARSON STREET LANDSCAPE MAINTENANCE BOUNDARIES		SHEET 10 OF *	



**SOUTH CARSON STREET
COMPLETE STREETS PROJECT
PROJECT No. 3.1801
SOUTH CARSON STREET
LANDSCAPE MAINTENANCE
BOUNDARIES**

REV	DATE	DESCRIPTION	BY	APP'D

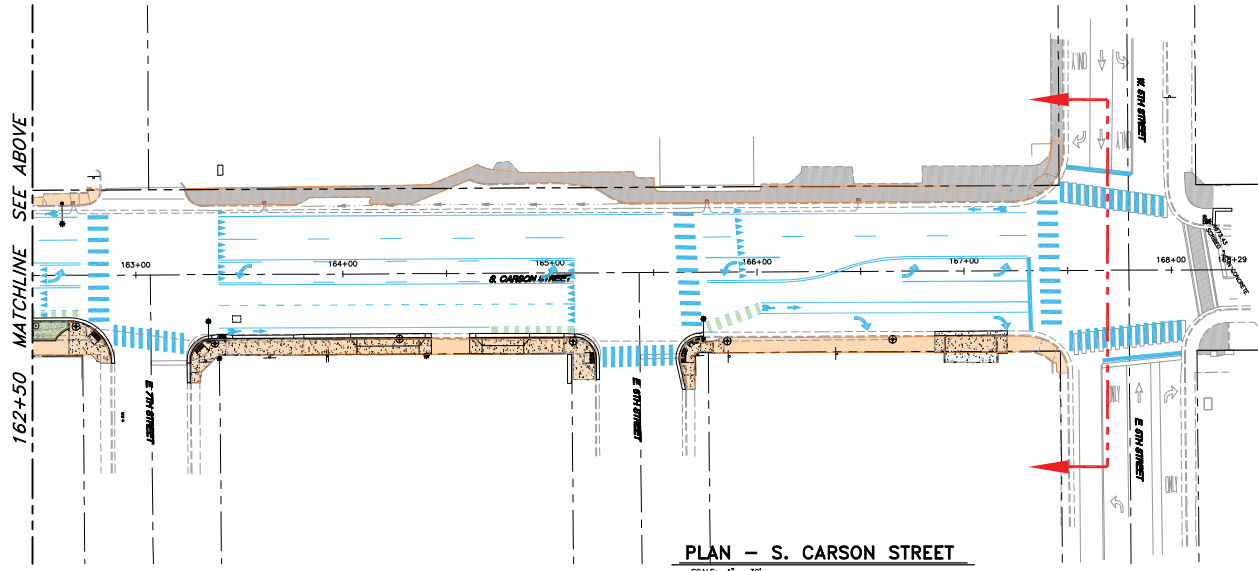
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CHECKED BY: DS
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SCALE (HORIZ): 1"=30'
SCALE (VERT): N/A
PLOT DATE: 3/15/21

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTE WAY
CARSON CITY, NEVADA 89701
PH: 887-2355
FAX: 887-2112

