

**PARKS AND RECREATION COMMISSION
STAFF REPORT**

MEETING DATE: February 4, 2014

AGENDA ITEM NUMBER: 3B

APPLICANT Roger Moellendorf, Director

REQUEST: Discussion only regarding the 1/8th cent sales tax public hearings and the Public Infrastructure Improvement Projects public hearings.

GENERAL DISCUSSION: Staff from the City of Carson City conducted three public hearings/workshops to answer questions and solicit comments for the proposed plan to implement a 1/8th cent sales tax to help fund several infrastructure projects. The projects include funding for the multi-purpose athletic center (MAC), a new animal shelter, and streetscape beautification and safety enhancements along the City's main commercial corridors and downtown Carson City.

The first two meetings were held on January 21, 2014 at the Fuji Park Exhibit Hall at 9 a.m. and 2 p.m. The third meeting was held on January 29, 2014 at the Community Center at 6 p.m. All three meetings lasted approximately two hours. The first hour of each meeting consisted of stations displaying the projects with appropriate staff present to answer questions and explain the projects. The second half of the meeting was a more formal public comment forum. The public was invited to ask questions and give input. The formal public comment session held on January 29th at the Community Center was also televised. All members of the public were given comment sheets to fill out and leave at the meeting or to mail in later.

Thirty-one people attended the first session and 52 attended the second session. At the time of preparing this staff report the third meeting had not yet been held yet, so this report does not include an attendance for this meeting.

Attached as Exhibit A is a flyer produced by city staff that announces the meeting dates and gives a summary of the projects proposed to be funded through the 1/8th cent sales tax. Also, attached as Exhibit B is a "Notice of Public Hearing Carson City Board of Supervisors One-Eighth of One Percent Sales Tax" and Exhibit C is a "Notice of Public Hearing Carson City Board of Supervisors Sales Tax Plan of Expenditure." Both public hearings will be held in conjunction with the Board of Supervisors meeting at 8:30 a.m., Thursday, February 20, 2014. The meeting will be held in the Sierra Room of the Community Center.

RECOMMENDED ACTION: This is a discussion only item; therefore, no action can be taken at this time.



To: Commercial corridor property owners and businesses

From: Carson City Manager's Office

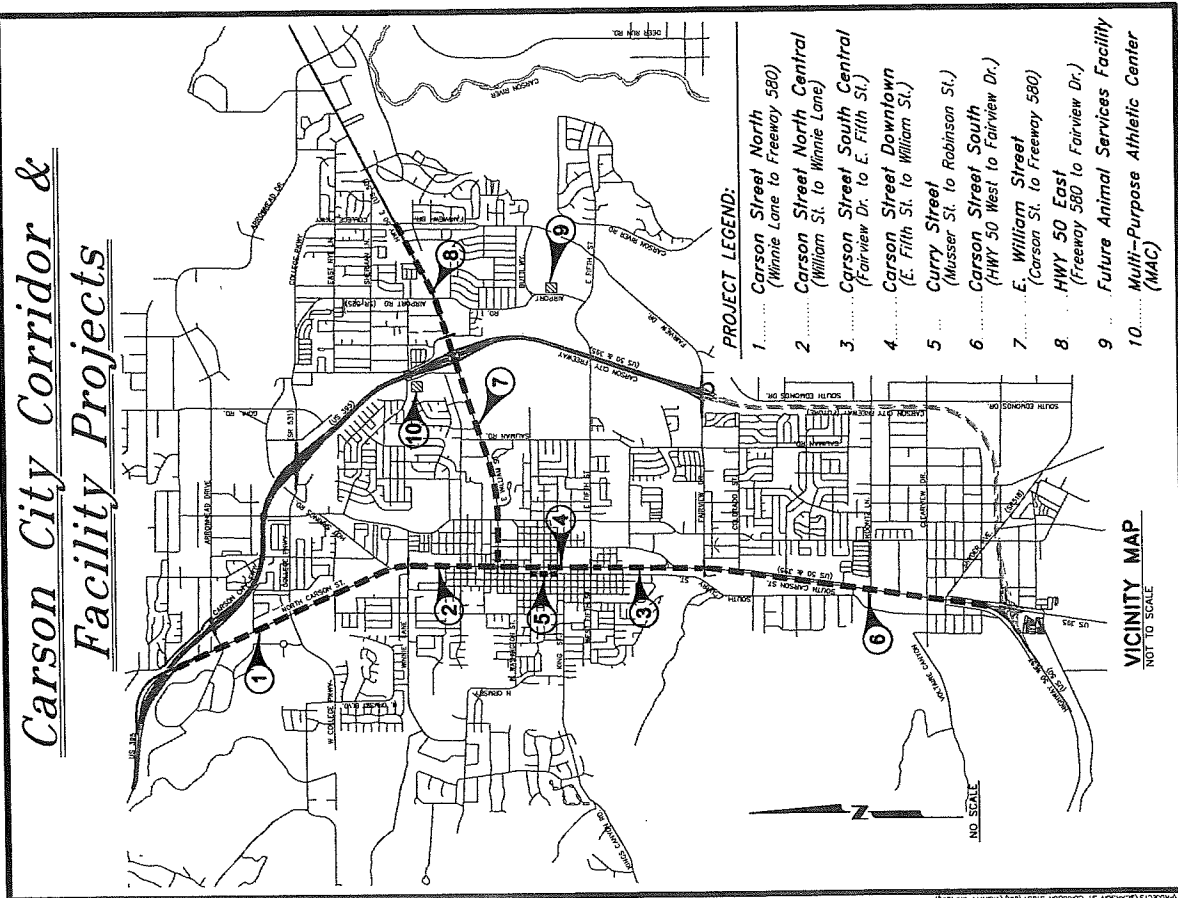
The Carson City Manager's Office is reaching out to property owners and businesses owners in Carson City to inform you of upcoming workshops regarding recent planning efforts for the commercial corridors and to provide you with some information regarding the plans.

