Douglas County

Board of County Commissioners Public Meeting Notice and Agenda

Mark Gardner
Nathan Tolbert
Sharla Hales
Wesley Rice
Danny Tarkanian

Thursday, November 19, 2026 **10:00 AM** **Historic Courthouse**
1616 Eighth Street
Minden, NV 89423

The Board of County Commissioners sit jointly as the following boards: Liquor Board, License Board, Tahoe-Douglas Transportation District Board, Water District Board, and the Redevelopment Agency. Agenda items may be taken out of order, may be combined for consideration, or may be removed from the agenda at any time. All items designated "for possible action" may include discussion by the County Commissioners and they may take action to approve, modify, deny, take "no action," or continue the item.

To Watch the Meeting : Members of the public may click on the following link to watch the livestream of the Board of County Commissioners meeting: **https://www.youtube.com/@douglascountynevada**

Written Public Comment : To offer public comment before the Board meeting, members of the public may submit public comments online through the County's public comment form by clicking on the following link:
https://www.douglascountynv.gov/government/board_of_county_commissioners/public_comment

Public Comment During the Meeting : Members of the public may attend the meeting in person at the address listed at the top of the agenda to provide public comment.

Supporting Materials:
Copies of supporting material can be requested in person from the Douglas County Clerk/Treasurer's Office, 1616 8th Street, Minden, Nevada or by calling Nicki Oehlerking at 775-782-9014. Electronic copies of the agenda and supporting materials are also available at the following websites:

State of Nevada Public Notices Website: https://notice.nv.gov/
Douglas County Meeting website: https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

Notice to Persons with Disabilities:
Members of the public who are disabled or require special assistance or accommodations are requested to notify the Douglas County Manager's Office in writing at Post Office Box 218, Minden, Nevada 89423 or by calling 775-782-9821 at least 20 hours in advance of the meeting.

Members of the public may call the County Manager's office at 775-782-9821 to obtain help making public comment using any of the foregoing methods.

A copy of the finalized agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada.

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA

November 19, 2026

LUNCH BREAK
The Board of County Commissioners may break for lunch at approximately noon and will reconvene after a break at the discretion of the Chairperson.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE
Led by Vice Chair Nathan Tolbert

3. PUBLIC COMMENT (No Action)
Forum Restrictions and Orderly Conduct of Business
The Board of County Commissioners conducts the business of Douglas County and its citizens during its meetings. The Board may impose reasonable, content-neutral restrictions on public comment such as comments that are on topics that are not within the jurisdiction, authority, or control of the Board of County Commissioners, or if the content of the comment is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of other speakers. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. Hand clapping, making remarks or gestures from the audience that may interrupt, interfere or prevent any speaker from commenting should not occur.

Responses to Public Comments
The Board of County Commissioners can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda as long as those matters are within the jurisdiction and control of the Board of County Commissioners. The Open Meeting Law does not expressly prohibit responses to public comments by the Commissioners. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel, and to ensure the public has notice of all matters the Board of County Commissioners will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask clarifying questions, or to ask that a matter be listed on a future agenda.

Public comment is limited to three minutes per speaker unless additional time is granted by the Board Chairperson. The Board of Commissioners uses timing lights to ensure that everyone has an opportunity to speak. You will see a green light when you begin, and then a yellow light which indicates that you have thirty seconds left and should conclude your comments. Once the light turns red, please sit down.

In addition to opening public comment, public comment will also be taken on administrative agenda items that are identified for possible action and closing public comment. If you plan to

speak on a specific agenda item that is on the administrative agenda and identified for possible action, then please provide your public comment when that agenda item is heard. Public comment will not be taken on Liquor Board agenda items. If you would like to provide public comment on Liquor Board agenda items, please provide your public comment during opening public comment or closing public comment.

Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Public comment must be addressed to the Chairperson and not to members of the public so that the Board may take future action on the issues that are raised by the public.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of County Commissioners.

4. APPROVAL OF AGENDA

For possible action. Approval of the proposed agenda. The Board of Commissioners reserves the right to take items in a different order to accomplish business in the most efficient manner, to combine two or more agenda items for consideration, and to remove items from the agenda or delay discussion relating to items on the agenda.

APPROVAL OF PREVIOUS MINUTES

5. For possible action. Discussion to approve the minutes of the regular meeting on October 15, 2026, of the Board of County Commissioners.

6. RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD

DOUGLAS COUNTY LIQUOR BOARD

7. For possible action. Discussion to approve the addition of a Restricted Gaming License to the existing Packaged Retail Liquor License for Arora Stores Inc, dba DD Liquor & Moe, represented by owner Pawan Kumar. Arora Stores Inc., dba DD Liquor & Moe, is located 1589 US Highway 395 N, Minden, Nevada 89423. (Captain Koontz)

8. ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS

CONSENT CALENDAR

Items appearing on the Consent Calendar are items that can be adopted with one motion unless an item is pulled by a Commissioner or a member of the public. Members of the public who wish to have a consent item placed on the Administrative Agenda shall make that request during the public comment section at the beginning of the meeting and specifically state why they are making the request. If items are pulled for discussion by a vote of the Board of County Commissioners, they will automatically be placed on the Administrative Agenda to be heard at the discretion of the Chairperson or may be continued until another meeting.

9. CONSENT ITEMS

A. For possible action. Discussion on the Outdoor Festival License application submitted by Caesars Entertainment for the 2027 PRO Skijor Championship Finals, to be held March 6 and 7, 2027, from 9:00 AM to 10:30 PM daily, Lake Tahoe Amphitheatre at Caesars Republic, 18 Highway 50, Stateline, Nevada. (Amy Burgans, Clerk-Treasurer)

B. For possible action. Discussion on the Outdoor Festival License application submitted by the Carson Valley Chamber of Commerce for the Carson Valley Chamber of Commerce Parade of Lights, to be held December 5, 2026, from 3:00 PM to 8:00 PM, from Eddy Street, Gardnerville, running north on Highway 395 N, turning left on Esmeralda, and finishing at Minden Park, 1610 Esmeralda Avenue, Minden, Nevada. (Amy Burgans, Clerk-Treasurer)

C. For possible action. Discussion to accept a $56,000 State of Nevada Aging and Disability Services Division (ADSD) Transportation Grant Award for the period of July 1, 2026, through June 30, 2027, and authorize the County Manager to sign the grant award. (Brook Adie, Community Services Director)

D. For possible action. Discussion to approve a $66,503.95 payment from Douglas County to the Douglas County School District from profits collected during the Warrior Way Paid Parking Program season of May 1, 2026, through October 1, 2026 pursuant to an Interlocal Agreement previously entered into between Douglas County and the Douglas County School District. (Brook Adie, Community Services Director)

E. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through October 15, 2026, per Nevada Revised Statute 251.030. (Kathy Kaiser, Comptroller)

F. For possible action. Discussion to approve a license agreement with Everest Infrastructure to allow the County to place communications equipment on Everest Infrastructure's Daggett Pass radio tower; and authorize the Chief Information Officer to sign the license agreement. The initial term of the license is five years, starting at $1,000 per month, with a 2% annual increase for a total five-year cost of $62,448.49. (Peace Ruggia, Chief Information Officer)

G. For possible action. Discussion to authorize the Douglas County Sheriff's Office to accept an $11,300 cash donation from the Nevada Car Coalition to be used by the Sheriff's Office to fund the Canine Program, and adopt **Resolution 2026R-065** increasing the budget authority in the Assigned Use Sheriff Canine Program (297-000 367.109) by the donated amount. (Undersheriff Elges)

H. For possible action. Discussion to accept the Douglas County Sheriff's Office Quarterly Jail Division Status Report for the Third Quarter of July through September 2026. (Captain Storke)

I. For possible action. Discussion to approve the purchase of a Sheriff Command Vehicle from Quality Vans and Specialty Vehicles for $400,000 funded by a Public Safety Partnership and Community Policing Grant from the Department of Justice (DOJ) Office of Community Oriented Policing Services (COPS), and authorize Sheriff Coverley to sign the Quality Vans and Specialty Vehicle proposal to purchase. (Undersheriff Elges)

ADMINISTRATIVE AGENDA

The Chairperson will read the agenda title into the public record and will have the discretion to determine how the item will be presented. Agenda items may be considered ahead of or after the schedule indicated by this agenda. Public comment will be taken on items that are identified for possible action.

10. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME

PRESENTATIONS

11. For presentation only. Ceremonial presentation of **Proclamation 2026P-069**, recognizing November 28, 2025, as Small Business Saturday in Douglas County. (Kate Moroles-O'Neil, Economic Vitality Manager)

COMMUNITY SERVICES

12.1 For possible action. Discussion to accept a donation of $65,450 from Douglas Animal Welfare Group (DAWG) to the Community Services Department for the purchase and installation of three freestanding Aluma Shade patio covers at the Douglas County Animal Shelter; adopt **Resolution 2026R-063** to augment the Animal Services Fund budget by the amount of the donation; rescind Resolution 2026R-032; approve a $66,075 contract with Central Sierra Construction, Inc. for the purchase and installation of the three patio covers; and authorize the Community Services Director to execute change orders up to 10% of the contract value. (Brook Adie, Community Services Director)

12.2 For presentation only. Ceremonial presentation of **Proclamation 2026P-068,** recognizing the Douglas Animal Welfare Group for its significant contributions to the Douglas County Animal Shelter. (Brook Adie, Community Services Director)

HUMAN RESOURCES

13. For possible action. Discussion on the appointment of Ms. Pat Eckman to the Genoa Town Advisory Board due to a vacancy for the remainder of the unexpired term, beginning November 19, 2026, and ending December 31, 2028, in accordance with Douglas County Code Section 18.02.040. (Christine Vido, Human Resources Director)

COMMUNITY DEVELOPMENT

14. For possible action. Discussion to approve a $174,305 professional services contract with C.A. Group, Inc. for additional design services related to Muller Parkway (Muller Parkway Phase 5); and authorize the County Manager to execute the contract and to approve any change orders totaling no more than 10% of the contract amount. (Jeremy Hutchings, County Engineer)

COUNTY MANAGER

15. For presentation only. Announcements, reports, and updates from County Commissioners and the County Manager, including information regarding boards or commissions on which they serve as members or liaisons, other meetings or functions attended, and Commissioner requests for discussion of potential future agenda items. Discussion may also include status

reports and updates on County projects and administrative matters for the Board of County Commissioners. (Chairman Mark Gardner)

16. CLOSING PUBLIC COMMENT (No Action)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where public comment has not already been taken.

17. ADJOURNMENT

AGENDA ITEM NO. 5.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **APPROVAL OF PREVIOUS MINUTES**

TITLE:
For possible action. Discussion to approve the minutes of the regular meeting on October 15, 2026, of the Board of County Commissioners.

RECOMMENDED MOTION:
Approve the minutes of the regular meeting on October 15, 2026, of the Board of County Commissioners, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:

ATTACHMENTS:
101526ForBoardApproval.pdf

DRAFT

The Regular Meeting of the Board of County Commissioners was held on Thursday, October 15, 2026, beginning at 10:00 AM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada and via Zoom participation as well as was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

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1. CALL TO ORDER

The meeting was called to order at 10:00 AM.

COMMISSIONERS PRESENT:
Mark Gardner, Chair
Nathan E Tolbert, Vice Chair
Wesley Rice, Commissioner - *via Zoom*
Danny Tarkanian, Commissioner
Sharla Hales, Commissioner

STAFF PRESENT:
Dan Coverley, Sheriff
Amy Burgans, Clerk-Treasurer
Jenifer Davidson, County Manager
Doug Ritchie, Chief Civil Deputy District Attorney
Amber Lane, Deputy Clerk

2. PLEDGE OF ALLEGIANCE

Led by Commissioner Rice.

Chairman Gardner speaks:
Okay, so depending upon how things transpire today, it looks to be another fairly short agenda. So our attitude is that if there is less than an hour or an hour or so of business after 12:00 PM that we just go ahead and work through 12:00 PM and conclude our business, rather than taking a break and then coming back. So we'll try to see if we can accomplish that today, but we don't want to shortchange anybody either.

3. PUBLIC COMMENT (No Action)

Chairman Gardner speaks:
The first order of business is Opening Public Comment and that is limited to three minutes per speaker. We use timing lights to ensure that everyone has an opportunity to speak. And so when you wish to offer Public Comment on action items or on the two Public Comment sections, Opening Public Comment or Closing Public Comment, we ask you to go to the podium and print your name so we can get it accurately into the record. State your name and once you state your name, Vice Chairman Tolbert will start the timing light. You'll see a green light when you begin; when you have 30 seconds left you'll see a yellow light and a slight beep, and then an obnoxious red light and red sound. When your three minutes has concluded, we ask you to please sit down. I've already indicated that we'll take Public Comment on Administrative Agenda items. We have two Liquor Board items today, but we will not be taking Public Comment on those. So Public Comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners, must be addressed to the Board and not to members of the public so that the Board may take future action on the issues that are raised by the public. So at this time, Public Comment will be taken on those items that are within the jurisdiction and control of the Board of County Commissioners.

UNAPPROVED

Jim Jackson speaks:
I'm here to request a four way stop at Johnson and Fremont. Just the other day we almost had a bad accident there, it's happened a couple of times. What happens is, as people are coming up Johnson Lane and somebody is on Fremont waiting to make a left hand turn onto Johnson Lane, they should wait until the person coming northbound actually commits to making the turn, not just a turn signal. And what has happened is trucks will be following that person that's going to make the right hand turn. In this case, it was one of the ten wheelers, one dump truck, but heavy, heavy load. It was coming up Johnson Lane, person was going to make a right hand turn onto Johnson Lane, person was sitting on Fremont making a left hand turn. Person started to make the turn and the person on Fremont started to pull out. Well, the truck coming northbound crossed the double yellow through the intersection. The guy making the left turn slammed on his brakes just in time, otherwise, it would have had a rather bad accident probably involving three of them. This has happened before, they get impatient coming up. Not just the big trucks, but pickup trucks and anybody else that's going out into the desert. They get impatient, they don't want to slow down when they're coming to the intersection, so they just cross the double yellow and pass the person making the turn. Not a good deal. So again, I'm requesting if we could look at that seriously of putting a four way stop there. I can come up with all the reasons not to, but the best reason is that it's going to prevent an accident at some point if they have to stop when they're making that right hand turn. It's going to stop whoever's behind them also from passing them and going through the intersection. So please consider that. Thank you.

Rachel Christensen speaks:
Regarding the Stormwater Task Force, residents have said this is all for show. After what we witnessed last night, two members of the task force gave residents even more reason to believe that. One member aggressively went after another task force member while aggressive, while another aggressively pushed the County's agenda. They did not appear to come with open minds, but with a predetermined agenda. Their behavior left the audience questioning whether there was a, they were appointed to objectively examine the facts or simply advance the County's position. People walked out because of what they witnessed. Commissioners, you created this task force, it's your responsibility to ensure this process is fair, transparent and impartial. The task force's job is not to defend the County, it's to ask the hard questions, examine the facts, make informed recommendations, and as you can say, as you say, sell to the community. Residents who take time out of their lives to participate deserve a meaningful process where concerns are heard, information is considered, and the outcome has already not been decided. Last night's horrible behavior undermined the public confidence. Whether that was intentional or not, the impression left that these members were there to push the County's agenda rather than objectively evaluate the issues. Commissioners, if this task force is shown to be driven by County with a predetermined outcome, residents will very likely demand accountability, including a recall of the Commissioners. You have an opportunity to prove this is more than a public relations exercise. Ensure this task force operates impartially, allows meaningful discussion, and base its recommendation recommendations on facts, not what is most convenient to the County. The residents are watching. Prove this process is about solving problems for the community, not simply making the County look good because you are most definitely not succeeding there. There's a couple people that were actually there last night that witnessed this behavior. It was appalling, you should all be very concerned.

Chairman Gardner speaks:
Additional Public Comment?

Jim Slade speaks:
Items 12.4 and 12.5 are related, but they are completely separate items and must be treated that way. These two items are improperly prepared, ignore some obvious concerns, and do not adequately address the purposes for which they are designed. They are premature and the first reading should be rejected. On

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page 866, it's stated that MFR development in the various commercial districts are strictly required to have an approved commercial component. The ordinance proposes to delete that strict requirement, but only in certain areas. The Town Boards of Gardnerville, Minden, and Genoa all considered this, and all rejected it, stating that a commercial component remains critical to their Plans for Prosperity. There is no evidence in the packet that the Ranchos or Indian Hills GIDs have heard the proposal. Perhaps I would reject it as well. You're being urged to impose them, it on them. If you want to change the clear requirement of the current zoning, then you should do so with a Zoning Map Amendment, not by making exceptions to certain areas in the county, that's too much like spot zoning. In the agenda packet for 12.4 on page 866, one paragraph is solely about Ordinance 1674 in chapter 20.440 and two pages later, there's a lengthy discussion of the findings for a Zoning Text Amendment proposed in Ordinance 1674. But that is not at all what is part of Item 12.4 and hence is an Open Meeting violation, as should be obvious, details matter. The idea of providing attainable or workforce housing for our young families, teachers, firemen, sheriff's deputies, for instance, is a worthy goal. That, however, is not what this proposal will achieve, as currently constructed. Affordable housing has a very specific decision, especially when you invoke HUD, a federal agency; you are asking for trouble with that. You know who might easily qualify for the income requirements listed? Retirees from California. You should try to find a way to actually help those that you want to enable. Perhaps there's a way to have a point system to see who gets to buy those homes with points for people who grew up here, have relatives here, young families, teachers, firemen, police officers, whatever. Perhaps there's a way to do that. I'm not sure how that would work but I think that's worth trying to follow up on. It also strikes me that requiring that the affordability lasts for 30 years, while well-intentioned, can create problems. What happens at 30 years, does the owner at the time get a huge windfall profit? That would encourage developers to hold on to them. Perhaps it should be affordable housing in perpetuity with the price going up with the CPI or four percent increase, whichever is higher, or something like that. Rather than rewarding people who happen to be holding on to it at year 30. To me, the proposal needs a lot more research and thought put into it. At this point, it seems half baked and you should not approve the first reading today.

