

**NOTICE OF PUBLIC MEETING
CARSON CITY DEBT MANAGEMENT COMMISSION**

**Wednesday, October 13, 2021
11:00 A.M.**

**COMMUNITY CENTER, ROBERT 'BOB' CROWELL BOARD ROOM
851 EAST WILLIAM STREET
CARSON CITY, NEVADA**

AGENDA

NOTICE TO PUBLIC: The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the applicable Directives issued under authority of the Governor's Declaration of Emergency, including Directive 045 and 047, and subject to any potential changes in state or federal mandates or guidelines, face coverings are required to be worn when attending this meeting in person.

• Members of the public who wish only to view the meeting but do NOT plan to make public comment may watch the livestream of the Debt Management Commission meeting at www.carson.org/granicus and by clicking on "In progress" next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

• The public may provide public comment in advance of a meeting by written submission to the following email address: publiccomment@carson.org. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be submitted via email by not later than 3:00 p.m. the day before the meeting.

• Members of the public who wish to provide live public comment via telephonic appearance in lieu of physical attendance may do so during the designated public comment periods, indicated on the agenda, by dialing the numbers listed below. Please do NOT join by phone if you do not wish to make public comment.

Join by phone:

Phone Number: +1-408-418-9388

Meeting Number: 2496 584 1919

A. Call to Order and Determination of a Quorum

B. Public Comment. **The public is invited, at this time, to comment on and discuss any topic that

is relevant to or within the authority of the Carson City Debt Management Commission.

- C. For Possible Action: Approval of Minutes – August 10, 2021**
- D. For Possible Action:** Discussion and possible action on a Resolution concerning the submission to the Carson City Debt Management Commission by Carson City, Nevada, of a proposal to issue general obligation water bonds (additionally secured by pledged revenues) in the aggregate principal amount not to exceed \$7,000,000; concerning action taken thereon by the Commission; and approving certain details in connection therewith.
- E. For Possible Action:** Discussion and possible action regarding a Resolution concerning the submission to the Carson City Debt Management Commission by Carson City, Nevada, of a proposal to issue general obligation capital improvement bonds (additionally secured by pledged revenues) in the aggregate principal amount not to exceed \$8,100,000; concerning action taken thereon by the Commission; and approving certain details in connection therewith.
- G. For Information Only: THE NEXT COMMISSION MEETING IS SCHEDULED FOR FEBRUARY 8, 2022 AT 3:30PM.**
- H. Public Comment.** **The public is invited, at this time, to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.
- I. For Possible Action: Adjournment**

** PUBLIC COMMENT LIMITATIONS - The Carson City Debt Management Commission will provide at least two public comment periods in compliance with the minimum requirements of the Nevada Open Meeting Law prior to adjournment. In addition, it is the Commission's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. The chair also retains discretion to only provide for the Open Meeting Law's minimum public comment and not call for or allow additional individual-item public comment at the time of the body's consideration of an item when: (1) it is deemed necessary by the chair to the orderly conduct of the meeting;(2)it involves an off-site non-action facility tour agenda item; or(3) it involves any person's or entity's due process appeal or hearing rights provided by statute or the Carson City Municipal Code

AGENDA MANAGEMENT NOTICE: Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

The agenda and supporting materials are available on the City's website at www.carson.org/agendas, and on the State's website at <https://notice.nv.gov>; the agenda and backup materials are also available at the Carson City Clerk's Office, Public Meetings / Public Records Division, 885 East Musser Street,

Suite 1032, Carson City, Nevada. To request a copy of the supporting materials, please contact Cheryl Eggert at ceggert@carson.org or call 775-283-7107.

PLEASE NOTE: Posting on Carson City's website of supporting materials for its public meetings, other than such postings pertinent to the Board of Supervisors' meetings, is not required. The posting of supporting materials on the City's website is a courtesy and no rights are thereby bestowed. Late materials or materials distributed during the public meeting will be incorporated into the public record and can be made available upon request.

Notices: The Carson City Debt Management Commission is pleased to make reasonable accommodations for any citizen who wishes to attend this meeting. If special arrangements for the meeting are necessary, please notify the Carson City Clerk's office, in writing, at 885 East Musser Street, suite 1032, Carson City, Nevada, or call Cheryl Eggert at 775-283-7107 at least 24 hours in advance.

NOTICE TO PUBLIC: This agenda was posted electronically at the following Internet websites:

City's website: www.carson.org

State's website: <https://notice.nv.gov>

Please note that all agenda notices will only be posted online and at City Hall, as authorized by Assembly Bill 253 of the 81st (2021) Session of the Nevada Legislature.



STAFF REPORT

Report To: Debt Management Commission

Meeting Date: October 13, 2021

Staff Contact: Sheri Russell, Chief Financial Officer (srussell@carson.org)

Agenda Title: For Possible Action: Discussion and possible action on a Resolution concerning the submission to the Carson City Debt Management Commission by Carson City, Nevada, of a proposal to issue general obligation water bonds (additionally secured by pledged revenues) in the aggregate principal amount not to exceed \$7,000,000; concerning action taken thereon by the Commission; and approving certain details in connection therewith.

Staff Summary: Pursuant to NRS Chapter 350, before the City may take any formal action towards the issuance of general obligation bonds, the City's proposed incurrence must be approved by 2/3 of the members of the Debt Management Commission, (i.e., via adoption of the Resolution). The City wishes to issue general obligation water bonds in an amount not to exceed \$7,000,000, to acquire, construct, improve and equip water projects as defined in NRS 244A.056. The enclosed financial packet prepared by JNA demonstrates that the City meets the Debt Management Commission criteria in NRS 350.015 for the incurrence of the proposed general obligation water bonds.

Agenda Action: Resolution

Time Requested:

Proposed Motion

I move to adopt Resolution #2021-DMC-R-1

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

None

Background/Issues & Analysis

Carson City's Quill Water Treatment Plant Upgrade project total is \$11 million. The amount of \$4 million will be paid by user rates and American Recovery Plan Act (ARPA) funding. In addition, the City has applied for federal funding of \$1.5 million, leaving a balance of \$5.5 million unfunded. The Quill Water Treatment Plant is a critical piece of the City's water infrastructure as it is the City's only surface water treatment facility. The City relies on numerous water sources to meet potable water demands for its over 55,000 residents. These sources include groundwater wells, Carson River induction wells, creek/lake surface water, and groundwater imports from regional interties with the Douglas County/Minden water systems. Carson City relies on the Quill Water Treatment Plant to treat water from Kings Creek, Ash Creek, and the historic Marlette Hobart Water System. However, due to technology-driven regulatory standards, combined with aging/outdated infrastructure (30-years old) the Quill Water Treatment Plant is currently struggling to produce the water for today's demands as well as future projected demands. The authorization process involves several steps as described below and it takes between four to six months to complete.