Carson City will hold three public workshops in January to answer questions and solicit comments regarding a proposed plan to implement a 1/8th-cent sales tax to help fund several infrastructure projects. The funds would help pay for a new multi-purpose athletic center, known as the "MAC," a new animal services facility, and streetscape beautification and safety enhancements along the City's main commercial corridors and the downtown area.

Two workshops will be held on January 21, 2014, at the Fuji Park Exhibit Hall, 701 Old Clear Creek Road, beginning at 9 a.m. and 2 p.m. A third workshop will be held on January 29, 2014 at the Community Center, 851 E. William Street, beginning at 6 p.m.

The first hour of each workshop will be an open house format when citizens may meet with city staff to ask questions and learn more about individual projects. Open public comments and questions will be taken during the second hour of each workshop. Public comments will also be accepted in writing throughout the entire workshops as well as via email and regular mail for citizens not able to attend. The second hour of the January 29 workshop will be televised on ACCTV, which can be viewed through Charter Cable TV or through the ACCTV website at www.accesscarsoncity.org.

The 41,500 square foot multi-purpose athletic center has been planned for several years, but the City has lacked the funds needed to complete the project. The total athletic center project cost is approximately \$8.0 to \$8.5 million. The city has \$5.7 million in Question 18 parks and recreation funds dedicated to the project. The proposed sales tax would fund the additional \$2.3 to \$2.8 million needed to complete the project.



Street segments to be improved include all of Carson Street from the north freeway overpass to the future freeway connection at Spooner Junction, William Street from Carson Street to the freeway, and Highway 50 East from the freeway to the Fairview Drive / College Parkway intersection.

Improvements would also occur downtown on Carson Street and on a portion of Curry Street in the downtown core.

"Similar streetscape improvement projects across the country have been proven to increase property values and taxable sales for those areas, which leads to increased revenues that help pay for city services for the entire community," says Community Development Director Lee Plemei. "They also consistently lead to more private investment than the original public investment."

The overall cost anticipated for all the corridors is approximately \$27 million. An estimated \$11 million of the sales tax revenues would be used towards all the corridor projects, including downtown, with the remainder coming from other transportation, water, sewer, and storm drain replacement improvement funds as well as grant funds. Additional public input would be sought on detailed design elements for each corridor segment prior to the projects proceeding.

According to prior sales tax cost studies conducted for the city, a one-eighth-cent sales tax increase would cost the average household approximately \$12.50 per year. The sales tax would expire once the projects listed in the Plan of Expenditure approved by the city are completed and paid off.

In addition to the workshops, the Board of Supervisors will consider the matter and take public comment at its meeting on February 20, 2014, in the Community Center Sierra Room, when it considers the sales tax expenditure plan. Contact City Hall at 887-2100 or go to www.carson.org/agendas the Friday before the meeting for an agenda and an approximate time that the matter will be discussed on the agenda.

For more information or to obtain a comment form, go to www.carson.org/carsonplan2014 (#carsonplan2014) or contact the City Executive Offices at 887-2100 or ceco@carson.org.

The athletic center will have two NCAA-size basketball courts overlaid with four high school size basketball or volleyball courts, a one-tenth-mile suspended walking and jogging track, locker rooms, and administrative offices. The facilities would also accommodate indoor soccer.