Chairman Gardner speaks:
Thank you.

Amy Burgans, Clerk-Treasurer, speaks:
Good morning. I just wanted to remind everyone that early voting starts this Saturday, we will be at the Douglas County Community Center for early voting. Saturday's hours are 10:00 AM to 2:00 PM, Monday through Friday is 9:00 AM to 6:00 PM. Friday, October 30th is the last day of early voting and it is Nevada Day, so a lot of people have that day off. We hope to have a ton of people come out and early vote, not only during those two weeks, but especially Friday, October 30th. And then Election Day is Tuesday, November 3rd, we are in the final stretch. So if you have not received your mail ballot, you're still eligible to come and vote in person; however, if you haven't received your mail ballot and you would like to vote on a mail ballot, you only have until next Tuesday October 20th to let us know that you did not receive it and we can print you a new one downstairs. Any questions, please contact my office. We are very excited about this election. We hope that everyone comes out and your voice counts. So thank you.

Chairman Gardner speaks:
Thank you. Is there any additional Opening Public Comment? Seeing no additional Opening Public Comment, I'll close Public Comment. Ms. Burgans, I did have one question for you and that is, if a person has not registered to vote, does that preclude them from being able to vote in this election?

Ms. Burgans speaks:
It does not. Nevada has same day registration, so as long as you have a Nevada ID or can obtain a Nevada ID by the Friday after Election Day, you can still come to the polls. It does make you ineligible at this

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point for a mail ballot, but you can still vote in person. My staff is at every vote center, including early voting and on Election Day at all five of the vote centers that we have here in Douglas County. As long as you're a Douglas County resident, you can go to any of those five locations and we will assist you through the registration process. And what you need to show us if you don't have it with you, what you have to provide by the Friday after Election Day by 5:00 PM. And it would be considered a provisional vote just to make sure that you're not registered somewhere else and you didn't vote somewhere else. But it is considered provisional just for us to have some time to make sure you are who you say you are.

Chairman Gardner speaks:
Thank you. Okay, I've closed Public Comment.

APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nathan E Tolbert, Vice Chair
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

APPROVAL OF PREVIOUS MINUTES

5. For possible action. Discussion to approve the minutes of the regular meeting on September 17, 2026, of the Board of County Commissioners.

MOTION TO: Approve the minutes of the regular meeting on September 17, 2026, of the Board of County Commissioners; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Nathan E Tolbert, Vice Chair
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

6. RECESS AS BOARD OF COUNTY COMMISSIONERS CONVENE AS DOUGLAS COUNTY LIQUOR BOARD

DOUGLAS COUNTY LIQUOR BOARD

7.1 For possible action. Discussion to approve the Entertainment Endorsement to the existing Packaged Retail and On-Site Retail Unrestricted Liquor License and Non-Restricted Gaming License for Nevada Trading Company LLC, dba Nevada Trading Company, represented by owner Nachhater Singh and Manpreet Singh. Nachhater Singh and Manpreet Singh have each signed a Waiver of Notice of Hearing. Nevada Trading Company is located at 3900 Carter Way, Wellington, Nevada. (Captain Koontz)

UNAPPROVED

MOTION TO: Approve the Entertainment Endorsement to the existing Packaged Retail and On-Site Retail Unrestricted Liquor License and Non-Restricted Gaming License for Nevada Trading Company LLC, dba Nevada Trading Company; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Commissioner
SECONDER:	Wesley Rice, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert, Dan Coverley

7.2 For possible action. Discussion to approve the addition of a Packaged Retail Liquor License and the addition of Etienne Robert Lekumberry to the existing On-Site Unrestricted Liquor License for Gora J.T., Inc. dba J.T. Basque Bar & Dining Room, represented by owners Marie Louise Lekumberry and Jean Baptiste Lekumberry. Etienne Robert Lekumberry has signed a Waiver of Notice of Hearing. Gora J.T., Inc. dba J.T. Basque Bar & Dining Room, is located at 1426 HWY 395, Gardnerville, Nevada. (Captain Koontz)

MOTION TO: Approve the addition of a Packaged Retail Liquor License and the addition of Etienne Robert Lekumberry to the existing On-Site Unrestricted Liquor License for Gora J.T., Inc dba J.T. Basque Bar & Dining Room; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sharla Hales, Commissioner
SECONDER:	Wesley Rice, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert, Dan Coverley

8. ADJOURN AS DOUGLAS COUNTY LIQUOR BOARD RECONVENE AS BOARD OF COUNTY COMMISSIONERS

CONSENT CALENDAR

MOTION TO: Approve the Consent Calendar Items A-L; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nathan E Tolbert, Vice Chair
SECONDER:	Danny Tarkanian, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

9. CONSENT ITEMS

A. For possible action. Discussion on the Outdoor Festival License application submitted by Emily Lawrence, Marketing and Events Manager, for the Golden Nugget Lake Tahoe, for the South Shore Chili Cook Off to be held October 17, 2026, from 11:00 AM to 2:00 PM, at 50 Highway 50, Stateline, Nevada. (Amy Burgans, Clerk-Treasurer)

UNAPPROVED

B. For possible action. Discussion to accept a $24,393 Community Services Block Grant from the State of Nevada, Department of Health and Human Services, for the time period of October 1, 2026, through September 30, 2027, and authorize the County Manager to sign the grant award. (Brook Adie, Community Services Director)

C. For possible action. Discussion to approve a 2-year contract with Spectrum for connectivity and internet services at Lake Tahoe. The cost is $28,740 per year with no additional fees. The total contract amount will not exceed $57,480 for the two-year term. (Peace Ruggia, Chief Information Officer)

D. For possible action. Discussion to approve Contract Addendum No. 2 to the 2022 Contract for Water Emergency On-Call Services with Haen Constructors; authorize the Director of Public Works to execute Addendum No. 2; and adopt Resolution 2026R-057 to augment the Maintenance and Repair budget to reflect the addendum cost. The effect of the addendum is to increase the total contract price for Fiscal Year 2026-27 from $99,000 to $198,000. (Rick Robillard, Public Works Deputy Director)

E. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through September 15, 2026, per Nevada Revised Statute 251.030. (Kathy Kaiser, Comptroller)

F. For possible action. Discussion to accept $4,856.28 in additional funding from the Nevada Department of Public Safety, Joining Forces Grant # JF-2026-DCSO-2038, to provide additional reimbursement for overtime expenses associated with traffic control for qualifying events, and increase the revenue and expenditure budgets of the general fund by the amount of the grant increase. (Undersheriff Elges)

G. For possible action. Discussion to approve changes to the Fiscal Year 2026-27 secured property tax roll as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the taxable values of the affected properties, for a total decrease in net taxable value of $302,366, authorize the Chair to execute an Order to Adjust Tax Bills and Correct Secured and Unsecured Tax Rolls, and direct the Douglas County Treasurer to correct the error in the tax roll pursuant to Nevada law. (Trent Tholen, Assessor)

H. For possible action. Discussion to accept the Douglas County Safe Streets for All Plan completed by Parametrix and authorize its publication on the County's website. The plan incorporates community engagement, recommended projects, and a final safety analysis and will enable Douglas County to apply for future funding to implement projects identified in the plan. (Josh Nordloh, Acting Transportation Engineering Manager and Debbie Swickard, Grants Administrator)

I. For possible action. Discussion to retroactively approve the salary of a new Deputy Sheriff II to start at Step 6 ($43.22 per hour) based upon the experience and qualifications of the candidate. (Undersheriff Elges)

J. For possible action. Discussion to retroactively approve a one-year extension of the contract with Government Software Assurance, Inc. (GSA), effective February 2026, in the amount of $97,350, for software maintenance and hosting of the Property Tax and Computer Aided Mass Appraisal (CAMA) system used by the Assessor's Office for Fiscal Year 2026–27. (Trent Tholen, Assessor)

UNAPPROVED

K. For possible action. Discussion to approve an increase of $58,406 to Technology Services' current $733,370.56 purchase order with SHI International Corp. ("SHI") for Fiscal Year 2026-27, for a new total of $791,776.56, utilizing the State of Nevada Master Purchasing Agreement (99SWC-S108) for all purchases of software subscriptions, software licensing, and support services. (Peace Ruggia, Chief Information Officer)

L. For possible action. Discussion to retroactively approve Douglas County's participation in the Albertsons settlement agreement as a part of the One Nevada Agreement on the Allocation of Opioid Recoveries, and authorize the County Manager to execute any required documents. (Mark B. Jackson, District Attorney)

ADMINISTRATIVE AGENDA

10. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME - none

PRESENTATIONS

11.1 For presentation only. Ceremonial presentation of Proclamation 2026P-059 recognizing November 4-11, 2026, as Operation Green Light for Veterans in Douglas County. (Dean Miller, VFW Douglas County Post #8583, Commander)

Chairman Gardner read the agenda item and proclamation into the record.

