



**CARSON CITY, NEVADA**  
**CONSOLIDATED MUNICIPALITY AND STATE CAPITOL**

APN: Please refer to attached schedule- Exhibit E

**NOTICE OF PUBLIC HEARING**

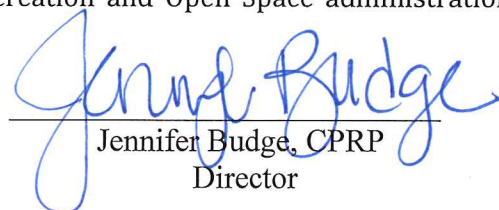
**YOU ARE HEREBY NOTIFIED** that, under Carson City Municipal Code Section 17.18.060(3)(a), the Carson City Board of Supervisors will conduct a public hearing regarding a proposed amendment of the Schulz Ranch Landscape Maintenance District (LMD) to include Schulz Ranch Phase 5. The Board of Supervisors meeting will be held on **Thursday, August 20, 2020**, beginning at 8:30 AM, and the public hearing on the LMD amendment will be heard as scheduled on the agenda when called by the Board of Supervisors. The proposed amendment adds Phase 5 to the currently established LMD. Pursuant to the financial plan proposed in conjunction with the amendment to add Phase 5, the proposed annual assessments will be delayed or slightly lowered as a result of the amendment, as compared with the original financial plan. Phase 5 is 29 single family lots within the Schulz Ranch Specific Plan Area located at the southern terminus of Wheeler Peak Drive, approximately 600 feet south of Race Track Road and 750 feet east of Center Drive, as further depicted and described in the following Exhibits:

- Exhibit A: a map depicting the existing LMD area and proposed Phase 5 addition;
- Exhibit B: the proposed maintenance plan for Phase 5;
- Exhibit C: the amended financial plan for the LMD;
- Exhibit D: the amended financial cost scaling for the LMD; and
- Exhibit E: schedule of APNs.

**YOU ARE FURTHER NOTIFIED** that due to the current declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak, the Governor's Declaration of Emergency Directive 006 has suspended the provisions of NRS 241.020 requiring the designation of a physical location for meetings of public bodies where members of the public are permitted to attend and participate. Accordingly, Carson City will NOT have a physical location open to the public for this public hearing. The phone number that you can call to give public comment, and the web address for the live stream that you may watch, are available on the Board of Supervisors agenda that can be accessed at the following web page after the agenda for the August 20, 2020, meeting is published: <https://www.carson.org/government/meeting-information/agendas/board-of-supervisors-agendas-with-supporting-materials>. The agenda will also contain instructions on how to make public comment.

**ALL PERSONS MAY PRESENT THEIR VIEWS AT THE HEARING IN ACCORDANCE WITH THE CARSON CITY BOARD OF SUPERVISORS AGENDA.**

Further information about this notice, the proposed amendment to the LMD, and the assessment amount may be obtained by contacting the Carson City Parks, Recreation and Open Space administration office at (775) 887-2262.

  
Jennifer Budge, CPRP  
Director



LEGEND:

- EXISTING MAINTENANCE DISTRICT PROPERTY
- PROPOSED MAINTENANCE DISTRICT PROPERTY
- EXISTING LOTS (464)
- PROPOSED LOTS (28)



# Exhibit B

<b>Schulz Ranch Maintenance Plan (Phase 5)</b>		
	<b>Intervals</b>	<b>Action</b>
<b>Maintenance Levels</b>		
Storm drain facilities (Concrete Channels, Catch Basins, Concrete Headwall, Pipe)	72 hours after first large storm and subsequent inspection 7 days after. Then inspections will occur 2x per year or after greater storm events at 75 hours and 7 days after event.	Inspect for erosion within or around storm drain facilities. Inspect for excess sediment and debris in facilities.
<b>Performance Levels</b>		
Storm drain facilities (Concrete Channels, Catch Basins, Concrete Headwall, Pipe)	Eroded soil should be replaced, compacted, seeded, and mulched. Removed material should be placed somewhere that it cannot re-enter the ditch. Ensure homeowners are not placing landscaping features or dumping clippings/landscaping debris within the channels. For excess sediment and debris, only remove enough material to maintain the original geometry of channel/outlet/basin.	