"The Parks and Recreation Department has maximized the use of both city-owned and school district facilities for recreation programs and there is little room for future growth and expansion," according to Parks and Recreation Department Director Roger Moellendorf. "The facility will help meet current recreation program demand and allow for some expansion."

The 11,000 square foot animal services facility will replace the existing shelter, which was built in the early 1960's and has many structural deficiencies. The new facility would increase shelter capacity and promote adoption. The existing facility can hold up to 32 dogs, 33 cats, and no "exotic" animals. The new facility would be able to accommodate up to 134 dogs, 104 cats, and seven exotics.

The new animal services facility will be constructed on city property at the existing corporate yard on Airport Road. The total facility cost is approximately \$4.0 million, but private donations have already begun to be collected, primarily by the Carson Animal Services Initiative (CASI) non-profit organization, to help offset that cost.

Downtown business organizations and other businesses along the city's commercial corridors approached the city in 2013 to explore streetscape improvements to retain and attract business to the area. The concern of businesses is that a shift of travel from the local city streets to the soon-to-completed freeway could negatively impact businesses, and the city needs to continue to attract tourists and motorists into the area.

As a result, Carson City staff developed conceptual ideas for corridor improvements. The street corridor projects would be designed to improve each corridor segment by enhancing business access, increasing safety through lighting and roadway improvements, improving pedestrian access and connectivity, adding bike lanes, and enhancing aesthetics through parkway landscaping and streetscape improvements. The improvements are intended to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors and increase the city's economic vitality.

Corridor Improvement Projects Summary

- Total project cost: Approximately \$17 million.
 - Estimated sales tax funding: \$11 million
 - The street corridor projects are designed to improve each corridor segment by: 1) enhancing business access; 2) increasing safety through lighting and roadway improvements; 3) improving pedestrian access and connectivity; 4) adding bike lanes; and 5) enhancing aesthetics through parkway landscaping and streetscape improvements.
 - **Downtown** – The downtown corridor segment will be developed generally in accordance with the Downtown Envision Plan prepared in 2006 and extended along the corridor from Fifth Street to William Street. Wider sidewalks will be constructed allowing business access to the area for outside seating for cafes, displays, and public events. Another component of the downtown project will include improvements to Curry Street from Musser to Washington and include improved parking, improved pedestrian access, street furniture such as benches, themed lighting, and directional signage.
 - **North Carson Street** – The northern portion of this project, north of Winnie Lane to the I-580 Freeway, will include street frontage and storm water improvements, street lighting for safety, and landscaping the existing traffic islands. In addition, it is proposed to develop an urban streetscape environment from Winnie Lane to William Street. This phase will include new themed street lighting for safety, improved pedestrian street crossings, and urban site amenities including benches, waste receptacles, business district signage, and a possible landscaped roundabout at Carson Street and William Street. The North Carson Street corridor may be developed in phases depending on funding availability.
 - **William Street and Highway 50 East** – The segment from Carson Street to the Freeway interchange will include street frontage and storm water improvements, new themed street lighting, urban site amenities including benches, waste receptacles, and business district signage; wide concrete sidewalks; and street frontage landscaping. The segment from the Freeway interchange to the College Parkway and Fairview Drive intersection will include street frontage and storm water improvements, wide concrete sidewalks, multi-use path improvements, street lighting for safety, landscape planting beds, and greenbelt landscaping along the existing multi-use path. The William Street corridor may also be developed in phases depending on funding availability.
 - **South Carson Street** – The South Carson Street corridor is divided into two segments. Segment 1 from Fifth Street to Fairview Drive and Segment 2 from Fairview Drive to the proposed new I-580 freeway. The Segment 1 improvements include signage, street lighting, and pedestrian connections, as well as a possible landscaped roundabout at Stewart Street. A significant storm drain project is planned for this segment and this corridor project would be coordinated with the storm drain project to take advantage of the storm drain capital investment planned to allow for better utilization of available funding. Segment 2 will be done once the freeway is completed and will include reducing the six-lane street to four lanes with left-turn lanes. Landscaped medians would be added along with parkway improvements, street lighting for safety, pedestrian walkway improvements, bike lanes, frontage business access improvements, signage and other street improvements. The Nevada Department of Transportation is required to make some roadway improvements in the corridor pavement section before relinquishing the right-of-way to the City so an opportunity for jointly pursuing overall corridor improvements with the City will be pursued.
 - Upon approval of the Plan of Expenditure for the 1/8th-cent sales tax, additional public meetings will be held to discuss more detailed project design ideas for each corridor segment and the downtown to address a wide range of business and community needs. Each project will individually be approved by the Board of Supervisors before the project proceeds.
 - It is expected that businesses and/or property owners will form business improvement districts or some other mechanism to pay for ongoing maintenance of the landscaping for the various corridor segments once they are completed.
- Case Studies.***
While economists cannot predict the precise benefits of "Main Street" projects and results may vary on a case-by-case basis, some lessons can be learned from the results of similar projects. The following case studies of recent streetscape and pedestrian improvement projects are from a recent economic analysis for potential US 50 improvements through Stateline, Nevada.
- Livermore, CA
- Commercial property vacancy rate decreased from 26% to 9%
 - Annual retail sales grew by 15% (during a period when statewide sales declined by about 10%)
 - \$55 million public investment spurred more than \$112 million in private investment