To review the complete proclamation please see the Agenda Packet material.

Applause was heard.

Dean Miller, VFW Douglas County Post #8583 Commander, speaks:
On behalf of all the veterans in the Valley, I want to thank the Board of County Commissioners, all the Commissioners, for their support and this proclamation. We really do appreciate everything that you guys do for us. Thank you.

Applause was heard.

Photos were taken.

RESULT:	**PRESENTATION HELD**

11.2 For presentation only. Ceremonial presentation of Proclamation 2026P-060 recognizing October 2026 as Community Planning Month in Douglas County. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner)

Chairman Gardner read the agenda item into the record.

Vice Chairman Tolbert read the proclamation into the record.

To review the complete proclamation please see the Agenda Packet material.

Applause was heard.

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Kate Moroles O'Neal, Principal Planner and Economic Vitality Manager, speaks:
Yes. Thank you, Vice Chairman Tolbert, Commissioners, everybody in attendance today. I just want to say Planning is an extremely difficult department to be in. I can guarantee you as I transition out of Planning here shortly, I hope, I think, no, only because I'm looking forward to Economic Vitality, I can guarantee you that the Planning staff never does half anything; the work that this staff puts in is very commendable. I'm sensitive because when something is said that we do things halfway or we don't put a lot of thought or a lot of research, that couldn't be farther from the truth. We have to comply with code but at the same time, we try to do what's best for the community and we really work hard. And I want to recognize my staff. Linda Doherty, our Assistant Planner, who when Lucille retired, had to step in and do things that normally a Planner would do and had to come to meetings. And I think she did just a stupendous job and thank you, Linda, for everything you do. Tom Dallaire, our fearless leader, as we call him, I call him the Grand Poobah, the Director of Community Development. Andrea did not come up, but our Deputy Director also, Andrea Pawling. Coleen Thran-Zepeda is our Senior Development Coordinator, she kind of leads the train. I feel most of the time I'm the caboose because she does so much, takes in all the applications and is our OPAL administrator. So imagine that task that she took on and yet, she still keeps the applications and everything, communication going with the applicants. Then I'd like to introduce Joseph Marynak, he is our brand new Planner that is replacing Lucille. Huge shoes to fill, but he's only been here a couple weeks and we are so impressed. And the knowledge he brings to Planning, you can see he's much younger than I am, so he brings a lot of ambition. And I just see him here for the long haul and excited to see how he grows into the position. So we're lucky to have him. And then we have Dani Wray, she is actually the Senior Planner at the City of Sparks, but she is also the Director of Outreach for the Nevada APA Chapter, so she also joined us today. But thank you, Planners, for everything you do. It's never easy, but you all do a phenomenal job. So thank you.

Applause was heard.

Photos were taken.

RESULT:	**PRESENTATION HELD**

COMMUNITY DEVELOPMENT

12.1 For presentation only. Introduction of Ordinance 2026-1675, amending Douglas County Code Title 18, Appendix B, the Minden Town Boundary, by annexing approximately 6.68 acres into the Town of Minden boundary. The parcel to be annexed is Assessor Parcel Number (APN) 1320-29-301-005. First Reading. (Kate Moroles-O'Neil, Community Development)

Chairman Gardner read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner and Economic Vitality Manager, speaks:
Thank you, Chairman Gardner. Yes, pursuant to NRS 244.100, the proposed ordinance is only required to be read to the Board of County Commissioners for introduction. I will be back on November 5th and JD Frisby, I think will be joining us too if you have any questions. Is he here today? Oh, you showed up. He's here. But he'll be here on November 5th for the second reading, but if you have any questions, JD is also here.

Chairman Gardner speaks:
Commissioners, questions? Commissioner Rice, questions?

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Commissioner Rice speaks:
No, sir.

Chairman Gardner speaks:
Okay, very good. Thank you so much, I guess that dispenses with that one.

RESULT:	**PRESENTATION HELD**

12.2 For possible action. Discussion to approve an interlocal agreement with the Nevada Division of Environmental Protection to implement the Lake Tahoe Total Maximum Daily Load (TMDL) for Water Years 2027–2031, and authorize Chairman Gardner to sign the agreement. (Courtney Walker, Stormwater Program Manager)

Chairman Gardner read the agenda item into the record.

Courtney Walker, Stormwater Program Manager, speaks:
Good morning. Thank you for having us. I have with me Jason Kuchnicki, who is with the Nevada Division of Environmental Protection and our interlocal agreement with them. The acronym is NDEP, so I'll be using that to keep it shorter. But we're up to renew our five year agreement with the State to implement the Total Maximum Daily Load program for Lake Tahoe water quality. Jason is going to present kind of an overview of the TMDL program, and what the requirements are, and the kind of the science behind it. And then I'll present more specifically on Douglas County's obligations and our progress that we've made so far.

Chairman Gardner speaks:
Okay. I would ask you to accommodate us to ask questions as we go through the presentation, rather than waiting until the end.

Ms. Walker speaks:
Absolutely.

Chairman Gardner speaks:
Yeah, thank you. And I'm glad you pronounced Mr. Jason's last name.

Jason Kuchnicki, Nevada Division of Environmental Planning Chief of Bureau of Water Quality Planning, speaks:
Good morning, Commissioners, thanks for having me. As Courtney mentioned, I'm just going to give you an overview of the Lake Tahoe TMDL, which has been in the works now for a better part of 25, 26 years, so it's getting to be a while. So TMDL stands for Total Maximum Daily Load and that's just a fancy EPA term for water quality restoration plan. Essentially, what it does is, it defines the maximum amount of a pollutant that can exist in a water body to protect designated beneficial uses for that surface water body. It's required by the Clean Water Act to develop a TMDL for any water body pollutant combination that is in violation and the beneficial use is not being met. So specifically for the Lake Tahoe TMDL, it's a restoration plan to address Lake Tahoe's historic clarity decline. It has two goals associated with it, the clarity standard is 97.4 feet. So ultimately, this plan is a 65 year implementation plan to hopefully achieve that target of 97.4 feet. Understanding that that is quite a ways out, we have a more short term goal. It's an interim goal of 78 feet by 2031 and we call that goal the clarity challenge. And the importance of that goal is that scientists think that if we can hit that 78 feet, not only will we have arrested the clarity decline, but we will have started the trajectory towards improved clarity.

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Commissioner Hales speaks:
I did have a question about that, sort of about that. So if we stop pollutants from getting into the lake, then clarity improves. So does the lake sort of heal itself of the pollutants that are already in there as long as we don't add a bunch more? Do you get the question?

Mr. Kuchnicki speaks:
Right. Yes, I mean, I think that is the basic premise if we can keep the pollutants out. And as I'll be talking about, one of the pollutants is fine inorganic sediment particles, very, very small particles, so like, you know, a fraction of the diameter of a hair. And so those particles are incredibly difficult to remove once they get into the lake. So much of the strategies that Douglas County and other jurisdictions are implementing are source controls to try and keep those pollutants out of the lake.

Commissioner Hales speaks:
But once they're in there, how do you improve lake clarity?

Mr. Kuchnicki speaks:
Well…

Commissioner Hales speaks:
Do they filter down themselves and…?

Mr. Kuchnicki speaks:
They do, yes.

Commissioner Hales speaks:
Okay.