## EXHIBIT C

### *Schulz Ranch Financial Plan (Amended text in red)*

#### MAINTENANCE COSTS

##### PHASE 1

Description	Unit	Quantity	Unit Cost	Total
Racetrack Road Landscaping	SF	67,694	\$ 0.30	\$ 20,308.20
			Subtotal:	\$ 20,308.20

##### PHASE 2

Description	Unit	Quantity	Unit Cost	Total
Linear Pathways	SF	17,378	\$ 0.22	\$ 3,823.16
			Subtotal:	\$ 3,823.16

##### PHASE 3

Description	Unit	Quantity	Unit Cost	Total
administration, janitorial services, and/or City staff maintenance and repair labor.	YR	1	\$ 104,612.00	\$ 104,612.00
<del>Park Maintenance Worker</del>	YR	1	<del>\$ 67,412.00</del>	<del>\$ 67,412.00</del>
<del>Seasonal Hourly Employee</del>	YR	1	<del>\$ 18,200.00</del>	<del>\$ 18,200.00</del>
<del>Overtime</del>	YR	1	<del>\$ 1,000.00</del>	<del>\$ 1,000.00</del>
<del>Training</del>	YR	1	<del>\$ 600.00</del>	<del>\$ 600.00</del>
<del>Phone Allowance</del>	YR	1	<del>\$ 300.00</del>	<del>\$ 300.00</del>
<del>Vehicle &amp; Equipment Repair</del>	YR	1	<del>\$ 1,500.00</del>	<del>\$ 1,500.00</del>
<del>Park &amp; Landscape Repair</del>	YR	1	<del>\$ 5,000.00</del>	<del>\$ 5,000.00</del>
<del>Fertilizers &amp; Chemicals</del>	YR	1	<del>\$ 3,500.00</del>	<del>\$ 3,500.00</del>
<del>Ice Melting Compound</del>	YR	1	<del>\$ 1,500.00</del>	<del>\$ 1,500.00</del>
<del>Plant Replacements</del>	YR	1	<del>\$ 2,000.00</del>	<del>\$ 2,000.00</del>
<del>Vandalism Repairs</del>	YR	1	<del>\$ 1,000.00</del>	<del>\$ 1,000.00</del>
<del>Vehicle Fuel</del>	YR	1	<del>\$ 2,000.00</del>	<del>\$ 2,000.00</del>
<del>Safety Equipment (OSHA)</del>	YR	1	<del>\$ 600.00</del>	<del>\$ 600.00</del>
Irrigation Supplies	YR	1	\$ 4,500.00	\$ 4,500.00
Small Tools	YR	1	\$ 500.00	\$ 500.00
Equipment Rentals	YR	1	\$ 1,000.00	\$ 1,000.00
Power Utilities	YR	1	\$ 2,500.00	\$ 2,500.00
*Capital Needs and asset management	YR	1	\$ 20,000.00	\$ 20,000.00
Total Neighborhood Park Maintenance	YR	1	Subtotal	\$ 133,112.00

\* Capital Needs line item includes ~~the depreciated costs for one (1) 4x4 3/4 ton truck @ \$30,000 over 10 years or \$3,000 annually, one (1) utility vehicle @ \$14,000 over 10 years or \$1,400 annually,~~ depreciation and future capital needs such as concrete and asphalt replacement, playground and park equipment, maintenance equipment, irrigation system replacements, fencing and lighting replacements, **storm drainage improvements**, and neighborhood monuments, etc.