Suiter Creek, CA

- Hotel Transient Occupancy Tax increased by 45% from 2005 to 2008
- Within a couple of years, the \$41 million public investment "resulted in more than \$270 million in economic output, ...and more than \$13 million in state and local revenues."
- Property values in the area rose by 10% at a time when the rest of the city saw a decline of 1.25%

Lancaster, CA

- Experienced a "30% increase in downtown sales tax revenues resulting from the retrofit of five main street blocks in which sidewalks were widened, curbs were bulbed out at intersections, gateway features were constructed, and trees, lighting, benches, and other streetscape amenities were added."

* Source: *Economic Analysis of the US 50/South Shore Community Revitalization Project, Draft Report, March 1, 2013* (prepared by Economic and Planning Systems, Inc.)

Multi-Purpose Athletic Center (MAC) Project Summary

- Total project cost: \$8.0 - \$8.5 million.
- Q18 funds available for the project: \$5.7 million
- Estimated sales tax funding: \$2.3 - \$2.8 million
- Approximately 41,500 sq. ft., with two (end to end) NCAA-size basketball courts, overlaid by four high school size basketball courts, or four volleyball courts, or up to four youth futsal courts or two adult courts. Includes a suspended walking/jogging track one-tenth of mile in length, men's and women's locker rooms, and administrative offices.
- The project will provide recreation, leisure, sports and social opportunities for all demographics within Carson City including youth, teens, adults, seniors and families.
- The proposed location next to the Boys & Girls Club of Western Nevada affords a unique synergistic and collaborative partnership opportunity to expand programs for our community's youth.
- A multi-use gym was a high priority with the passage of the Quality of Life Initiative (Q18) in 1997. The MAC will fulfill this priority.
- The need for an indoor recreation facility was identified as an important need in Carson City and was included as an implementation priority in the Parks and Recreation Master Plan that was adopted by the Board of Supervisors in 2006.
- The lack of indoor recreational facilities was identified as the area of least satisfaction by respondents of the City's Public Opinion survey conducted with the Parks and Recreation Master Plan. Sixty-four percent of the respondents said that they were not satisfied or not at all satisfied with the current with the present number of indoor recreational facilities.
- The Parks and Recreation Department has maximized the use of both city owned facilities and school district facilities for their programs and there is little room for future growth and expansion.
- Design work has already been done on the MAC (60% design) in anticipation of using the Q18 funds to complete the project.

Animal Services Facility Project Summary

- Animal Services' Facility will replace the existing shelter, which was built in the early 1960s and has many structural deficiencies.
- The Proposed building is 10,955 square feet on 1.6 acres located on the southwest corner of the City's Corporate Yard on Airport Road, can accommodate up to 134 dogs, 104 cats, and 7 exotics compared to existing facility which can accommodate 32 dogs, 33 cats, and 0 exotics, will have adoption play area spaces, and a spray/neutering clinic, and will have 2 corrals for large animals with 25' x 25' metal covers.
- Will promote adoption.
- Provides Animal Services' staff with sufficient area to manage and shelter animals.
- Proposed budget is approximately \$4.0 million for the building, site improvement, and contingency.
- Private contributions are currently being received by CASI (Carson Animal Services Initiative) to offset some of the capital costs and reduce the amount funded through the proposed sales tax.