On October 7, 2021, the Board of Supervisors adopted Resolution 2021-R-27. If the Debt Management Commission approves this Resolution, the following additional steps are required before the proposed bonds may be issued: (1) the Board of Supervisors approves a Resolution of Intent, (2) a 90-day waiting period is completed, (3) the Board of Supervisors holds a public hearing on the proposed bonds, and (4) the Board of Supervisors enacts a bond ordinance.

The interest rate on the proposed bonds was estimated by the City's municipal advisor, JNA Consulting Group, LLC to be 4%. Based on current market conditions, JNA considers this estimate to be conservative.

Annual debt service on the bonds will be paid from the City's Water Fund. The attached financial packet compiled by JNA shows the pledged Water Fund revenues are sufficient to repay the proposed bonds.

The City is requesting a general obligation bond not to exceed amount of \$7 million at this time, and simultaneously applying for a federal appropriation of approximately \$1.5 million as stated above for the Quill Treatment Plant. If successful, City staff anticipate reducing the amount borrowed based on the federal appropriation.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 244A and 350

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Estimated annual debt service payments of approximately \$516,600 for 20 years. Final amounts of bond proceeds, issuance costs, debt service and capital projects will be added to the Water Fund Budget through a budget augmentation in FY 2022

Alternatives

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2021-DMC-R-1

A RESOLUTION CONCERNING THE SUBMISSION TO THE CARSON CITY DEBT MANAGEMENT COMMISSION BY CARSON CITY, NEVADA, OF A PROPOSAL TO ISSUE GENERAL OBLIGATION WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$7,000,000; CONCERNING ACTION TAKEN THEREON BY THE COMMISSION; AND APPROVING CERTAIN DETAILS IN CONNECTION THEREWITH.

WHEREAS, pursuant to Nevada Revised Statutes (“NRS”) 350.011 through 350.0165, Carson City, Nevada (the “City”) notified the secretary of the Debt Management Commission of Carson City (the “Secretary” and the “Commission,” respectively) of the City’s proposal to issue general obligations and submitted a statement of the City’s proposal in sufficient number of copies for each member of the Commission; and

WHEREAS, the Board of Supervisors of the City (the “Board”) pursuant to NRS 350.020(3) proposes (subject to the approval of the proposal to issue general obligations by the Commission) to adopt and publish a resolution of intent to issue general obligation water bonds (additionally secured by water pledged revenues); and

WHEREAS, based on a water revenue study presented to the Board, the Board determined that the pledged revenues from the City’s water system will at least equal the amount required in each year for the payment of interest and principal on such general obligation water bonds and that no increase in the rate of an ad valorem tax is anticipated to be necessary for the payment of such general obligation water bonds for the term thereof (collectively, the “Findings”); and

WHEREAS, the Board proposes to incur the general obligation water bonds without an election unless a petition signed by the requisite number of registered voters of the City is presented to the Board requiring the Board to submit to the qualified electors of the City for their approval or disapproval, the following proposal:

GENERAL OBLIGATION WATER BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) PROPOSAL:

Shall the Board of Supervisors of Carson City, Nevada, be authorized to incur a general obligation indebtedness (additionally secured by pledged revenues) on behalf of the City by the issuance at one time, or from time to time, of the City's general obligation water bonds, in one series or more, in the aggregate principal amount of not exceeding \$7,000,000 for the purpose of acquiring, constructing, improving and equipping City water projects as defined in NRS 244A.056, such bonds to mature not later than twenty (20) years from the date or respective dates of the bonds, payable from general (ad valorem) taxes (except to the extent pledged revenues and other monies are available therefor), and to be issued and sold at, above, or below par at an effective interest rate (including any sale discount) not exceeding the statutory maximum rate, if any, as shall be determined at the time of the sale thereof, and otherwise to be issued in such manner, upon such terms and conditions, with such covenants and agreements, and with such other detail as the Board may determine, including at its option but not necessarily limited to provisions for the redemption of bonds prior to maturity without or with the payment of a premium?

(the "Proposal"); and

WHEREAS, the Secretary, with the approval of the Chairman of the Commission, thereupon, within ten days from the receipt of the Proposal, gave notice of a meeting to be held not more than twenty days thereafter, and provided copies of the Proposal to each member of the Commission with the notice of the meeting; and

WHEREAS, the Commission has heard anyone desiring to be heard and has taken other evidence relevant to its approving or disapproving the Proposal and the Findings; and

WHEREAS, the Commission has considered all matters in the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE DEBT MANAGEMENT COMMISSION OF CARSON CITY, NEVADA:

Section 1. This resolution shall be known as the "2021 Carson City Water Bond DMC Approval Resolution."

Section 2. The Commission hereby finds that the requirements of NRS 350.013 to 350.015, inclusive, have been met, and the Proposal for the issuance of general obligation water bonds proposed by the City and the Findings are approved.

Section 3. The Commission and the officers thereof hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 4. All bylaws, orders, resolutions or parts thereof in conflict with this resolution are hereby repealed. This repealer shall not be construed to revive any bylaw, order, resolution or part thereof heretofore repealed.

Section 5. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of the section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall become effective and be in force immediately upon its adoption.

ADOPTED this October 13, 2021.

Attest:

Chairman
Debt Management Commission

Clerk-Recorder ex officio Secretary
Debt Management Commission

5. At least 3 working days before such meeting, such notice was delivered to each member of the Commission and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. A copy of such notice as posted and delivered is attached hereto as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand this October 13, 2021.

Clerk-Recorder ex officio Secretary
Debt Management Commission

EXHIBIT A

(Attach Copy of Notice of Meeting)

Preliminary, subject to change

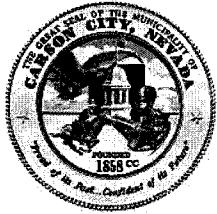
Carson City, Nevada
General Obligation (Limited Tax)
Water Bonds, Series 2022A
Affordability Analysis