Mr. Kuchnicki speaks:
There is an incredibly long residence time in Lake Tahoe. So Lake Tahoe does flush, but also, there's processes in the lake like aggregation of particles. You know, like I said, those particles are so small that they just essentially float around until they aggregate together and they gain enough mass to settle out. So this is what the clarity looked like back in 2000, around the 2000, 2001 timeframe. When the TMDL was initiated, the clarity of the lake was declining at almost a foot per year. And the thought was at the time, through the 70s, 80s and 90s, that the main driver of the clarity loss was eutrophication or algal growth due to nutrient enrichment. So nutrients are phosphorus and nitrogen. This slide just presents a timeline overview of the TMDL effort. Back around 2000 was the initial initiating the TMDL. So the Lahontan, California Regional Water Quality Control Board approached NDEP, our agency, and said hey, we need to do something about this historic clarity loss in Lake Tahoe. We're going to develop a TMDL and the best chance of success is if we collaborate on a bi-state approach. So NDEP agreed and the TMDL was initiated. Lake Tahoe is very fortunate because we did have quite a bit of data and information already at that time, but the agencies wanted to make sure that the TMDL was based on the best available science at the time. So they initiated this very detailed planning research and monitoring plan and implemented that for the better part of a decade. And finally, after about a decade, the TMDL was submitted to EPA in 2011 for approval and EPA approved it. So I'm going to be presenting a little bit about the findings of phase one and phase two and talking about phase three. But just know that this is a very gross oversimplification of an extensive effort.

So yeah, we started out, you know, questioning and validating the assumptions at the time. So we wanted to take a re-look at what pollutants were causing the clarity loss and how are those pollutants reaching the lake. As I mentioned, the entire goal of the TMDL is to set the maximum amount of pollutants in a

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water body. So we wanted to take a look at what low reductions are needed to achieve our clarity goals and how are we going to get there, what's the most efficient strategy? And then finally realizing that, you know, it's going to take a long time, like I mentioned, this is a 65 year implementation plan. We wanted to make sure that we had some way to track and assess progress after the report was complete. So as I mentioned, you know, in the 60s or the 70s, 80s and 90s, the predominant thought was that clarity was largely controlled by algal growth due to nutrient enrichment. It was around the time that the TMDL was initiated that science was emerging about the role of fine inorganic particles. I'm going to mention the term fine sediment particles throughout this presentation; those are particles that are less than 16 microns in diameter. To put that into perspective, I think the average diameter of a human hair is about 125 to 150 microns, so very, very small particles. As I mentioned, we implemented the science plan and one of the major accomplishments of that science plan was setting a pollutant budget for fine sediment particles. At the time, we had a pretty good idea of the nutrients being input into the lake. We wanted to validate that, that was a part of the science effort. But this was new at the time, assigning a pollutant budget for fine sediment particles. And what you can see on the chart on the right is that urban upland source or urban stormwater makes up greater than 70 percent of the fine sediment particle inputs to the lake. There are other charts too for nitrogen and phosphorus. So we used, at the time, a very robust hydrodynamic model to evaluate different load reduction scenarios to the lake for all the pollutants; fine sediment, particle phosphorus, and nitrogen.

And the table on the right kind of cuts to the chase. You can see that the encouraging news was that meeting the clarity goals was going to be possible; however, there are significant low reductions that are needed. The other thing that I want to point out with this table is that you can tell that fine sediment, that lake clarity appears to be more responsive to find some sediment particles than nutrients. So now turning to phase two, this is an implementation planning. We, the agencies, undertook this pollutant reduction opportunities analysis, so where are our opportunities to reduce loads of all of those pollutants. And because of just the size of the chart of urban stormwater of fine sediment particle inputs, our strategy heavily relies on low reductions from urban stormwater on the magnitude of 34 percent to achieve the clarity challenge and 70 percent to achieve the overall TMDL goal. Now that's not to say that implementation opportunities don't exist in the other, we call them non-urban source categories. So from the forest, uplands, forest runoff stream channel erosion, and atmospheric deposition directly on the lake. Those are still an important part of the strategy and as well as nutrient reductions from all those sources. So who are the urban implementers? Well, it's comprised of seven jurisdictions across the Lake; it's the California and Nevada Departments of Transportation, the City of South Lake Tahoe, and then the counties of Douglas, Washoe, El Dorado, and Placer. And there's three basic strategies that these jurisdictions are implementing to try and improve lake clarity. The first is implementation of water quality improvement projects. Installing centralized stormwater treatment that essentially tries to filter the runoff out before it makes its way into the storm drain and eventually into the lake.

The second is road operations. So advanced road operations, so trying to sweep up fine sediment particles off the roadway. You know, traction abrasives are laid down in the wintertime and so it's really important to pick those particles up before they can be ground down into finer particles, which improves their transportability into the storm drain system. And then also the road itself has been found to be a pretty significant source of these fine sediment particles. The jurisdictions can also claim credit for parcel based best management practices that are implemented primarily on private properties across the lake. And so I mentioned the word credit, I'm going to talk about that in a few slides. This slide, really the intent of it, is just to show you that there are, you know, it's not just the urban jurisdictions. We work with our non-urban implementing partners as well to implement controls in for those source categories. Okay, so turning to how do we like track and report and assess progress. This is our clarity tracker, this is online on ltinfo.org, this is the central hub for information of the Lake Tahoe TMDL. So you can find detailed information, way more detailed than I'm going into in this presentation about the science behind the

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TMDL, about implementation accomplishments and results, and then also program management. If you drill down on the results, this is the results landing page. And so you can see that we track and report progress on the urban stormwater source category, as well as the non-urban source categories. And the main thing I wanted to mention with this slide is that we have very different tracking and reporting approaches for the urban versus the non-urban sources. For the urban source, we use a quantitative load reduction based tracking system, which I'm going to go into in more detail in the next couple slides. For the non-urban sources, it's activity based, so it's a quasi-quantitative approach. We report on performance measures for activities that are implemented with respect to those source categories.

So this slide is talking about the Lake Clarity Crediting program and this is that quantitative low reduction tracking approach that I was mentioning. The jurisdictions each participate in this and this slide provides an overview of what that process entails. First, the jurisdictions will implement their pollutant controls and then they can take credit for those pollutant controls. The first thing that they do is they estimate what is the benefit, what is the low reduction associated with implementation of those pollutant controls? Once they have that information, they provide that into the system and they register those pollutant controls with the Lake Clarity Crediting program. The crediting program is kind of unique because up until the point where this was established, jurisdictions really weren't going out and doing a great job of inspecting and determining when or if maintenance was needed on those pollutant controls. So baked into the clarity crediting program is an inspection process. The jurisdictions will go out annually and they will make sure that what the actual conditions on the ground are what they said that they were going to achieve when they registered the pollutant controls. If they are in good functioning conditions, the actual on the ground conditions are appropriate, then they can declare the credits that are generated. Our agency and the Lahontan Regional Water Quality Control Board will then verify that those credits should be awarded and then we will go ahead and do that. So what is a credit? One credit translates, to put it in perspective, about 200 pounds of fine sediment particles and so it's about a cube. If you imagine a cube of about one, by one, by one that's filled with those little, tiny sediment particles, that's about what that translates to.

Commissioner Hales speaks:
That's a lot of weight in a little space.

Mr. Kuchnicki speaks:
So the Lake Clarity Crediting program is tracked and essentially, it's an online system called the Stormwater Tools, that's also on ltinfo.org So you can go on ltinfo.org and find the Stormwater Tools and get to these independent screens. But the point of this slide is that the Stormwater Tools allows you to, it starts out at the basin scale on the upper left and then you can drill down to the jurisdiction scale. You can go even further down to the catchment scale, which is where those registrations take place. And then even further down to the actual BMP, the pollutant control that was implemented, plus the inspection results. And then getting back to the Lake Clarity Tracker, once the credits are awarded in the system, the clarity tracker, they load to the clarity tracker and those results are reported in these bar charts. The TMDL, you know, realizing that this is a long implementation timeframe, 65 years, the TMDL agencies thought it would be critical to have an adaptive management and continuous improvement process. So we developed what we call the TMDL Management System and it's basically our operating system. It formalizes the way that we can make programmatic adjustments. Tracking and reporting is a big thing for demonstrating accountability and transparency, so one of our touchstone products that comes out annually is our performance report. We summarize the implementation accomplishments in a two page glossy, a front and back that we put out every year in August just ahead of the Lake Tahoe Summit. The other major touchstone product out of the management system is our findings and program recommendations memo.

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So every year we put out a call to the science community, to our stakeholders and ask do you have any feedback on how the program is working? Are there any programmatic adjustments that you think we should entertain, or is there other technical information that can inform the process? And so we will get the feedback from the stakeholders, we will entertain those ideas and then we will develop this findings and program recommendations memo. We'll put that back out for public review, they can provide feedback on that and then we'll go ahead and finalize that document. Lately, we haven't had too many program recommendations that have come out, but we always seem to find something to fine tune the system. The process ends if we do make a programmatic adjustment. We formalize that in a decision record memo which is discussed and approved by the TMDL agency executives. I won't go too much into this, but monitoring programs are a big part of our progress assessment. We do have, you know, we do monitor various facets; stormwater, and lake monitoring, and tributary monitoring. I did want to show what the latest clarity trends are, you probably maybe have seen this already. So the good news is that our implementation efforts are working. So over the last two decades, we see a trend of stabilization. The bad news is that within the last decade, we've had some of our worst annual clarity measurements on record. That's where the Tahoe Science Advisory Council comes in. This slide just kind of lists some of the efforts that we've been working with them. But we work really closely with the Tahoe Science Advisory Council trying to figure out, okay, we really are kind of expecting to see, you know, clarity improving, what's going on here. So I won't go too much into any of the studies, but it looks like we have a pretty good handle on what the drivers are of lake clarity. Some of them that weren't accounted for in the original TMDL analysis. But we don't have a really good handle on what their relative influence is on lake clarity and it probably honestly varies from time to time.