Carson City 1/8th-Cent Sales Tax Project Cost Summary				
Project	TOTAL PROJECT COST	PROJECT FUNDING		
		1/8th CENT SALES TAX PROJECT FUNDS	GRANTS & OTHER FUNDS **	NOTES
Animal Services Facility	\$4,000,000	\$4,000,000		Not including other contributions
Multipurpose Athletic Center	\$8,500,000	\$2,800,000	\$5,700,000	\$5.7 mil. Existing Q18 Funding
Corridors (by segment below) *	\$17,144,000	\$11,085,000	\$6,059,000	
Totals:	\$29,644,000	\$17,885,000	\$11,759,000	
Street Segment				
1-Carson St. North (Winnie to Freeway I-580)	\$1,403,000	\$1,133,000	\$270,000	
2-Carson St. North Central (Winnie to William St.)	\$665,000	\$500,000	\$165,000	Future Landscaping Costs \$206,000
3-Carson St. South Central (E. Fifth St. to Fairview)	\$290,000	\$245,000	\$45,000	Future Landscaping/Linear Park Costs \$743,000
4-Carson St. Central (E. Fifth St. to William St)	\$6,950,000	\$6,950,000	\$0	
5-Curry Street (Musser to Robinson)	\$612,000	\$612,000	\$0	
6-Carson St. South (Freeway I-580 to Fairview)	\$6,047,000	\$1,039,000	\$5,008,000	NDOT Contribution and Grants Future Landscaping/Linear Park Costs \$1,844,000
7-William St. (Carson St. to Freeway 580)	\$567,000	\$346,000	\$221,000	Future Landscaping Costs \$438,000
8-HWY 50 East (Freeway 580 East to Fairview)	\$610,000	\$260,000	\$350,000	Future Landscaping Costs \$406,000

* Excludes Public Works funds for water/sewer line replacement, stormwater improvements, and pavement rehabilitation, that are included in the current five-year Capital Improvement Program.
** Grants have been estimated conservatively and likely will be obtained at much higher levels.

Grant Programs RTP - Recreation Trail Program LWCF - Land & Water Conservation Fund SNPLMA - Southern Nevada Public Land Management Act TS - Traffic Safety TAP - Transportation Alternatives Program CDBG - Community Development Block Grant

**PLAN OF EXPENDITURE
CARSON CITY
ANIMAL SERVICES FACILITY,
MULTI-PURPOSE ATHLETIC CENTER,
CARSON STREET AND WILLIAM STREET CORRIDORS
IMPROVEMENT PROJECTS**
(This Plan of Expenditure expires June 30, 2047.)

DESCRIPTION OF PROPOSED PROJECTS

This Plan of Expenditure (this "Plan") was developed by Carson City, Nevada (the "City") pursuant to NRS 377B.100(7). This Plan encompasses several capital projects of the City, including: (i) improvements to the Carson Street and William Street corridors; (ii) the construction, expansion, improvement, and/or equipping of a new animal services facility (the "Animal Services Facility"); and (iii) the construction, expansion, improvement, and/or equipping of a multi-purpose athletic center (the "MAC"). Each of the corridor projects may be constructed in several phases, if necessary, based on the timing of the receipt of available funding (including grants and other agency funding), certain design timeframes, and the relinquishment of right-of-way by the Nevada Department of Transportation. The Animal Services Facility and the MAC will each be constructed in a single phase.

Each of the projects described in this Plan are proposed to be funded, in whole or in part, with the proceeds of a 1/8th cent sales tax (the "Sales Tax") imposed by the City pursuant to chapter 377B of NRS. The Carson Street and William Street corridor improvements are permitted to be funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(e) because such projects constitute a "project" under NRS 373.028(2). The construction, expansion, improvement, and/or equipping of the Animal Services Facility is permitted to be funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f) because the Animal Services Facility will relate to "public safety" by preventing disease and protecting the public. And finally, the construction, expansion, improvement, and/or equipping of the MAC is permitted to be funded with the proceeds of the Sales Tax pursuant to NRS 377B.160(3)(f) because the MAC is a "recreational" facility.

Animal Services Facility

The Animal Services Facility will replace the existing animal services facility that was constructed in the early 1960's. The Animal Services Facility is contemplated to be a 10,955 square foot building constructed on a 1.6 acre site located at the City corporate yard on Airport Road. The Animal Services Facility will accommodate up to 134 dogs, 104 cats and 7 exotic animals. The Animal Services Facility will promote adoption and provide City staff sufficient area to manage and shelter animals. The proposed budget for the Animal Services Facility is approximately \$4.0 million for the building, the site improvements, and a related contingency.

Multi-Purpose Athletic Center

Approximately \$5.7 million of available funds exist for the design and construction of the MAC but current costs for the MAC are estimated to be approximately \$8.0 - \$8.5 million. The MAC is 60% designed and plans can be completed in approximately six (6) months. The MAC is proposed to be an approximately 41,500 square foot recreation and tournament facility. The MAC would include four (4) high school sized basketball courts (84' x 50') that will provide space for multi-purpose recreational uses, including basketball, volleyball, and futsal. In addition to the courts, the proposed facility would include locker rooms, restrooms, a lobby, administrative offices, a storage room, and a second floor walking track. The MAC envisioned with this Plan would be multi-functional and allow for tournament play to provide enhanced economic vitality for the City by attracting out of area attendance which would increase sales tax by putting heads in beds. The MAC would be designed to accommodate expansion in the future to a full recreation center if funding allows.

