

**LATE MATERIAL, AGENDA ITEM 5-A
PUBLIC COMMENT RECEIVED**

From: Mark Turner <silveroakmark@me.com>

Sent: Tuesday, June 8, 2021 8:50 AM

To: Dan Stucky <DStucky@carson.org>

Cc: Lucia Maloney <LMaloney@carson.org>

Subject: Re: June 9th RTC Meeting- Discussion on Local Roadway Funding Options

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Hi Dan and Lucia,

Unfortunately I will be on the road tomorrow and unable to attend this meeting, however I do have some comments that you are free to share.

The problem of funding the repair and maintenance of the Carson City road network is of concern to me as both a citizen and a developer. The road network is quite possibly the most impactful and valuable asset to the community and to visitors in the commonwealth of Carson City. All residents and businesses in Carson City use it nearly everyday and we all depend on it for both our work and non-work lives. To me, it is critical infrastructure just like water, sewer, etc.

The longer we wait for a complete solution for the problem, the larger the problem will become, eventually becoming a catastrophic matter financially. Carson City is too close to build-out to go the traditional route of impact fees and loading costs onto private construction and homebuilding. If we had another 20K houses to build in town it might be another matter, but we don't and there isn't much left in the way of non-entitled large tracts of land in Carson City. Impact fees might be palatable to the general public and an easy sell for Public Works departments, however in our case they can't even come close to addressing the entire problem, so I feel it is a waste of time to exacerbate an already formidable affordable housing problem with yet another fee attached to the construction cost of each new residential door in town. 2000 houses at \$1000.00/house is only 2 million dollars which we all know doesn't buy anything when it comes to road construction.

Fuel tax is also becoming irrelevant and ineffective as electric vehicles become ubiquitous in the coming years. Unfortunately, we live in a heavy freeze/thaw climate that destroys asphalt and concrete with both salt and expansion and contraction. I maintain a second residence in Gilbert, AZ and am always amazed at how long their asphalt and concrete lasts by comparison. I think people would be more turned off by paying another dollar per gallon of fuel in Carson City than by paying an additional 10% in property tax (which may be deductible).

Long story short, I believe we have to create a perpetual funding source that could only come from the creating of a road utility (or something like that) where a charge appears on the Carson City Utility bill for every property in town OR a line item on the property tax bill. This would have to start small and grow just like the water fee did and would require some time to "catch up" to the size of the problem at hand. One shot money like impact fees won't help this situation enough to even be noticed by the public. Everyone in town uses the roads, so everyone in town should bear a portion of the cost of keeping them serviceable.

Taxes always suck, but they suck less when it is apparent that they are being put to good use. Seeing our roads getting regular repairs and maintenance will take some of the sting out of the cost and making sure that the use of such funds for intangible costs (studies, consultants, salaries, and other "public funding black holes") are minimized and the optics of black asphalt, grey concrete, and yellow tractors are maximized will enhance the palatability of the necessary charges to the general public.

Let me know if I can help move this concept down the field for you guys.

Best,

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