FY Ending June 30	Pledged		Proposed Bonds			Net Comb. Debt Service	Excess/ (Deficiency)
	Revenues 1/	Debt Service 2/	Principal	Interest 3/	Total		
2022	\$9,013,527	\$3,798,591	\$0	\$0	\$0	\$3,798,591	\$5,214,936
2023	9,013,527	4,695,713	170,000	346,600	516,600	5,212,313	3,801,214
2024	9,013,527	4,690,955	245,000	268,300	513,300	5,204,255	3,809,272
2025	9,013,527	4,623,051	255,000	258,300	513,300	5,136,351	3,877,176
2026	9,013,527	5,299,239	265,000	247,900	512,900	5,812,139	3,201,388
2027	9,013,527	5,297,395	275,000	237,100	512,100	5,809,495	3,204,032
2028	9,013,527	3,497,945	290,000	225,800	515,800	4,013,745	4,999,782
2029	9,013,527	3,497,162	300,000	214,000	514,000	4,011,162	5,002,365
2030	9,013,527	3,495,805	310,000	201,800	511,800	4,007,605	5,005,922
2031	9,013,527	3,496,476	325,000	189,100	514,100	4,010,576	5,002,951
2032	9,013,527	2,499,409	335,000	175,900	510,900	3,010,309	6,003,218
2033	9,013,527	2,495,404	350,000	162,200	512,200	3,007,604	6,005,923
2034	9,013,527	2,499,843	365,000	147,900	512,900	3,012,743	6,000,784
2035	9,013,527	1,575,669	380,000	133,000	513,000	2,088,669	6,924,858
2036	9,013,527	1,573,066	395,000	117,500	512,500	2,085,566	6,927,961
2037	9,013,527	1,575,229	410,000	101,400	511,400	2,086,629	6,926,898
2038	9,013,527	1,575,770	430,000	84,600	514,600	2,090,370	6,923,157
2039	9,013,527	1,574,549	445,000	67,100	512,100	2,086,649	6,926,878
2040	9,013,527	0	465,000	48,900	513,900	513,900	8,499,627
2041	9,013,527	0	485,000	29,900	514,900	514,900	8,498,627
2042	9,013,527	0	505,000	10,100	515,100	515,100	8,498,427
		\$57,761,271	\$7,000,000	\$3,267,400	\$10,267,400	\$68,028,671	

1/ From the City's 2021-22 final budget.

2/ Excludes impact of anticipated refunding of the 2012A Bonds.

3/ Interest rate estimated at 4.00%.



STAFF REPORT

Report To: Debt Management Commission

Meeting Date: October 13, 2021

Staff Contact: Sheri Russell, Chief Financial Officer (srussell@carson.org)

Agenda Title: For Possible Action: Discussion and possible action regarding a Resolution concerning the submission to the Carson City Debt Management Commission by Carson City, Nevada, of a proposal to issue general obligation capital improvement bonds (additionally secured by pledged revenues) in the aggregate principal amount not to exceed \$8,100,000; concerning action taken thereon by the Commission; and approving certain details in connection therewith.

Staff Summary: Pursuant to NRS Chapter 350, before the City may take any formal action towards the issuance of general obligation bonds, the City's proposed incurrence must be approved by 2/3 of the members of the Debt Management Commission, (i.e., via adoption of the Resolution). The City wishes to issue general obligation capital improvement bonds in an amount not to exceed \$8.1 million, in order to acquire, construct, improve and equip building projects as defined in NRS 244A.019. The enclosed financial packet prepared by JNA demonstrates that the City meets the Debt Management Commission criteria in NRS 350.015 for the incurrence of the proposed general obligation capital improvement bonds.

Agenda Action: Resolution

Time Requested:

Proposed Motion

I move to adopt Resolution #2021-DMC-R-2

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

None

Background/Issues & Analysis

The Emergency Operation Center/ Fire Station/ Backup Emergency Dispatch Center total project budget is \$11.1 million. The amount of \$3 million is available through the current Fiscal Year ("FY") 2022 capital improvement plan budget and American Recovery Plan Act (ARPA) funding. In addition, the City has applied for federal funding of \$2 million, leaving a balance of \$6.1 million unfunded.

The project is for a dedicated building that would have the size, layout, and communications necessary to operate as a functional Emergency Operation Center, Fire Station, and Back-up or Alternate Dispatch Center which combined into one building would bring incredible efficiency during emergencies as well as reduce overall costs.

The current Emergency Operating Center is a single room 30' x 25' in size that has limited communication and IT connectivity requiring 1 to 2 hours to become fully functional when staff activate the Emergency Operation Command. Over the last 5 years, the City has struggled with floods, fires, the COVID-19 pandemic, and civil disorder and the current Emergency Operation Center was overwhelmed. Response times for Fire on the East 1 side of Carson City are not in line with national recommendations of 4 minute response times, as the City does not have a fire station in this area of town, City population growth is anticipated on the East side of the City, and

a new fire station has been included in the City's Strategic Plan for several years. Lastly, the City does not have a secondary location for dispatch in the event the primary center is not able to operate, requiring assistance from neighboring counties, who may be too busy with their own emergencies to aid Carson City.

The authorization process involves several steps as described below and it takes between four to six months to complete.

On October 7, 2021, the Board of Supervisors adopted Resolution 2021-R-28. If the Debt Management Commission approves this Resolution, the following additional steps are required before the proposed bonds may be issued:

- (1) the Board of Supervisors approves a Resolution of Intent,
- (2) a 90-day waiting period is completed,
- (3) the Board of Supervisors holds a public hearing on the proposed bonds, and
- (4) the Board of Supervisors enacts a bond ordinance.

The interest rate on the proposed bonds was estimated by the City's municipal advisor, JNA Consulting Group, to be 4%. Based on current market conditions, JNA considers this estimate to be conservative.

Annual debt service on the bonds will be paid from the City's General Fund. The bonds are secured by a lien on 15% of the City's distribution of Consolidated Taxes. The attached financial packet compiled by JNA shows the pledged Consolidated Tax revenues are sufficient to repay the proposed bonds.

The City is requesting a general obligation bond not to exceed amount of \$8.1 million at this time, and simultaneously applying for a federal appropriation of approximately \$2 million for the Emergency Operations Center. If successful, City staff anticipate reducing the amount borrowed based on the federal appropriation.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 244A, 360 and 350

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: As of FY 2023 Debt Service pledged from Consolidated Taxes is reduced by \$740,000, from \$3.36 million debt service in FY 2022, to \$2.62 million in debt service in FY 2023. The estimated annual debt service payments for these bonds is approximately \$605,000 for 20 years. Final amounts of bond proceeds, issuance costs, debt service and capital projects will be added to the General Fund and the Debt Service Fund budgets through a budget augmentation in FY 2022.

Alternatives

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2021-DMC-R-2

A RESOLUTION CONCERNING THE SUBMISSION TO THE CARSON CITY DEBT MANAGEMENT COMMISSION BY CARSON CITY, NEVADA, OF A PROPOSAL TO ISSUE GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,100,000; CONCERNING ACTION TAKEN THEREON BY THE COMMISSION; AND APPROVING CERTAIN DETAILS IN CONNECTION THEREWITH.