Carson Street & William Street Corridor Improvement Projects

The street corridor projects are designed to improve each corridor segment by: (i) enhancing business access; (ii) increasing safety through lighting and roadway improvements; (iii) improving pedestrian access and connectivity; (iv) adding bike lanes; and (v) enhancing aesthetics through parkway landscaping and streetscape improvements. All such improvements would be made in an effort to make the corridors more inviting to the public and thereby increase the attractiveness of the local businesses located along the corridors, which will increase the City's economic vitality. The Carson City "History In Motion" design theme utilized as part of the Carson City Freeway landscape enhancement project may be extended to each of the street corridors to enhance the projects. Overall costs anticipated for all the corridors is approximately \$11 - \$17 million, which will be funded through a combination of sales tax revenues, grants, donations and other agency funding. Water, sewer, and storm drain replacement improvements will be included in the projects but will be funded separately by City utility funds.

Downtown Carson Street

The downtown corridor segment will be developed generally in accordance with the Downtown Envision Plan prepared in 2006 and extended along the corridor from Fifth Street to William Street, which may include reducing Carson Street to one through lane in each direction, adding bike lanes, and adding a turn lane at intersections. The parallel parking originally proposed will be significantly reduced in scope and generally be limited to handicap parking and loading, which will reduce traffic conflicts and allow for better traffic flow. As a result, wider sidewalks will be constructed allowing business access to the area for outside seating for cafes, displays, and public events. Another component of the downtown project will include improvements to Curry Street from Musser to Washington and include improved parking, improved pedestrian access, street furniture such as benches, themed lighting, and directional signage.

North Carson Street

The northern portion of this project, north of Winnie Lane to the I-580 Freeway, will include street frontage and storm water improvements, street lighting for safety, and landscaping the existing traffic islands. In addition, it is proposed to develop an urban streetscape environment from Winnie Lane to William Street. This phase will include new themed street lighting for safety, improved pedestrian street crossings, and urban site amenities including benches, waste receptacles, business district signage, and a possible landscaped roundabout at Carson Street and William Street. The North Carson Street corridor may be developed in phases depending on funding availability.

William Street

The segment from Carson Street to the Freeway interchange will include street frontage and storm water improvements, new themed street lighting, urban site amenities including benches, waste receptacles, and business district signage; wide concrete sidewalks; and street frontage landscaping. The segment from the Freeway interchange to the College Parkway and Fairview Drive intersection will include street frontage and storm water improvements, wide concrete sidewalks, multi-use path improvements, street lighting for safety, landscape planting beds, and greenbelt landscaping along the existing multi-use path. The William Street corridor may also be developed in phases depending on funding availability.

South Carson Street

The South Carson Street corridor is divided into two segments; Segment - 1 - from Fifth Street to Fairview Drive; Segment 2 - from Fairview Drive to the proposed new I-580 freeway. Segment 2 must be delayed to wait for the completion of the Carson City Freeway. The Segment 1 improvements include signage, street lighting, and pedestrian connections, as well as a possible landscaped roundabout at Stewart Street. A significant storm drain project is planned for this segment and this corridor project would be coordinated with the storm drain project to take advantage of the storm drain capital investment planned to allow for better utilization of available funding. Segment 2 of the South Carson Street corridor will be done once the freeway is completed and will include reducing the six (6) lane street to four (4) lanes with left-turn lanes. Landscaped medians would be added along with parkway improvements, street lighting for safety, pedestrian walkway improvements, bike lanes, frontage business access improvements, signage and other street improvements. The Nevada Department of Transportation is required to make some roadway improvements in the corridor pavement section before relinquishing the right-of-way to the City so an opportunity for jointly pursuing overall corridor improvements with the City will be pursued.

PROJECT COSTS

The overall project costs have been developed through several sources depending on the particular element of the project.

The Animal Services Facility costs were developed based on an architectural study and preliminary concept design of the facility. The proposed budget for the project is \$4.0 million

for the building and site improvements. Contributions are available for the project which can reduce the funding required from the sales tax. Therefore, funding from the sales tax will be less than \$4.0 million.

The MAC costs were also prepared by the architect and contractor engaged by the City for the facility design. Costs are currently projected to be approximately \$8.0 - \$8.5 million for the multi-functional athletic center, with \$5.7 million available from current funds. Therefore, funding from the sales tax will be approximately \$2.3 - \$2.8 million.