Chairman Gardner speaks:
Jason, before you go…

Mr. Kuchnicki speaks:
Sure.

Chairman Gardner speaks:
…on that slide. Tahoe Science Advisory, this is a new council?

Mr. Kuchnicki speaks:
This council has been in place, they've been around since about 2015.

Chairman Gardner speaks:
2015.

Mr. Kuchnicki speaks:
I think was when the memorandum of agreement or understanding was put in place.

Chairman Gardner speaks:
Okay. And who makes up that advisory council?

Mr. Kuchnicki speaks:
That's comprised of the research institutions. So UNR, DRI, UC Davis, Desert Research Institute, UC Santa Barbara, I think we have, there's a couple members too from the UC system. I'm not exactly sure which other ones there are, but there is…

Chairman Gardner speaks:
Local representation?

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Mr. Kuchnicki speaks:
There's not local representation, it's an agreement that was executed by the California Natural Resources Agency and our overarching Department of Conservation and Natural Resources. So we do have Nevada representation on the council, but it's at that DCNR level. So kind of the key take home is that, you know, science has really played a major part in development of the TMDL and it's going to continue to play a major part in implementation. I'll be honest with you, I was under the gun. This was kind of a recycled presentation from the Nevada Legislative Oversight Committee, so it was tailored more towards them. But I had to get a presentation to Courtney and I don't know, that's my last slide. I realized that I probably should have included something about the actual agreement in here. I don't know if we want to go over that now or if you want to give your…

Ms. Walker speaks:
You can if you want to talk about it.

Mr. Kuchnicki speaks:
Okay. Yeah, so as Courtney mentioned, this would be our third interlocal agreement with the County. I'll give you a little bit of history about the agreement approach. Way back in about, you know, right after the TMDL was approved, we engaged with the counties and the GIDs actually and said, hey, what approach do you think that we should implement? And we talked about permits, we talked about, you know, well, is there another way? And essentially, what we did is come up with this agreement approach, so it's not really voluntary. I don't like to use voluntary term, so I do refer to it as the agreement approach. And there was a variety of reasons for doing that; one was that the County, in implementing the Environmental Improvement Program, had a good track record of the County and the GIDs. So it was like, well, you know, let's reward you guys for doing that and for voluntarily participating in the Environmental Improvement Program. But also, there was some really practical reasons as well. Sometimes with some funding streams, they will not allow funding to be dedicated towards anything that's required by a permit. So we thought, well, why would we go down that route, you know, and potentially restrict any funding opportunities for the jurisdictions? So we came up with this agreement approach and it's largely kind of stayed the same; the only thing that's different is the credit requirements do ratchet up. So I think this was included in your packet, so over time, obviously we need greater load reduction to achieve the clarity. And so table three has been updated, but the four basic obligations to the County remain the same. One is implementing pollutant controls, two is participating in the Lake Clarity Crediting program, three is implementing a stormwater monitoring program, and the fourth is producing an annual report which kind of summarizes your accomplishments for the previous year. As well as a lookout over the next five years, hey, what are we thinking about implementing to make sure that we achieve our credit targets in the future? That's all I have. Thank you.

To review Mr. Kuchnicki's full presentation please see the Agenda Packet material.

Chairman Gardner speaks:
Thank you. And I guess, Courtney, you had some more to share with us?

Ms. Walker speaks:
Yes. I was going to go into specifics in terms of how Douglas County meets the credit milestones and kind of walk you through how we feel about entering in the interlocal agreement and meeting the requirements that are within it.

Vice Chairman Tolbert speaks:
Can I jump in before you do that?

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Ms. Walker speaks:
Yeah.

Vice Chairman Tolbert speaks:
Can I?

Ms. Walker speaks:
Please do.

Vice Chairman Tolbert speaks:
So I had the pleasure of attending a recent TRPA meeting where they presented the data that they were receiving about the clarity of the recent study. So I was surprised because I don't think a lot of people recognized that the clarity was not getting better in the winter and it's still climbing. And they were showing in the data that it's leveling off at about 70 feet in the summer, but it was up to 53 feet in the winter. Like you said, it was the worst they'd seen. So in that presentation, they identified several biological contributors like algae and picoplankton, phytoplankton, a lot of other potential, the shrimp invasive species. So I guess what my question is how is NDEP participating or supporting that research with UC Davis, and TRPA, and the other members of the organization to research these factors? Because it could be that the lake herself is fighting back on her own and that some of these other things are factors not related necessarily to the sediment. So if we are continuing to increase our responsibility for controlling the sediment and yet, we're not seeing that winter response, are we continuing to direct our efforts in the right direction? So that to me was like a big, not a red flag, but maybe an orange flag of, hey, we maybe need to pay attention to this. So yeah, I would like to know how you guys are helping participating, and what we're looking for, and if there's any kind of a timeline on any of that.

Mr. Kuchnicki speaks:
Thank you for the question, Commissioner and that is a great question and that goes back to the slide that I presented. We do work with the Tahoe Science Advisory Council to strategize on, you know, what we know and what we don't know, where are the gaps. And that is one of the big gaps that we're looking at right now. There currently is a project to kind of quantify or characterize the plankton and the role that they play in clarity because it was accounted for. I mean, there was a sub model in the clarity model, that was, you know, with the TMDL effort; however, I think it was, you know, that was almost, you know, 20 years ago, so we need to recharacterize, relook at that, recharacterize that. And I think that that project has just been launched, it's like in its first four to six months. And I would imagine that that's going to be a, you know, typically a two-year project so I can't really speak to that at this point. But what I can say is that, yeah, the hypothesis is that those critters in the lake, they have an effect on the aggregation processes of those particles, like I mentioned earlier. And so, it's really kind of too early to say anything at this point. And so we don't think that we have the information necessary now to change our implementation approach. But the good news is that once we do, and if we do find out that there is, you know, something else that may be driving clarity, we do have a process in place. That TMDL management system where we can go and make those programmatic adjustments if needed.

Vice Chairman Tolbert speaks:
Okay, thanks. And I want to clarify, I'm not saying not to do the TMDL process, I'm just saying that maybe it's not, it may end up being that it's not the only measure we need to pay attention to. So yeah, thank you.

Mr. Kuchnicki speaks:
Thank you.

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Ms. Walker speaks:
Okay. I'm going to kind of skip through some of these slides because I feel like Jason covered them pretty well. But we do have plans that kind of direct our activities over time and we do coordinate directly with Washoe County and the Nevada Department of Transportation to try to figure out how we can partner on certain projects and things like that. So we talked about the various ways to gain credits to meet the requirements within the interlocal agreement. And it's through the private parcel, best management practices, road operations, and water quality improvement projects. And I'll go specifically into the projects that we have registered successfully. I'm going to skip through these because I think he pretty much covered them. Okay, so going to how Douglas County is actually meeting the requirements, we have several registered catchments that give us credit and one of them is through road operations. We do have some private parcel BMP registrations and we have to work closely with the Tahoe Regional Planning Agency to make sure that those certificates are kept current and updated periodically. And then we also have several water quality improvement projects, and those are capital projects, and they need to be inspected, and maintained annually in order to stay in compliance. And so here's a couple of examples; we have a Cave Rock Water Quality Improvement Project, this one was constructed around 2015. And we monitor it every year to ensure that the infiltration rate is within the threshold in order to show that it's still functioning. And if not, then we would coordinate with the Cave Rock General Improvement District to coordinate some maintenance there. We have a Kahle Basin Water Quality Improvement Project, this project we did in conjunction with NDOT and so they actually helped to finance the construction of it. And so we actually do the maintenance on this particular basin and I register this project in with the TMDL and then transfer 16 of those credits to NDOT.