WHEREAS, pursuant to Nevada Revised Statutes (“NRS”) 350.011 through 350.0165, Carson City, Nevada (the “City”) notified the secretary of the Debt Management Commission of Carson City (the “Secretary” and the “Commission,” respectively) of the City’s proposal to issue general obligations and submitted a statement of the City’s proposal in sufficient number of copies for each member of the Commission; and

WHEREAS, the Board of Supervisors of the City (the “Board”) pursuant to NRS 350.020(3) proposes (subject to the approval of the proposal to issue general obligations by the Commission) to adopt and publish a resolution of intent to issue general obligation capital improvement bonds (additionally secured by pledged revenues); and

WHEREAS, based on a revenue study presented to the Board, the Board determined that the pledged revenues (consisting of the revenues to be received by the City from 15% of all income and revenue distributed to the City pursuant to NRS 360.680, 360.690 and 360.700 and pledged to secure the payment of the general obligation capital improvement bonds pursuant to NRS 360.698) will at least equal the amount required in each year for the payment of interest and principal on such general obligation capital improvement bonds and that no increase in the rate of an ad valorem tax is anticipated to be necessary for the payment of such general obligation capital improvement bonds for the term thereof (collectively, the “Findings”); and

WHEREAS, the Board proposes to incur the general obligation capital improvement bonds without an election unless a petition signed by the requisite number of registered voters of the City is presented to the Board requiring the Board to submit to the qualified electors of the City for their approval or disapproval, the following proposal:

GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS (ADDITIONALLY SECURED BY PLEDGED REVENUES) PROPOSAL:

Shall the Board of Supervisors of Carson City, Nevada, be authorized to incur a general obligation indebtedness (additionally secured by pledged revenues) on behalf of the City by the issuance at one time, or from time to time, of the City's general obligation capital improvement bonds, in one series or more, in the aggregate principal amount of not exceeding \$8,100,000 for the purpose of acquiring, constructing, improving and equipping building projects as defined in NRS 244A.019, such bonds to mature not later than twenty-one (21) years from the date or respective dates of the bonds, payable from general (ad valorem) taxes (except to the extent pledged revenues and other monies are available therefor), and to be issued and sold at, above, or below par at an effective interest rate (including any sale discount) not exceeding the statutory maximum rate, if any, as shall be determined at the time of the sale thereof, and otherwise to be issued in such manner, upon such terms and conditions, with such covenants and agreements, and with such other detail as the Board may determine, including at its option but not necessarily limited to provisions for the redemption of bonds prior to maturity without or with the payment of a premium?

(the "Proposal"); and

WHEREAS, the Secretary, with the approval of the Chairman of the Commission, thereupon, within ten days from the receipt of the Proposal, gave notice of a meeting to be held not more than twenty days thereafter, and provided copies of the Proposal to each member of the Commission with the notice of the meeting; and

WHEREAS, the Commission has heard anyone desiring to be heard and has taken other evidence relevant to its approving or disapproving the Proposal and the Findings; and

WHEREAS, the Commission has considered all matters in the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE DEBT MANAGEMENT COMMISSION OF CARSON CITY, NEVADA:

Section 1. This resolution shall be known as the "2021 Carson City Capital Improvement Bond DMC Approval Resolution."

Section 2. The Commission hereby finds that the requirements of NRS 350.013 to 350.015, inclusive, have been met, and the Proposal for the issuance of general obligation capital improvement bonds proposed by the City and the Findings are approved.

Section 3. The Commission and the officers thereof hereby are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this resolution.

Section 4. All bylaws, orders, resolutions or parts thereof in conflict with this resolution are hereby repealed. This repealer shall not be construed to revive any bylaw, order, resolution or part thereof heretofore repealed.

Section 5. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of the section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 6. This resolution shall become effective and be in force immediately upon its adoption.

ADOPTED this October 13, 2021.

Attest:

Chairman
Debt Management Commission

Clerk-Recorder ex officio Secretary
Debt Management Commission

5. At least 3 working days before such meeting, such notice was delivered to each member of the Commission and to each person, if any, who has requested notice of meetings of the Board in accordance with the provisions of Chapter 241 of NRS.

6. A copy of such notice as posted and delivered is attached hereto as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand this October 13, 2021.

Clerk-Recorder ex officio Secretary
Debt Management Commission

EXHIBIT A

(Attach Copy of Notice of Meeting)

Preliminary, subject to change

Carson City, Nevada
 General Obligation (Limited Tax)
 Capital Improvement Bonds, Series 2022C
 Affordability Analysis

FY Ending June 30	Pledged Revenues 1/	Existing Debt Service	Proposed Bonds			Combined Debt Service	Excess/ (Deficiency)
			Principal	Interest 2/	Total		
2022	\$6,193,146	\$2,971,300				\$2,971,300	\$3,221,846
2023	6,193,146	2,229,000	\$200,000	\$405,000	\$605,000	2,834,000	3,359,146
2024	6,193,146	2,233,250	285,000	316,000	601,000	2,834,250	3,358,896
2025	6,193,146	2,226,000	295,000	304,600	599,600	2,825,600	3,367,546
2026	6,193,146	2,177,550	310,000	292,800	602,800	2,780,350	3,412,796
2027	6,193,146	2,181,800	320,000	280,400	600,400	2,782,200	3,410,946
2028	6,193,146	2,186,800	335,000	267,600	602,600	2,789,400	3,403,746
2029	6,193,146	2,202,300	350,000	254,200	604,200	2,806,500	3,386,646
2030	6,193,146	2,205,713	360,000	240,200	600,200	2,805,913	3,387,234
2031	6,193,146	1,677,113	375,000	225,800	600,800	2,277,913	3,915,234
2032	6,193,146	1,677,113	390,000	210,800	600,800	2,277,913	3,915,234
2033	6,193,146	1,675,563	405,000	195,200	600,200	2,275,763	3,917,384
2034	6,193,146	0	425,000	179,000	604,000	604,000	5,589,146
2035	6,193,146	0	440,000	162,000	602,000	602,000	5,591,146
2036	6,193,146	0	455,000	144,400	599,400	599,400	5,593,746
2037	6,193,146	0	475,000	126,200	601,200	601,200	5,591,946
2038	6,193,146	0	495,000	107,200	602,200	602,200	5,590,946
2039	6,193,146	0	515,000	87,400	602,400	602,400	5,590,746
2040	6,193,146	0	535,000	66,800	601,800	601,800	5,591,346
2041	6,193,146	0	555,000	45,400	600,400	600,400	5,592,746
2042	6,193,146	0	580,000	23,200	603,200	603,200	5,589,946
		\$25,643,500	\$8,100,000	\$3,934,200	\$12,034,200	\$37,677,700	

1/ Represents 15% of unaudited FY2021 consolidated tax revenues.
 2/ Interest rate estimated at 4.00%.