PHASE 3 CONTINUED				
South Detention Basin/ Park Area	SF	71,946	\$ 0.27	\$ 19,425.42
Linear Pathways	SF	11,265	\$ 0.22	\$ 2,478.30
Racetrack Road Landscaping	SF	40,730	\$ 0.30	\$ 12,219.00
			Subtotal:	\$ 167,234.72

## EXHIBIT C continued

### PHASE 4

Description	Unit	Quantity	Unit Cost	Total
North Detention Basin/ Park Area	SF	66,417	\$ 0.27	\$ 17,932.59
Gasline Easement Linear Pathway	SF	42,808	\$ 0.22	\$ 9,417.76
			Subtotal:	\$ 27,350.35

### PHASE 5

Description	Unit	Quantity	Unit Price	Total
Storm Drain Pipe and Inlets	YR	1	\$ 5,000.00	\$ 5,000.00
3' Wide Valley Gutter	LF	872	\$ 0.81	\$ 706.32
6' Wide Valley Gutter	LF	535	\$ 1.62	\$ 866.70
10' Wide Valley Gutter	LF	200	\$ 2.70	\$ 540.00
Capital Needs	YR	1	\$ 308.23	\$ 308.23
			Subtotal:	\$ 7,421.25

\* Capital Needs line item includes future capital needs such as concrete, pipe, and other storm drain facility replacements and maintenance equipment.

**LMD Total Cost: \$ 226,137.68**

### ALLOCATION BREAKDOWN

#### 70% - 30%

Neighborhood Park				\$ 133,112.00
Detention Basins/ Park Areas				\$ 37,358.01
Racetrack Road Landscaping				\$ 32,527.20
			Subtotal:	\$ 202,997.21
				x70%
			Total:	\$ 142,098.05

#### 100%

Linear Pathways				\$ 6,301.46
Gasline Easement Linear Pathway				\$ 9,417.76
Storm Drain Facilities				\$ 7,421.25
			Subtotal:	\$ 23,140.47
				x100%
			Total:	\$ 23,140.47

### LMD TOTALS

Total LMD Yearly Cost				\$ 226,137.68
LMD Initial Deposit				\$ 5,000.00
Carson City Cost				\$ 60,899.16
Schulz Ranch Cost				\$ 165,238.52
Yearly Assessment/ Unit				\$ 364.76
Monthly Assessment/ Unit				\$ 30.40

## EXHIBIT D

Schulz Ranch  
 Landscape Maintenance District (LMD)  
 Financial Plan  
 August 2020

Fiscal Year	Number of Assessed Properties	LMD Improvements	Maintenance Costs	LMD Share of Maintenance Costs	City Share of Maintenance Costs	Annual Assessment Per Assessed Property	LMD Assessment Revenue	LMD FY Starting Balance	LMD FY Ending Balance
2021	213	Phase 1 & 2	\$35,628.00	\$24,939.60	\$10,688.40	\$279.65	\$59,565.45	\$194,703.91	\$229,329.76
2022	324	Phase 1, 2, & 3	\$191,336.00	\$135,847.00	\$55,519.00	\$280.00	\$90,720.00	\$229,329.76	\$184,202.76
2023	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$285.00	\$129,105.00	\$184,202.76	\$148,069.24
2024	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$295.00	\$133,635.00	\$148,069.24	\$116,465.72
2025	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$305.00	\$138,165.00	\$116,465.72	\$89,392.20
2026	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$320.00	\$144,960.00	\$89,392.20	\$69,113.68
2027	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$335.00	\$151,755.00	\$69,113.68	\$55,630.16
2028	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$350.00	\$158,550.00	\$55,630.16	\$48,941.64
2029	453	Full Buildout	\$266,137.68	\$165,238.52	\$60,899.00	\$364.76	\$165,236.28	\$48,941.64	\$48,939.40

- Notes:
1. Full Buildout includes Phases 1, 2, 3, 4, and 5, and the Coffey Drive drainage.
  2. Buildout of the Phases has occurred more quickly than originally planned.
  3. The LMD FY Starting Balance for FY 2021 is the ending balance for FY 2020, which was \$194,703.91
  4. Annual Assessment Amount in FY 2029 and later years will be \$364.76 per Assessed Property.
  5. The billing cycle for the Assessment Amount will be the same as the billing cycle for real property taxes; Assessment Amounts will be prorated for partial years (e.g. if an Assessed Property is created in the middle of the fiscal year, the Assessed Property is only responsible to pay for the timer period from and after creation).