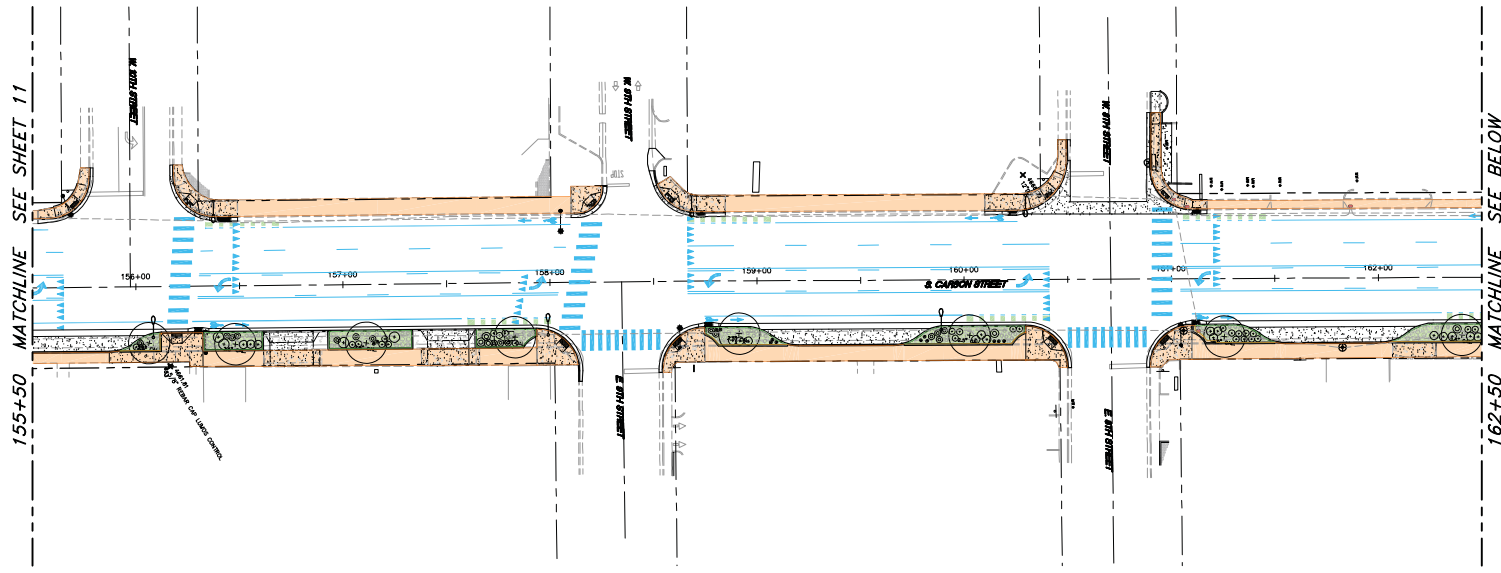
SHEET
11
OF

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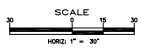
PLAN - S. CARSON STREET
SCALE: 1" = 30'



PLAN - S. CARSON STREET
SCALE: 1" = 30'

LEGEND:

- LANDSCAPE AREAS
- TREES
- SIDEWALK
- MULTI USE PATH
- NON-LANDSCAPE AREAS
- MEDIAN ISLANDS
- BOULDER SEATING AREAS
- TURF AREAS
- TRASH RECEPTACLES



SOUTH CARSON STREET COMPLETE STREETS PROJECT PROJECT No. 3.1801 SOUTH CARSON STREET LANDSCAPE MAINTENANCE BOUNDARIES	REV.	DATE	DESCRIPTION	BY	APP'D
SHEET 12 OF *	CARSON CITY PUBLIC WORKS DEPARTMENT 3505 BUTTI WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112				
DESIGNED BY: DS DRAWN BY: DSR CHECKED BY: DS DWG NO.: 180181-02-0000-0000-0000 SCALE (HORIZ): 1"=30' SCALE (VERT): N/A PLOT DATE: 3/15/21		PROJECT: 3.1801			

SOUTH CARSON STREET MAINTENANCE STANDARDS

Owner: Carson City, acting by and through its Parks and Recreation and Public Works Departments. All owner items are noted in grey and will not be the responsibility of the Maintenance Contractor.

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.

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

Construction Contractor: The contractor for the South Carson Street Project who maintains ownership of the project landscape improvements until the official project acceptance by the City. The Construction Contractor is also responsible for any plant/tree replacements, during the 1-year warranty period, as part of the South Carson Street Project

The following maintenance standards outlined in this document shall apply to all maintenance areas (landscape and hardscape) identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12). *Exclusions: Graffiti removal will be the responsibility of the owner; all plant material and trees will be under warranty from the construction contract until April 1, 2022. The plant material will be under a 1-year warranty through the 2021 growing season, unless notice is otherwise given by the City. Irrigation Start-up, shutdown and winterizing will be the responsibility of the Owner.* Any recommended plant/tree replacements identified during this maintenance contract/warranty period should be communicated to the owner's representative.