**FINANCIAL INFORMATION PRESENTED
TO THE DEBT MANAGEMENT COMMISSION OF
CARSON CITY, NEVADA**

IN SUPPORT OF THE PROPOSED

**\$7,000,000
Carson City, Nevada
General Obligation (Limited Tax) Water Bonds
(Additionally Secured by Pledged Revenues)**

and

**\$8,100,000
Carson City, Nevada
General Obligation (Limited Tax) Capital Improvement Bonds
(Additionally Secured by Pledged Revenues)**

EXECUTIVE SUMMARY

Carson City, Nevada (the "City") is proposing to issue up to \$7,000,000 in General Obligation (Limited Tax) Water Bonds (Additionally Secured by Pledged Revenues) (the "Proposed Water Bonds") and up to \$8,100,000 in General Obligation (Limited Tax) Capital Improvement Bonds (Additionally Secured by Pledged Revenues) (the "Proposed CIP Bonds", and together with the Proposed Water Bonds, the "Proposed Bonds). The City has no outstanding general obligation debt paid from property taxes. It has \$136,937,631 of revenue-supported general obligation debt and \$9,261,000 of medium-term general obligation debt outstanding as of October 7, 2021. The City is proposing to issue \$15,100,000 of revenue supported general obligation debt as described herein. The City will pledge the net revenues generated by the operation of its water system (the "Pledged Water Revenues") to the Proposed Water Bonds. The City will pledge 15% of its distribution of Consolidated Taxes (the "Pledged CIP Revenues") to the Proposed CIP Bonds. The City does not anticipate that the Proposed Bonds will have an impact on the City's tax rate. The highest overlapping tax rate within the City for fiscal year 2021-22 is \$3.5700. This document details how the Proposed Bonds fit within the criteria outlined in Nevada Revised Statutes ("NRS") 350.015.

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CRITERIA FOR CONSIDERATION (NRS 350.015)

NRS 350.015 Criteria for approval or disapproval of certain proposals; requests for information; use of money received from sale of general obligation debt or from special elective tax.

1. In determining whether to approve, conditionally or provisionally approve, or disapprove a proposal to incur debt, to enter an installment-purchase agreement with a term of more than 10 years or to levy a special elective tax, the commission shall not, except as otherwise provided in paragraph (d) and NRS 350.0135, initiate a determination as to whether the proposed debt, installment-purchase agreement or special elective tax is sought to accomplish a public purpose or to satisfy a public need. The commission shall consider, but is not limited to, the following criteria:

(a) If the proposal is to incur debt, the amount of debt outstanding on the part of the municipality proposing to incur the debt.

(b) The effect of the tax levy required for debt service on the proposed debt or to repay an installment-purchase agreement with a term of more than 10 years, or of the proposed levy of a special elective tax, upon the ability of the municipality proposing to incur the general obligation debt, enter the installment-purchase agreement or levy the special elective tax and of other municipalities to raise revenue for operating purposes.

(c) The anticipated need for other incurrences of debt, installment-purchase agreements or levies of special elective taxes by the municipality proposing to incur the debt, enter the installment-purchase agreement or levy the special elective tax and other municipalities whose tax-levying powers overlap, as shown by the county or regional master plan, if any, and by other available information.

(d) If the information set forth in paragraph (b) of subsection 4 of NRS 350.014 indicates that the proposal would result in a combined property tax rate in any of the overlapping entities within the county which exceeds the specified percentage, pursuant to subsection 1 of NRS 350.0155, of the limit provided in NRS 361.453:

(1) The public need to be served by the proceeds from the proposed debt or tax levy in accordance with the priorities established pursuant to subsection 2 of NRS 350.0155; and

(2) A comparison of that public need and other public needs that appear on the statements of current and contemplated general obligation debt and special elective taxes submitted pursuant to paragraphs (a) and (b) of subsection 1 of NRS 350.013 that may affect the combined property tax rate in any of the overlapping entities within the county.

2. The commission may make reasonable requests from a municipality for information relating to the criteria described in paragraphs (a) to (d), inclusive, of subsection 1. A municipality shall use its best efforts to comply with information requests from the commission in a timely manner.

3. If the commission approves the proposal, the amount received from the sale of the general obligation debt or from the special elective tax may be expended only for the purposes described in the proposal.

(Added to NRS by 1967, 1386; A 1977, 539; 1993, 2658; 1995, 770, 1959; 2001, 884, 2309) —
(Substituted in revision for NRS 350.0051)

CITY FINANCIAL INFORMATION PRESENTATION

NRS 350.015.1(a) If the proposal is to incur debt, the amount of debt outstanding on the part of the municipality proposing to incur the debt.

DEBT LIMITATION AND OUTSTANDING GENERAL OBLIGATION INDEBTEDNESS

The City's Charter limits the total principal amount of general obligation debt the City may have outstanding to 15% of the City's total assessed valuation. The City's limit for general obligation debt based on the assessed valuation for fiscal year 2021-22 of \$1,917,802,638 (including the Carson City Redevelopment Agency in the amount of \$118,604,075) is \$287,670,396.

The tables on the following pages present the outstanding and proposed indebtedness of the City.

OUTSTANDING AND UNISSUED GENERAL OBLIGATION DEBT
Carson City, Nevada
October 7, 2021

	Date Issued	Maturity Date	Original Amount	Amount Outstanding
GENERAL OBLIGATION DEBT¹				
GENERAL OBLIGATION MEDIUM-TERM BONDS				
Various Purpose, Series 2014	06/04/14	06/01/24	\$2,651,000	\$858,000
Various Purpose, Series 2017A	07/06/17	06/01/27	3,840,000	2,146,000
Various Purpose Refunding, Series 2020	06/09/20	11/01/29	7,720,000	<u>6,257,000</u>
SUB-TOTAL				\$9,261,000
SELF-SUPPORTING G.O. BONDS AND NOTES²				
<i>Water Revenue Supported Bonds</i>				
Water, Series 2009	11/13/09	07/01/29	\$3,400,000	\$1,470,270
Water, Series 2010E	10/22/10	07/01/30	21,900,000	12,750,822
Water, Series 2012A	03/22/12	11/01/31	15,315,000	10,260,000
Water, Series 2014A	04/02/14	01/01/34	6,000,000	4,566,133
Water, Series 2018B	08/15/18	07/01/38	10,700,000	10,103,000
Water, Series 2019A				<u>7,000,000</u>
SUB-TOTAL				\$46,150,225
<i>Wastewater & Stormwater Revenue Supported Bonds</i>				
Wastewater, Series 2010F	10/22/10	07/01/30	\$2,748,556	\$1,520,648
Wastewater, Series 2012B	03/22/12	11/01/31	5,935,000	2,265,000
Wastewater, Series 2014B	04/02/14	01/01/34	23,787,662	18,537,721
Stormwater, Series 2014B	04/02/14	01/01/34	962,338	749,950
Wastewater, Series 2015A	07/10/15	07/01/35	12,000,000	9,744,087
Wastewater, Series 2015B	08/03/15	11/01/34	6,245,000	4,880,000
Wastewater, Series 2017B	11/07/17	11/01/37	6,000,000	5,400,000
Stormwater, Series 2018A	04/04/18	11/01/37	4,875,000	<u>4,690,000</u>
SUB-TOTAL				\$47,787,406
<i>Other Revenue Supported Bonds</i>				
Capital Improvement Refunding, Series 2013A	05/30/13	05/01/30	\$16,520,000	\$9,720,000
V&T Historical Refunding, Series 2013B	05/30/13	06/01/23	3,350,000	785,000
Parks Refunding, Series 2013C	05/30/13	03/01/30	6,555,000	5,180,000
V&T Historical Refunding, Series 2014E	12/17/14	12/01/25	8,400,000	4,610,000
Infrastructure Sales Tax, Series 2014F	12/17/14	09/01/44	13,600,000	11,885,000
Capital Improvement, Series 2015C	08/03/15	05/01/33	15,410,000	<u>10,820,000</u>
SUB-TOTAL				\$43,000,000
TOTAL GENERAL OBLIGATION DEBT OUTSTANDING				\$146,198,631