Costs for the corridors have been developed with greater specificity for the downtown segment since significant planning has been done for this element. The costs for the other corridors are based on general concept plans/ideas, and square footage allocations for each have been developed. Detailed planning and design will be required for all of the corridor projects. It is anticipated not all the landscaping proposed for the corridors will be able to be included in initial project construction but the underground infrastructure to support future addition of these elements will be included to allow for adding when funds become available. Costs allocated for the downtown and corridors funded by the 1/8th cent sales tax are approximately \$11 million initially, growing over time as additional funds become available.

Also, additional funding for the corridors will be identified as a part of the projects where applicable to replace water, sewer, and storm drain infrastructure funded by City utility funds; to enhance lighting through safety grants; roadway pavements using transportation funding from either the Regional Transportation Commission or Nevada Department of Transportation; and private funding along the corridors.

The projects will be designed to allowed budget limits plus any additional funding including private donations, grants, and other agency funding as may be available. The corridor projects as funded above are a start of a larger effort to enhance the business activity along the corridors. Further future investments are anticipated from various sources including grants, donations, private funding, and other agency funding over the next 10 years. Future funding is also anticipated as growth of the 1/8th cent tax revenue increases over time with an improved economy and this will be invested into continued enhancement of the corridors.

In addition a business vitality district or other funding mechanism will be formed/developed for each corridor 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.

PROJECT TIMING

The Animal Services Facility will be constructed in one phase. Design could begin as early as 2014 and the facility could be constructed in 2015 or later to allow for additional contributions to off-set the capital costs.

The MAC final design can be completed in 2014 and could begin construction in 2014 or 2015.

The corridor improvement projects are more complex and some segments or phases will be completed over a longer timeframe. Each corridor will require a 4-6 month project planning effort ahead of detailed design. The Downtown Carson Street improvements could be designed beginning in 2014 with construction anticipated during 2015/2016 and the Curry Street improvements would follow as a separate phase. The North Carson Street and East William Street corridors could be designed beginning in late 2015 and constructed in 2015/2016. The South Carson Street corridor segments will need to wait for completion of the Carson Freeway and relinquishment of right-of-way to the City as well as the stormwater capital projects planned as part of the City's capital plans. These segments would likely be designed in approximately 2016/2017 and constructed in 2018/2019 depending on completion of the freeway and securing funding.

In addition, completion of the remaining portions of the landscaping and other components for the corridor projects will be dependent upon identifying additional funding which may include grants, donations, and other agency funding as it becomes available over the next 5-10 years.

FINANCING

The City may issue bonds, notes or other obligations to fund the capital needs of the projects and may pay for certain of the costs of the projects on a pay-as-it-goes basis. The projects can be financed with bonds, notes, and/or other obligations that are payable from the proceeds of the Sales tax or the revenue generated by the projects themselves, or may be secured in whole or in part with a pledge of the proceeds of the Sales Tax or the revenue generated by the projects themselves. In addition, it is anticipated that bonds, notes or other obligations would not be issued immediately upon implementation of the Sales Tax since initial construction would not begin for approximately a year after implementation. Funds for the first year of about \$1,000,000 from the Sales Tax would be used for project design costs. It is anticipated that two debt issuances could be issued to support the projects. An initial debt issuance of approximately \$12.0 - \$14.0 million to support the first round of projects followed two years later with a debt issuance of approximately \$2.0 - \$4.0 million or greater depending on available bonding capacity. Or the funding for the balance of the corridor program could be paid with current revenues on a pay as you go basis.

January __, 2014

NOTICE OF PUBLIC HEARING
CARSON CITY BOARD OF SUPERVISORS
ONE-EIGHTH OF ONE PERCENT SALES TAX

Notice is hereby given that the Carson City Board of Supervisors (the "Board") will hold a public hearing at a regular meeting to be held at 8:30 a.m. on Thursday, February 20, 2014, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, to act upon a proposed ordinance imposing a one-eighth of one percent (0.125%) sales tax for public infrastructure projects pursuant to NRS 377B, including construction of an animal shelter facility, a multi-purposes athletic center, and street and pedestrian improvements in the downtown area and Carson Street and William Street/Highway 50 East commercial corridors.

The form of the ordinance imposing the sales tax and the purpose for which it is proposed to be used may be examined in the Executive Offices, 201 North Carson Street, Carson City, Nevada, three days before the meeting. All persons are invited to attend and be heard regarding the proposed action. Prior to the hearing, written comments may be filed with the Executive Offices at the aforementioned address.

Publication date: February 2, 2014, and February 9, 2014

NOTICE OF PUBLIC HEARING
CARSON CITY BOARD OF SUPERVISORS
SALES TAX PLAN OF EXPENDITURE

Notice is hereby given that the Carson City Board of Supervisors (the "Board") will hold a public hearing at a regular meeting to be held at 8:30 a.m. on Thursday, February 20, 2014, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, to act upon a proposed Plan of Expenditure for a one-eighth of one percent (0.125%) sales tax for public infrastructure projects pursuant to NRS 377B, including construction of an animal shelter facility, a multi-purposes athletic center, and street and pedestrian improvements in the downtown area and Carson Street and William Street/Highway 50 East commercial corridors.