It's really hard to separate where stormwater runoff goes and whose runoff it is coming from. If it's coming from County maintained roads then that's considered County runoff; however, NDOT maintains Highway 50 and a lot of times, the stormwater runoff is co-mingled. And so partnering on these shared projects is a way for us to both achieve the goals that we need. And luckily for NDOT, they have some funding to do capital type of projects, they don't really have the capability to do maintenance of these types of facilities. We don't really have capital funding for Lake projects, but we do have the capability to do maintenance. So it's a nice partnership and this is one of those projects that it worked pretty well. So we have a Burke Creek Water Quality Improvement Project, this is kind of a stream restoration. But it ended up being able to separate the stormwater runoff from the creek itself and so the credits were achieved that way. It's right next to the Sushi Pier area at the Lake there right at Stateline. And so it's a great project to check out. We also have the Oliver Park Water Quality Improvement Project as well, for 18 credits and this one is mostly vegetation removal, how we do the maintenance in this particular basin. Lake Ridge and Logan Creek both have water quality improvement projects, those are both within general improvement districts as well. So we have to coordinate with them on any needed maintenance that would need to occur. The Stateline stormwater area is the casino corridor, they have a shared stormwater treatment facility. And we were able to work with the Tahoe Regional Planning Agency to get their BMP certificates instated because they didn't actually have them for a long time. As you can imagine, it's quite an urban area, so it does produce quite a bit of credits by them doing that shared system and showing the maintenance of it. Pinewild is another example of private parcel BMPs; Lake Village also has some best management practices that we have registered. And then we have road operations within the Kingsbury General Improvement District. And so we work with them to coordinate sweeping, we do the inspection and monitoring to ensure that their practices are producing the result that we need.

Here's just a quick look at our past credits. For 2026 we needed to get 168 credits; updating going forward, we'll have to achieve 188 credits by the year 2031 within the interlocal agreement. And I feel that is achievable as long as we can continue to maintain the registrations that we have. And so we are continuing to do our maintenance on them, we're doing our inspections annually. If anything does need maintenance, we have the capabilities to do that in-house. And so keeping these registrations current and renewing

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them when needed and coordinating with the Tahoe Regional Planning Agency on private parcel BMP certificates and updates. We have about 215 credits right now, so I feel fairly confident if we can continue at the level that we have been operating at, that we should have no problem meeting the five year milestone outlined in the interlocal agreement today. We do have some future projects; we're always looking towards the future. There's a lower Kingsbury area wide project that is in the works that would produce about 15 credits for us. And then we're in the process of this Marla Bay and Zephyr Heights, these basins have been constructed. We work closely with the Nevada Tahoe Conservation District in order to do engineering. And this is another one of those projects where NDOT was able to work on the financing and Douglas County will be able to maintain these facilities going forward.

Chairman Gardner speaks:
Courtney, my math isn't working here. So you indicated on one slide that by 2031 we needed 188; however, on that second slide you said that we can accomplish 215.

Ms. Walker speaks:
This is what we have currently.

Chairman Gardner speaks:
So we need an additional 188?

Ms. Walker speaks:
No, we would need 188 total.

Chairman Gardner speaks:
Total.

Ms. Walker speaks:
And what we have today is exceeding that, so that's why I feel confident that we can likely… Sometimes registrations don't work annually. For example, in the year 2023, we had an extremely big winter that year and so our road registration through KGID was not attainable. You have to do, it's called road RAMM, rapid assessment monitoring methodology. And you have to be able to do it when the road is dry and they need to lay the traction abrasives down on the road and then be able to sweep them up quickly after the storm. But when you just keep getting storm, after storm, after storm, it's difficult to schedule and complete those road RAMM assessments. And so in that year, we were not able to take credit for that registration. And so I'm trying to overachieve knowing that we're not going to always be able to meet each registration, if that makes sense.

Chairman Gardner speaks:
I would suggest that, just as we, our residents, don't understand your involvement, your department's involvement to this extent up in Lake Tahoe. So I don't think that your department gets enough credit for what's going on up there and what we're trying to do up there as well, so maybe more public outreach and, and dispensing of that information.

Ms. Walker speaks:
Sure.

Commissioner Rice speaks:
I have a question.

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Ms. Walker speaks:
Yes.

Commissioner Rice speaks:
Courtney, the Kahle Complete Street Project is well underway now and every time I drive by it, I have to have a little smile. Is that going to increase our ability to get credits for that?

Ms. Walker speaks:
Not specifically, but we do have two registrations in that area. And so improving the drainage on the road will improve the two projects that we have in place and make the maintenance probably easier in that case too. The road itself is not a registration at this time, but it does improve, there was a lot of high groundwater coming out of that road. And it will help facilitate the stormwater runoff to making it into those two water quality improvement projects at the end of Kahle Drive.

Commissioner Rice speaks:
Thank you.

Ms. Walker speaks:
Okay, so there are some challenges for us to implement the TMDL. There's not as many as there used to be, but there are 11 general improvement districts in Lake Tahoe just within Douglas County. And so we as a County hold the interlocal agreement with NDEP for the entire portion of Douglas County at the Lake. And so we are required to report on actions within general improvement districts. And that requires partnerships, and working relationships with them, and helping them so that we can show that their efforts are meeting the requirements of the TMDL. The alternative of that would be for NDEP to hold interlocal agreements with each individual general improvement district and they might not have the expertise to run the models and figure out what the pollutant load reductions are, and do all the inspection and monitoring, and maintenance that's required. So that is a challenge that we continue to keep those partnerships working. And then five out of our ten registrations are within a general improvement district boundary and they are responsible for the maintenance of those things. But we are responsible for the reporting of it at this time. So it is a challenge; it's not that we haven't been able to meet it, but I just wanted to point that out. Some additional challenges are the private parcel BMPs, they lose their credit after five years. So Stateline Stormwater Association, if for some reason they decided to stop doing what they're doing, that's a big chunk of credit. And so it's an effort for us to coordinate with TRPA and their association to help them prove that they've been doing the maintenance on their system. The Tahoe Regional Planning Agency also doesn't have enough staff to enforce all of the parcel BMPs, so that's a challenge as well. Sorry, I have a cold, it's killing me now. Our lack of funding for capital projects is also another one. Sorry, now I'm going to totally lose my voice, but I'm at the end of my presentation, so that's good. But we will take any questions.

To review Ms. Walker's full presentation please see the Agenda Packet material.

Vice Chairman Tolbert speaks:
Okay, I'm going to hit you up then. So I think I'm going to just further what our Chairman was mentioning about the day to day. So I don't think a lot of people recognize exactly what the Stormwater Department does. So can you elaborate on like some specific tasks that the Stormwater Department performs up in the Lake Tahoe Basin on, maybe not a day to day, but periodic basis that's part of your work now?

Ms. Walker speaks:
There's quite a bit. We have to do every year the RAMMs, so the rapid assessment methodology, and we have to do that on all of our water quality improvement projects to ensure that they're functioning. And

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if they're not, we have to do internal maintenance with our existing Stormwater staff. So that has to be proven every year. You have to do the inspections on the roads four times a year; three times during the winter, one time during the fall. And then the average of that is what would prove that you're meeting the requirements. And so it's pretty time intensive, there's 16 locations that we have to monitor for that. There's an annual report that has to be done as well and then coordinating with the Tahoe Regional Planning Agency to upkeep those BMPs. And so we have to check that periodically because you want to anticipate when the BMP certificates are set to expire ahead of time so that the TRPA can work with those landowners to be able to update those certificates for those private lands. And then there's an annual report that we have to do. We also participate in the Stormwater Monitoring Program with all the jurisdictions around the Lake. I'm sorry, I'm totally struggling.

Laughter was heard.

Ms. Walker speaks:
It's been a rough week. So it's pretty time intensive in terms of the field work that you have to do. With each of these water quality improvement projects, we have to use a, it's called a constant head parameter where you have to insert it into the basin. And basically, it'll test the infiltration rate of that basin to make sure that it's within the threshold and so there's a lot of field work that goes into the inspection and maintenance. And then our internal staff does the maintenance, the actual work.

Vice Chairman Tolbert speaks:
Okay. And then like on the catchment basins and stuff that we're maintaining, I noticed that those were like open concrete tiles and stuff like that. So are we actually going out there and like vacuuming those out to pull the sediment from them? And there's like physical work that that goes on periodically within the basin, I guess.

Ms. Walker speaks:
Yes. Yeah, our crew will come up with the excavator to remove any sediment and then we also bring our Vactor truck up there to clean storm drains and things like that, so it is pretty time intensive. I actually broke down some numbers based on how much time we spend doing our Lake Tahoe activities, versus outside of Lake Tahoe. And it's about approximately 29 percent of our time is spent doing the work at the Lake.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman, if I may? I think this is a really good point. I appreciate the questions of the Vice Chairman; you're making really important points when we talk about our Stormwater Program. And I'm sorry, I'm going to go down this tangent for a moment, it is related to this TMDL Program. When we talk about our Stormwater program, we get a lot of questions about what is it we actually do? And this is so important for the Lake conversation. This infrastructure is in the ground, it's installed; it has to be maintained in order for it to function properly. We have no dedicated funding source to pay for this and this is only getting more expensive and this is why we are talking about a need to fund this program. And this is completely separate from, a lot of people think when they think stormwater, that it's all just road related work. These basins and the other work that Courtney is referring to, this is not appropriate work for the roads crew to do, this is appropriate for the Stormwater crew. And it's pretty complex and I just appreciate everything that they're doing. Thanks, Courtney.