- footnotes begin on the following page -

- ¹ General obligation bonds secured by the full faith and credit and payable from all legally available funds of the City. The property tax rate available to pay these bonds is limited to the \$3.64 statutory and the \$5.00 constitutional limits, as well as to the City's maximum operating levy and any legally available tax-overrides.
- ² General obligation bonds and notes additionally secured by pledged revenues; if revenues are insufficient, the City is obligated to pay the difference between such revenues and debt service requirements of the respective obligations. The property tax rate available to pay these bonds is limited to the \$3.64 statutory and the \$5.00 constitutional limits.

SOURCE: The City Finance Department, compiled by JNA Consulting Group, LLC

PROPOSED GENERAL OBLIGATION DEBT
As of October 7, 2021

Proposed Bonds	Issuance Date	Proposed Amount
Water Bonds	02/2022	\$7,000,000
Capital Improvement Bonds	02/2022	<u>8,100,000</u>
TOTAL		\$15,100,000

SOURCE: The City

As shown in the following table the City has sufficient capacity to issue the Proposed Bonds within its general obligation statutory debt limitation.

STATUTORY DEBT CAPACITY
Carson City, Nevada
October 7, 2021

Carson City Assessed Valuation	\$1,799,198,563
Carson City Redevelopment Agency Assessed Valuation	<u>118,604,075</u>
Total Assessed Valuation	\$1,917,802,638
Statutory Debt Limitation (15%)	\$287,670,396
Outstanding General Obligation Indebtedness	(\$146,198,631)
Plus: Proposed Bonds	<u>(15,100,000)</u>
Outstanding and Proposed General Obligation Indebtedness	(\$161,298,631)
Additional Statutory Debt Limitation	\$126,371,765

SOURCE: State of Nevada Department of Taxation and the City

EFFECTS ON OTHER LOCAL GOVERNMENTS

NRS 350.015.1(c) The anticipated need for other incurrences of debt, installment-purchase agreements or levies of special elective taxes by the municipality proposing to incur the debt, enter the installment-purchase agreement or levy the special elective tax and other municipalities whose tax-levying powers overlap, as shown by the county or regional master plan, if any, and by other available information.

The City anticipates the Pledged Water Revenues will be sufficient to pay the principal and interest on the Outstanding Water Bonds and the Proposed Water Bonds when due. Therefore, the Proposed Water Bonds should not affect the ability of other political subdivisions to raise revenue for operating purposes or debt service requirements.

The City anticipates the Pledged C-Tax Revenues will be sufficient to pay the principal and interest on the Outstanding CIP Bonds and the Proposed CIP Bonds when due. Therefore, the Proposed CIP Bonds should not affect the ability of other political subdivisions to raise revenue for operating purposes or debt service requirements.

The statutory tax rate limit is \$3.64 per \$100 of assessed valuation (\$0.02 of State levied tax is not subject to the statutory limitation). For fiscal year 2021-22, the highest overlapping tax rate in Carson City is \$3.5700. The overlapping tax rates should not be affected by the issuance of the Proposed Bonds.

ADDITIONAL GENERAL OBLIGATION INDEBTEDNESS AND PROPOSED TAX LEVIES

NRS 350.015.1(d) If the information set forth in paragraph (b) of subsection 4 of NRS 350.014 indicates that the proposal would result in a combined property tax rate in any of the overlapping entities within the county which exceeds the specified percentage, pursuant to subsection 1 of NRS 350.0155, of the limit provided in NRS 361.453:

(1) The public need to be served by the proceeds from the proposed debt or tax levy in accordance with the priorities established pursuant to subsection 2 of NRS 350.0155; and

(2) A comparison of that public need and other public needs that appear on the statements of current and contemplated general obligation debt and special elective taxes submitted pursuant to paragraphs (a) and (b) of subsection 1 of NRS 350.013 that may affect the combined property tax rate in any of the overlapping entities within the county.

NRS requires local governments to file Capital Improvement Plans, Statements of Current and Contemplated Debt, and Debt Management Policies with the County Clerk. To the best of the City's knowledge, no Capital Improvement Plans or Debt Management Policies have been filed that identify any new voter-approved tax rates (overrides or bonds). The City has filed its required documents which include the projects to be funded by the Proposed Bonds. Local governments are required to submit a Debt Management Policy and Indebtedness Report by August 1st of each year.

The City does not expect the issuance of the Proposed Bonds will result in an increase in the City's tax rate. Therefore, the issuance of the Proposed Bonds should not adversely impact overlapping entities in levying tax rates for bonds or overrides.

REQUIRED DOCUMENT SUBMISSION

Pursuant to NRS 350.013, the City has submitted the following documents to the Department of Taxation and the DMC:

- Statements of current and contemplated debt and retirement schedules,
- A written statement of the debt management policy of the City, and
- The City's Capital Improvement Plan, which includes the projects to be financed by the proceeds of the Proposed Bonds.

The City's Chief Financial Officer is:

Sheri Russell, Chief Financial Officer
201 North Carson Street
Suite 3
Carson City, Nevada 89701
(775) 887-2133

PROPOSED WATER BONDS

THE WATER PROJECT

The City intends to use the proceeds of the Proposed Water Bonds to defray wholly or in part the cost of acquiring, constructing, improving, and equipping water projects as defined in NRS 244A.056. The City currently anticipates the Proposed Water Bonds will fund improvements to its Quill Treatment Plant.

WATER BOND AFFORDABILITY

NRS 350.015.1(b) The effect of the tax levy required for debt service on the proposed debt or to repay an installment-purchase agreement with a term of more than 10 years, or of the proposed levy of a special elective tax, upon the ability of the municipality proposing to incur the general obligation debt, enter the installment-purchase agreement or levy the special elective tax and of other municipalities to raise revenue for operating purposes.

The City will pay the Proposed Water Bonds with the Pledged Water Revenues. The City will pledge in the water bond ordinance to maintain rates and charges of its water system at levels that will provide for payment of operation and maintenance of the facilities and for payment of principal and interest on the City's outstanding 2009 Water Bond, 2010E Water Bond, 2012A Water Bonds, 2014A Water Bond, 2018B Water Bond, and 2019A Water Bonds (collectively, the "Outstanding Water Bonds"), and the Proposed Water Bonds. The City anticipates that the Pledged Revenues will be sufficient to repay the Proposed Water Bonds and the Outstanding Water Bonds, and that the issuance of the Proposed Water Bonds should not have an impact on the overlapping tax rate within the City.