The proposed Plan of Expenditure may be examined in the Executive Offices, 201 North Carson Street, Carson City, Nevada, three days before the meeting. All persons are invited to attend and be heard regarding the proposed action. Prior to the hearing, written comments may be filed with the Executive Offices at the aforementioned address.

Publication date: February 2, 2014, and February 9, 2014.

NOTICE OF PUBLIC WORKSHOPS

1/8TH-CENT SALES TAX FOR INFRASTRUCTURE PROJECTS: COMMERCIAL CORRIDOR IMPROVEMENTS, MULTI-PURPOSE ATHLETIC CENTER, AND ANIMAL SERVICES FACILITY

Carson City will host three workshops to answer questions and take public comments regarding the potential use of a 1/8th-cent sales tax to help construct several public infrastructure projects. These projects include commercial corridor improvements for Downtown, North Carson Street, South Carson Street, William Street and Hwy 50 East, a new 41,500 square foot Multi-Purpose Athletic Center and a new 10,955 square foot Animal Services Facility.

The workshops will be held at the following locations and times:

Tuesday, January 21, 2014

Fuji Park Exhibit Hall, 701 Old Clear Creek Rd.
9-11 a.m. and 2-4 p.m. (two separate workshops)

Wednesday, January 29, 2014

Community Center Lobby & Theater, 851 E. William St.
6-8 p.m.

During each two-hour workshop, the first hour will be an open house format when citizens may meet individually with City staff to ask questions and learn more about individual projects. Open public comments and questions will be taken during the second hour of each workshop. Public comments will also be accepted in writing throughout the entire workshop. The second hour of the January 29 workshop will be televised on ACCTV Carson City government access television (Charter Cable) or can be viewed online at www.accesscarsoncity.org/?page_id=2560.

For more information or to obtain a comment form, go to www.carson.org/carsonplan2014, or contact the City Executive Offices at 887-2100 or cceo@carson.org.

The Board of Supervisors will consider the matter and also take public comment at its meeting on February 20, 2014, in the Community Center Sierra Room. Contact City Hall at 887-2100 or go to www.carson.org/agendas within three days of the meeting for an agenda and an approximate time that the matter will be discussed during the meeting.

Sales tax increase proposed for Carson City

KRNV-TV

1/21/2014 7:48:41 PM ET

NBCNews.com

CARSON CITY, Nev. (MyNews4.com & KRNV) -- Residents of Nevada's capital may be paying slightly more for purchases soon. Carson City has proposed a sales tax increase of one-eighth of a cent to help fund city projects.

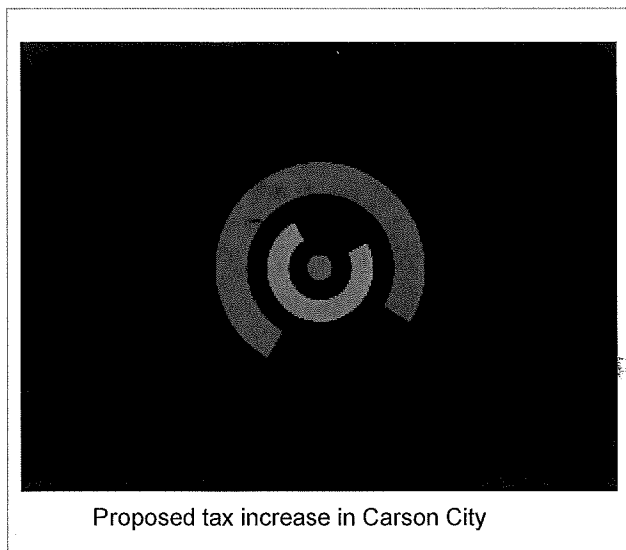
Improvements to the downtown corridor, along with a new multi-purpose athletic center and animal control facility will receive the benefits of the sales tax increase. Officials say downtown can accommodate more walking, biking, recreation and business, if altered through the program.

The Carson City Board of Supervisors will vote on the proposal on February 20. If approved, the tax will begin as soon as July 1, and all three projects could be completed in one year. The city says the tax will cost each Carson City resident about \$12/year.

Two workshops discussing the proposed tax were held in Carson City on Tuesday. There will be a third workshop at the Carson City Community Center on January 29, starting at 6 p.m.

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Sales tax increase proposed for Carson City



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