Task 1: General Maintenance Standards

Guidelines: Paved pathways, multi-use paths, concrete sidewalks and other paved areas will be free of litter. Sidewalk and multi-use path areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

General Tasks

Task	Description	Frequency	Season
Clean-up sidewalks & multi-use Paths	Sweep/blow sand, rocks, leaves and other debris from sidewalks and multi-use paths.	Bi-weekly or as needed throughout the year.	Year round
Litter Trash, & Debris	Pick-up all litter, trash, and other debris; dispose of properly. Maintain sites to be aesthetically attractive.	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
Clean decorative boulder seating areas	Keep free of hazards and debris by sweeping, washing or blowing Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Inspect bi-weekly and clean as necessary	Year round

Task	Description	Frequency	Season
Crack repair and pavement surface treatment-multi-use paths	Crack sealing and slurry/micro seal of multi-use path	Crack sealing- Every 2 years or as directed Slurry/micro seal- Every 5 years or as directed	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 as directed below. Landscape areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

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, based on species' needs.
Plant Care	Prune, remove, and dispose of any dead plant material.	As needed.	Spring and Fall.
Plant Maintenance	Corrective pruning to perennials and shrubs to thin trunk stems and branches; reduce all ornamental grasses to an 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.
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. Inspect existing stakes and repair if needed to prevent damage to new trees. Prune new trees after one year for proper shape and health. Maintain all tree wells at all times to ensure adequate reservoir capabilities and proper form.	As needed or as required for visibility or sight clearance.	As necessary.
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.	As directed

Task	Description	Frequency	Season
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>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</p>	<p>Inspect monthly, remove or chemically treat as needed.</p> <p>One (1) pre-emergent application in Fall/Winter annually</p> <p>One (1) herbicide application in Spring annually</p>	<p>Year round for weed removal</p> <p>As directed for pre-emergent and herbicide applications</p>
Rake	Hand raking for small obstructions and debris	As needed	Year round
Leaf Removal	Rake or blow off as needed and haul off-site	As needed	October 1-February 1

Task 3: Non-Landscaped Maintenance Area Standards

Guidelines: Non-landscaped maintenance areas will be free of weeds and litter. Non-landscaped areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Litter Trash, & Debris	Pick-up all litter, trash, and other debris; dispose of properly. Maintain sites to be aesthetically attractive.	Minimum once every 2 weeks or as needed in non-landscaped areas.	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>Remove and dispose of noxious weeds by appropriate means. Pre-emergent weed control herbicides shall be applied to all non-landscaped maintenance areas annually</p>	<p>Inspect monthly, remove or chemically treat as needed.</p> <p>One (1) pre-emergent application in Fall/Winter annually</p> <p>One (1) herbicide application in Spring annually</p>	<p>Year round for weed removal</p> <p>As directed for pre-emergent and herbicide applications</p>

Task 4: Turf Maintenance Standards

Guidelines: Turf areas will be aerated, mowed, fertilized and cleaned of all litter and other debris. Turf areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Turf Area Tasks

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.	March – October. Mowing occurrences may happen before or after this range as directed by the City on “Time & Materials” basis.
Aerification of Turf Area	A hollow tine aerification to promote growth and combat compaction of the turf area.	Minimum 2 times annually based on industry best practices.	Spring and Fall.
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 application 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.	Spring and Fall

Task 5: 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	<p>Owner responsibility. Charge backflows. System start-up following site specific procedures, check for leaks and proper operation.</p> <p>Carson City Parks Department to winterize existing turf zones in 2020. New drip stations on all of South Carson Street to remain the South Carson Street Project Construction Contractor's responsibility until the project's landscape portion is accepted.</p>	Annually or as needed based on weather and drought conditions.	<p>Spring</p> <p>The City reserves the right to direct the Maintenance Contractor to irrigate in the winter season if dry conditions warrant it. The Maintenance Contractor may be directed to hand water as needed in the event the system or zones are not operable for winter season watering.</p>
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 Maintenance Contractor will coordinate with the City to utilize the City’s central control system, but the Maintenance Contractor will be responsible to monitor and verify all watering programs.	On-going	During irrigation season or whenever system is operational.