The tables on the following pages demonstrate the City's ability to repay the Outstanding Water Bonds and the Proposed Water Bonds with the Pledged Water Revenues.

The following table provides the debt service requirements of the City's Outstanding Water Bonds secured by the Pledged Water Revenues and the pro-forma debt service requirements of the Proposed Water Bonds. The Proposed Water Bonds will be issued on a parity lien to the Outstanding Water Bonds.

OUTSTANDING AND PRO-FORMA WATER SYSTEM BONDED DEBT SERVICE REQUIREMENTS
October 7, 2021

Fiscal Year Ending June 30	Outstanding Water Bonds			Proposed Water Bonds			Combined Debt Service
	Principal	Interest	Total	Principal	Interest ¹	Total	
2022 ²	\$2,408,016	\$1,390,576	\$3,798,592	\$ 0	\$ 0	\$0	\$3,798,592
2023	3,388,748	1,306,965	4,695,713	170,000	346,600	516,600	5,212,313
2024	3,488,540	1,202,415	4,690,955	245,000	268,300	513,300	5,204,255
2025	3,526,420	1,096,631	4,623,051	255,000	258,300	513,300	5,136,351
2026	4,325,415	973,824	5,299,239	265,000	247,900	512,900	5,812,139
2027	4,465,555	831,840	5,297,395	275,000	237,100	512,100	5,809,495
2028	2,776,869	721,075	3,497,944	290,000	225,800	515,800	4,013,744
2029	2,854,389	642,773	3,497,162	300,000	214,000	514,000	4,011,162
2030	2,936,253	559,552	3,495,805	310,000	201,800	511,800	4,007,605
2031	3,034,848	461,628	3,496,476	325,000	189,100	514,100	4,010,576
2032	2,121,281	378,128	2,499,409	335,000	175,900	510,900	3,010,309
2033	2,185,611	309,793	2,495,404	350,000	162,200	512,200	3,007,604
2034	2,254,260	245,583	2,499,843	365,000	147,900	512,900	3,012,743
2035	1,382,000	193,669	1,575,669	380,000	133,000	513,000	2,088,669
2036	1,416,000	157,066	1,573,066	395,000	117,500	512,500	2,085,566
2037	1,456,000	119,229	1,575,229	410,000	101,400	511,400	2,086,629
2038	1,496,000	79,770	1,575,770	430,000	84,600	514,600	2,090,370
2039	1,548,000	26,549	1,574,549	445,000	67,100	512,100	2,086,649
2040	0	0	0	465,000	48,900	513,900	513,900
2041	0	0	0	485,000	29,900	514,900	514,900
2042	0	0	0	505,000	10,100	515,100	515,100
TOTAL	\$47,064,205	\$10,697,066	\$57,761,271	\$7,000,000	\$3,267,400	\$10,267,400	\$68,028,671

¹ Interest rate estimated at 4.00%.

² Includes all payments to be made in Fiscal Year 2022.

SOURCE: The City, compiled by JNA Consulting Group, LLC

PLEGGED REVENUE AND SUFFICIENCY OF WATER SYSTEM BONDED DEBT SCHEDULE
Carson City, Nevada

	Fiscal Year				
	2018 (Audited)	2019 (Audited)	2020 (Audited)	2021 (Estimated)	2022 (Budgeted)
<u>GROSS REVENUE</u>					
Operating Revenues:					
User Fees	\$15,920,047	\$16,263,780	\$16,275,424	\$17,069,049	\$17,705,349
Non-Operating Revenues:					
Interest Income	\$59,487	\$589,047	\$572,304	\$160,000	\$30,000
Misc./Intergovernmental	0	2,515	14	4,640	0
Connection Fees	<u>249,664</u>	<u>734,001</u>	<u>684,105</u>	<u>382,211</u>	<u>379,000</u>
Total Non-Operating Revenues	\$309,151	\$1,325,563	\$1,256,423	\$546,851	\$409,000
<u>EXPENSES</u>¹					
Operating & Maint. Expenses					
Salaries & Benefits	\$2,914,539	\$2,702,244	\$3,032,451	\$3,202,960	\$3,220,270
Services & Supplies	<u>5,106,110</u>	<u>4,875,007</u>	<u>5,278,386</u>	<u>5,847,615</u>	<u>5,880,552</u>
TOTAL OPERATING EXP.	\$8,020,649	\$7,577,251	\$8,310,837	\$9,050,575	\$9,100,822
NET PLEDGED REVENUES	\$8,208,549	\$10,012,092	\$9,221,010	\$8,565,325	\$9,013,527
Debt Service					
Existing	\$5,400,311	\$5,587,642	\$5,661,546	\$3,796,930	\$5,299,239 ²
Proposed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>512,900²</u>
Total Debt Service	\$5,400,311	\$5,587,642	\$5,661,546	\$3,796,930	\$5,812,139
EXCESS/(DEFICIENCY)	\$2,808,238	\$4,424,450	\$3,559,464	\$4,768,395	\$3,201,388

¹ Excludes depreciation.

² For Fiscal Year 2022, represents maximum annual debt service occurring in Fiscal Year 2023.

SOURCE: Carson City Finance Department, compiled by JNA Consulting Group, LLC

The City additionally pays a portion of its General Obligation (Limited Tax) Medium-Term Bond, Series 2020 (the "2020 Water Bond") from the Pledged Water Revenues. The payment of debt service on the 2020 Water Bond is subordinate to the Outstanding Water Bonds and the Proposed Water Bond. The following table illustrates the affordability of all City obligations paid from the Pledged Water Revenues.