# Exhibit E

## SCHEDULE OF APNs

009-311-70

010-671-03 through 15

010-701-01 through 20

010-702-01 through 09

010-703-01 through 32

010-704-01 through 53

010-705-01 through 15

010-711-01 through 10

010-712-01 through 28

010-713-01 through 09

010-714-01 through 22

010-715-01 through 12

010-731-01 through 05

010-732-01 through 11

010-733-01 through 18

010-734-01 through 12

010-735-01 through 20

010-736-01 through 26

010-737-01 through 24

010-751-01 through 32

010-752-01 through 17

010-753-01 through 18

010-754-01 through 09

010-755-01 through 11

010-756-01 through 17

010-757-01

# Carson City Board of Supervisors Items

## June 18, 2020

### Purchasing & Contracts

- For Possible Action: Discussion and possible action regarding a proposed request for authority to purchase Sodium Hypochlorite (Bleach) utilizing joinder contract #150063-SK-A through National IPA, for a not to exceed amount of \$200,000 through January 31, 2021 (File No. 20300028). (Carol Akers, CAkers@carson.org and Andy Hummel, Ahummel@carson.org)

### District Attorney

- For Possible Action: Discussion and possible action regarding litigation relating to proposed hemp cultivation on Carson City Open Space property located at 4900 Carson River Road and authorization for the District Attorney to take all legal action necessary to protect the rights and best interest of the City, including, without limitation, the preparation and filing of any counterclaims, any appeal in the event of an adverse judgment and all necessary legal papers. (Ben Johnson, [bjohnson@carson.org](mailto:bjohnson@carson.org))

## July 2, 2020

### Purchasing & Contracts

- For Possible Action: Discussion and possible action regarding Contract No. 20300042 for the purchase of irrigation equipment and installation in an amount not to exceed \$137,301.92 from the Quality of Life Fund, with SiteOne Landscape Supply as a sole source vendor. (Carol Akers, CAkers@carson.org and David Navarro, [DNavarro@carson.org](mailto:DNavarro@carson.org))

## July 16, 2020

### Purchasing & Contracts

- For Possible Action: Discussion and possible action regarding fiscal year (FY) 2021 Temporary Staffing Services via joinder contracts through the State of Nevada with Marathon Staffing Group, Inc., Manpower, Acro Service Corporation and Talent Framework, LLC, for an annual amount of \$717,946 with a \$282,054 contingency for a total not to exceed amount of \$1,000,000, to be funded from various City Department's/Elected Office's hourly and project accounts (File No 20300051). (Carol Akers, CAkers@carson.org and Sheri Russell, [SRussell@carson.org](mailto:SRussell@carson.org))

### Parks, Recreation & Open Space

- Presentation of a proclamation for Parks and Recreation Month. (Jennifer Budge, [jbudge@carson.org](mailto:jbudge@carson.org))
- For Discussion Only: Discussion and presentation regarding the Open Space Advisory Committee 2019 Annual Report. (Lyndsey Boyer, [lboyer@carson.org](mailto:lboyer@carson.org))

### Finance

- For Possible Action: Discussion and possible action regarding projects in the Fiscal Year (FY) 2020 Capital Improvements Plan that were approved during the prior year budget process but were delayed due to the COVID-19 pandemic. (Sheri Russell, [srussell@carson.org](mailto:srussell@carson.org))

## August 6, 2020

### Finance

- For Possible Action: Discussion and possible action regarding a Plan of Expenditure for \$10,211,415 that the State of Nevada has granted to Carson City through the Coronavirus Aid, Relief, and Economic Security ("CARES") Act. (Sheri Russell, [srussell@carson.org](mailto:srussell@carson.org))

### Health & Human Services

- For Possible Action: Discussion and possible action regarding proposed revisions to the Guidelines and Standards of the Human Services Division of the Carson City Health and Human Services Department (CCHHS), including a proposed fee increase from \$550 to \$650 as the amount to be paid to funeral homes for each indigent cremation or burial service. (Nicki Aaker, [Naaker@carson.org](mailto:Naaker@carson.org))