Task	Description	Frequency	Season
Irrigation – Operation	Monitor and adjust system for proper operation.	Maintenance Contractor will notify the Carson City Parks Department if repairs are necessary. City staff to determine whether to fix ourselves or pay quoted irrigation repair rate on “Time & Materials” basis.	During irrigation season or whenever system is operational.
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.
Quick Couplers	Insure proper seating, and placement in valve box, clean from debris	As needed	Year Round

Task 6: Snow Removal Standards and Descriptions

Guidelines: Snow removal items described below will be provided along the multi-use path to ensure pedestrian safety within a reasonable timeframe and manner. All areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Snow Removal Tasks

Task	Description	Frequency	Season
Snow removal – Multi-use path	<p>Remove mechanically or physically along multi-use path. General guideline will be after a 2” snow accumulation and rising. Snow shall not be deposited/stored in a manner that obstructs a public sidewalk or roadway.</p> <p>This item will be paid on a “per visit” basis. For example, in a snow event that requires 2 visits for snow removal on the same day, the contractor will be paid for 2 visits.</p>	As directed by the City in response to 2” snow accumulation and rising.	October-June

Task 7: Time and Materials Standards and Descriptions

Guidelines: All Time and Materials items described below will be provided along the multi-use path and all other landscape and hardscape areas to ensure safety within a reasonable timeframe and manner. All areas are identified in the attached exhibits (Landscape Maintenance Boundaries Sheets 1-12).

Time and Materials Tasks

Task	Description	Frequency	Season
Plant Replacement	Replace dead/missing plants with same or approved substitute.	Per occurrence Plant material is covered under warranty for up to one year after installation and project acceptance from the City on the South Carson Street Project (the City anticipates project acceptance in March 2021). Any recommended plant replacements identified during this warranty period should be communicated by the Maintenance Contractor to the City's representative.	Spring.
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 Maintenance Contractor.	Per occurrence Trees are covered under warranty for up to one year after installation and project acceptance from the City on the South Carson Street Project (the City anticipates project acceptance in March 2021). Any recommended tree replacements identified during this warranty period should be communicated by the Maintenance Contractor to the City's representative.	Spring. During irrigation season.

Task	Description	Frequency	Season
Power washing sidewalk and multi-use path	Power wash sidewalk and MUP as directed by the City.	Power washing once annually as directed by the City on T&M basis.	As Directed
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 Maintenance Contractor compensated on a “Time & Materials” basis. These incidents must be handled within a 24-hour period.	As directed
Clean decorative boulder seating areas	Use proper cleaning agent, scrub seats, wash down, and remove standing water. Notify owner of vandalism or safety concerns.	Steam cleaning or similar method as directed by the City on “Time & Materials” basis.	As Directed
Pest Control	Identify and control pests through chemical, biological or mechanical means. No restricted use pesticides shall be used.	As needed	Year round.
Additional Greenbelt Turf Area – Mowing	The recommended height of cut for the turf is 3”.	Additional cost for mowing above the minimum 1 time a week during the growing season.	Year Round Mowing as directed by the City on “Time & Materials” basis.
Irrigation – Operation	Monitor and adjust system for proper operation.	Maintenance Contractor will notify the Carson City Parks Department if repairs are necessary. City staff to determine whether to fix ourselves or pay quoted irrigation repair rate on “Time & Materials” basis.	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.
Irrigation – Upgrades and New Installation	Upgrade/install new drip systems.	As directed by the City. The Maintenance Contractor will be compensated on a “Time & Materials” basis.	As necessary.

Task	Description	Frequency	Season
Additional Aerification of Turf Area	A hollow tine aerification to promote growth and combat compaction of the turf area.	Additional aerifications may be recommended by City staff based on overall condition of turf. These instances will be charged 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 Maintenance Contractor, includes material failures, vandalism etc. All repairs performed by Maintenance 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