WATER UTILITY DEBT SERVICE AFFORDABILITY
October 7, 2021

Fiscal Year	Water Pledged Revenues	Priority Lien Debt Service ¹	2020 Water Bond			Combined Debt Service	Excess/ (Deficient) Revenues
			Principal	Interest	Total		
2022	\$9,013,527	\$3,798,592	\$1,473,000	\$33,268	\$1,506,268	\$5,304,860	\$3,708,667
2023	9,013,527	5,212,313	615,000	20,009	635,009	5,847,322	3,166,205
2024	9,013,527	5,204,255	628,000	12,116	640,116	5,844,371	3,169,156
2025	9,013,527	5,136,351	640,000	4,064	644,064	5,780,415	3,233,112
2026	9,013,527	5,812,139	0	0	0	5,812,139	3,201,388
2027	9,013,527	5,809,495	0	0	0	5,809,495	3,204,032
2028	9,013,527	4,013,744	0	0	0	4,013,744	4,999,783
2029	9,013,527	4,011,162	0	0	0	4,011,162	5,002,365
2030	9,013,527	4,007,605	0	0	0	4,007,605	5,005,922
2031	9,013,527	4,010,576	0	0	0	4,010,576	5,002,951
2032	9,013,527	3,010,309	0	0	0	3,010,309	6,003,218
2033	9,013,527	3,007,604	0	0	0	3,007,604	6,005,923
2034	9,013,527	3,012,743	0	0	0	3,012,743	6,000,784
2035	9,013,527	2,088,669	0	0	0	2,088,669	6,924,858
2036	9,013,527	2,085,566	0	0	0	2,085,566	6,927,961
2037	9,013,527	2,086,629	0	0	0	2,086,629	6,926,898
2038	9,013,527	2,090,370	0	0	0	2,090,370	6,923,157
2039	9,013,527	2,086,649	0	0	0	2,086,649	6,926,878
2040	9,013,527	513,900	0	0	0	513,900	8,499,627
2041	9,013,527	514,900	0	0	0	514,900	8,498,627
2042	9,013,527	<u>515,100</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>515,100</u>	8,498,427
TOTAL		\$68,028,671	\$3,356,000	\$69,457	\$3,425,457	\$71,454,128	

¹ Includes the Outstanding Water Bonds and the Proposed Water Bonds.

SOURCE: The City, compiled by JNA Consulting Group, LLC

PROPOSED CIP BONDS

THE CIP PROJECT

The City intends to use the proceeds of the Proposed CIP Bonds to defray wholly or in part the cost of acquiring, constructing, improving, and equipping capital improvement projects as defined in NRS 244A.019. The City currently anticipates the Proposed CIP Bonds will fund construction of a new city emergency operations center, fire station, & backup emergency dispatch center.

CIP BOND AFFORDABILITY

NRS 350.015.1(b) The effect of the tax levy required for debt service on the proposed debt or to repay an installment-purchase agreement with a term of more than 10 years, or of the proposed levy of a special elective tax, upon the ability of the municipality proposing to incur the general obligation debt, enter the installment-purchase agreement or levy the special elective tax and of other municipalities to raise revenue for operating purposes.

The City will pay the Proposed CIP Bonds with the Pledged C-Tax Revenues. The Pledged C-Tax Revenues consist of 15% of the distribution of Consolidated Taxes received by the City. The City anticipates that the Pledged C-Tax Revenues will be sufficient to repay the Proposed CIP Bonds and the City's outstanding 2013A CIP Bonds and 2015A CIP Bonds (collectively, the "Outstanding CIP Bonds"), and that the issuance of the Proposed CIP Bonds should not have an impact on the overlapping tax rate within the City.

The tables on the following pages demonstrate the City's ability to repay the Outstanding CIP Bonds and the Proposed CIP Bonds with the Pledged C-Tax Revenues.

The following table provides the debt service requirements of the City's Outstanding CIP Bonds secured by the Pledged C-Tax Revenues and the pro-forma debt service requirements of the Proposed CIP Bonds. The Proposed CIP Bonds will be issued on a parity lien to the Outstanding CIP Bonds.

**OUTSTANDING AND PRO-FORMA CONSOLIDATED TAX BONDED DEBT SERVICE
REQUIREMENTS
October 7, 2021**

Fiscal Year Ending June 30	Outstanding CIP Bonds			Proposed CIP Bonds			Combined Debt Service
	Principal	Interest	Total	Principal	Interest ¹	Total	
2022 ²	\$2,190,000	\$781,300	\$2,971,300	\$ 0	\$ 0	\$0	\$2,971,300
2023	1,525,000	704,000	2,229,000	200,000	405,000	605,000	2,834,000
2024	1,575,000	658,250	2,233,250	285,000	316,000	601,000	2,834,250
2025	1,615,000	611,000	2,226,000	295,000	304,600	599,600	2,825,600
2026	1,615,000	562,550	2,177,550	310,000	292,800	602,800	2,780,350
2027	1,700,000	481,800	2,181,800	320,000	280,400	600,400	2,782,200
2028	1,790,000	396,800	2,186,800	335,000	267,600	602,600	2,789,400
2029	1,895,000	307,300	2,202,300	350,000	254,200	604,200	2,806,500
2030	1,960,000	245,713	2,205,713	360,000	240,200	600,200	2,805,913
2031	1,500,000	177,113	1,677,113	375,000	225,800	600,800	2,277,913
2032	1,560,000	117,113	1,677,113	390,000	210,800	600,800	2,277,913
2033	1,615,000	60,563	1,675,563	405,000	195,200	600,200	2,275,763
2034	0	0	0	425,000	179,000	604,000	604,000
2035	0	0	0	440,000	162,000	602,000	602,000
2036	0	0	0	455,000	144,400	599,400	599,400
2037	0	0	0	475,000	126,200	601,200	601,200
2038	0	0	0	495,000	107,200	602,200	602,200
2039	0	0	0	515,000	87,400	602,400	602,400
2040	0	0	0	535,000	66,800	601,800	601,800
2041	0	0	0	555,000	45,400	600,400	600,400
2042	<u>0</u>	<u>0</u>	<u>0</u>	<u>580,000</u>	<u>23,200</u>	<u>603,200</u>	<u>603,200</u>
TOTAL	\$20,540,000	\$5,103,502	\$25,643,502	\$8,100,000	\$3,934,200	\$12,034,200	\$37,677,702

¹ Interest rate estimated at 4.00%.

² Includes all payments to be made in Fiscal Year 2022.

SOURCE: The City, compiled by JNA Consulting Group, LLC

PLEDGED REVENUE AND SUFFICIENCY OF CONSOLIDATED TAX BONDED DEBT SCHEDULE
Carson City, Nevada

	Fiscal Year				
	2017 (Audited)	2018 (Audited)	2019 (Audited)	2020 (Audited)	2021 (Estimated)
CONSOLIDATED TAXES	\$27,426,295	\$29,587,668	\$31,638,327	\$34,571,346	\$41,287,642
PLEDGED REVENUES ¹	\$4,113,944	\$4,438,150	\$4,745,749	\$5,185,702	\$6,193,146
Debt Service					
Existing	\$3,183,200	\$3,181,700	\$3,181,300	\$3,180,500	\$2,971,000 ²
Proposed	_____0	_____0	_____0	_____0	_____0 ²
Total Debt Service	\$3,183,200	\$3,181,700	\$3,181,300	\$3,180,500	\$2,971,000
EXCESS/(DEFICIENCY)	\$930,744	\$1,256,450	\$1,564,449	\$2,005,202	\$3,222,146

¹ Represents 15% of Consolidated Tax revenues received by the City.

² For Fiscal Year 2021, represents maximum annual debt service occurring in Fiscal Year 2022.

SOURCE: Carson City Finance Department, compiled by JNA Consulting Group, LLC