Commissioner Hales speaks:
I think I'll throw in another aspect of this, which I appreciate all this discussion, but we fund the Lake Link with the South Shore Transportation Management Association. And that was originally required when the event center went in to reduce vehicle miles traveled. And all of that is related to reducing the

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sediment that runs into the lake. And so I wanted to make sure that we mentioned our support of that, I don't know what you call it, program I guess. That work is also related here and it has never occurred to me that that could, and maybe it's too indirect, but could that have any credit possibilities as well because that does create ride share. And the whole purpose of having that is to reduce vehicle miles traveled, which is to improve clarity and health of the lake. And I suppose that I'm a proponent of that because of the goal to protect the lake. But if our residents and visitors on the Douglas side of the basin aren't using it, we need to monitor and adjust the use of the money to support that program. And if it turns out that our people are not using it, or our visitors are not using it, perhaps that money could be spent on the road portion. Not the other portions, not the Stormwater portions, but the road related aspects of our TMDL requirements.

Chairman Gardner speaks:
Good observations. The other observation I would make is we talked about lake clarity in the winter months, which we have a moratorium on building in the Lake Tahoe area basically from, what is it, November through the winter months. Maybe it looks like Tom has an answer for this. And I believe a lot of that was to try to also reduce the inflow of that into the lake. Tom.

Tom Dallaire, Community Development Director, speaks:
Yeah. It's April 15th through October 15th when the construction season is in effect. So April 15th, or I'm sorry, October 15th is when it closes down unless there's some pending weather, TRPA can extend it. I do not believe they were extending it this year. Yeah, the grading, they are extending it? Okay, they are extending it a little bit based on the project by project…

Chairman Gardner speaks:
Yeah, so it's in effect now until April you said. Yeah okay, so I'm surprised that we're not seeing, you're saying the lake clarity doesn't go during those winter months, I think we talked about. So it surprises me a little bit. Okay, Commissioner Rice, no other questions? Okay, well I guess you're off the hook now, so go get better. And thank you, Jason, for coming in today, we appreciate your presentation.

Ms. Walker speaks:
Sorry, I do believe this item is for possible action. Okay, thanks.

Chairman Gardner speaks:
It is. So thank you, I appreciate your noticing that. And so we will entertain Public Comment on Item 12.2 if the Commissioners have no other questions.

PUBLIC COMMENT

Jim Jackson speaks:
Throughout the whole presentation, I was looking at what everything that Douglas County is doing and it looks like an awful lot to not pollute the lake. What I didn't see is the lake is a very large lake, do we know where the pollutants are coming from? Is one area polluting the lake more than other areas? And my reason for getting to that is on the California side, because this has come up on things where we split costs with California up there and everything, are they doing their share as it seems that we're doing our share, to reduce the pollutants going into the lake? And are there any penalties if you don't do your share? Like if we said, we're not going to do this anymore, it costs us too much money, do we get penalized somewheres for that? So if another portion of the Lake is not doing their share and they are contributing more pollutants to the lake, what happens in that case? Or are we just really going overboard and trying to make up for the rest of the people that may not be doing it? I don't know, but that was a question I didn't see in the presentation, on here's the amount of pollutants in the lakes, here's what's causing it, but

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not where it's necessarily coming from in quantity. So that might be something you'd want to look at and say, okay, California, start doing more of your share so that the lake will get to the clarity that we're talking about. So thank you.

Chairman Gardner speaks:
Thank you. Mr… Is there any additional Public Comment? Seeing no additional Public Comment, I'm going to bring it back to the Board. And maybe you can address that question because I believe other entities around the Lake, all the entities around the Lake, have similar requirements. Is that correct? And so is there a penalty?

Mr. Kuchnicki speaks:
That is correct, yes. The low reduction targets are included in interlocal agreements. I had mentioned we have interlocal agreements with Washoe County and NDOT, similar, the same percentages are included in there. Now their credit targets, since they actually pollute more, they have more pollutants going into the lake, so their credit targets are higher, but it's the same relative percent reduction. And the same applies with California as well. In my presentation on those bar charts, if you go, that bar chart wasn't just specifically for Douglas County, it had all the jurisdictions on there. And so largely, jurisdictions continue to meet or exceed their targets. I think there may have been one or two circumstances where they may not have achieved that, I think it might have been 2023 when we had that big water year. So yes, jurisdictions are also on the hook and they are doing their part.

Chairman Gardner speaks:
You say on the hook, what are the penalties for non-achievement?

Mr. Kuchnicki speaks:
Well for California, I can't really speak to that. That would be something that, you know, the Lahontan Regional Water Quality Control Board would have to address. I do believe they do have a mechanism to do fines; I don't know that they have ever implemented them. Just because I think that the California jurisdictions have been in good standing. Actually, in the interlocal agreement in one of these sections, that does talk about, I can find it later, but it does talk about repercussions. And so, you know, it really would depend on a lot of different things; the nature, you know, did Douglas County just throw their hands up and say we're not doing it anymore? Or was it because it was a giant, a big water year and you guys tried to do the right thing, tried to implement, but just fell short? So, you know, it's not a black or white situation. So we would have to just, you know, determine what the circumstances are for noncompliance and then, I shouldn't say noncompliance, it's an agreement, right. So that's probably not the correct word, but, you know, we'd have to look at the circumstances and then have a conversation.

Chairman Gardner speaks:
I'm looking at the contract and it talks about evaluation contingency, but yeah, it's pretty vague in regards to the repercussions, I guess. Okay, failure to cure shall constitute a breach of this agreement. If the County is breaching party NDOT may give notice of termination of this agreement and pursue issuance of a stormwater permit.

Ms. Walker speaks:
So an interlocal agreement is nice for us because it allows us to utilize grant funding in order to implement the TMDL. If you're under a permit you don't have access to grant funds to meet those requirements.

Chairman Gardner speaks:
Well that's a good penalty, isn't it? Yeah. Okay, very good.

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Mr. Kuchnicki speaks:
And if I may? That was another one of the reasons why we went with the agreement approach as well is that, you know, the permitting approach is a one size fits all. And so this is a very specific issue, right, the clarity, helping improve the clarity of the lake. So we didn't feel that the permit approach, which honestly is more onerous, has a lot more different reporting requirements and requirements in there. We wanted to keep it simple and streamlined and so that was another reason for implementing this agreement approach.

Chairman Gardner speaks:
Well, we do a lot in this County in regards to acquisition of grants and so we don't want to lose that opportunity to activate that possibility. So yeah, thank you, appreciate the answer. So any other questions, Commissioners, before we close this out? Okay, thank you. Why don't we take a five minute break? Oh I'm sorry, we need to, I'm jumping ahead here. Okay, so I will entertain a motion on Item 12.2.

Vice Chairman Tolbert speaks:
Mr. Chair, I recommend we approve the agreement with the Nevada Division of Environmental Protection to implement the Lake Tahoe TMDL for the water year 2027 through 2031 and authorize you, Mr. Chairman, to sign the agreement.

Commissioner Hales speaks:
Second.

Commissioner Rice speaks:
Second.

Chairman Gardner speaks:
Motion by Vice Chairman Tolbert, second by Commissioner Hales. All those in favor signify by saying aye. Okay, the motion passes 5-0. Thank you so much, I appreciate it.

MOTION TO: Approve the interlocal agreement with the Nevada Division of Environmental Protection to implement the Lake Tahoe Total Maximum Daily Load for the water years 2027-2031 and authorize the Chairman to sign the agreement; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nathan E Tolbert, Vice Chair
SECONDER:	Sharla Hales, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

Chairman Gardner speaks:
Now we will take a short break, five minutes.

A break was held.

Chairman Gardner speaks:
Okay, the meeting is called back to order.

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12.3 For presentation only. Presentation to update the Board of County Commissioners on Douglas County Community Development's Oracle Permitting and Licensing (OPAL) software. (Tom Dallaire, Community Development Director & Andrea Pawling, Deputy Community Development Director)

Chairman Gardner read the agenda item into the record:

Tom Dallaire, Community Development Director, speaks:
Thank you, Chairman Gardner.

Mr. Dallaire began the presentation and covered the following topics:

- BOCC Oracle Permitting & Licensing (OPAL) Update- 10.15.2026
- Welcome & Introductions
  - Staff & Consultants~
  - Tom Dallaire~ Director of Community Development
  - Andrea Pawling~ Deputy Director of Community Development
  - John Sasson~ Oracle, Vice President, Regulated Industries

Mr. Dallaire speaks:
And I just want to also have a shout out to staff who have implemented this program. It has been a lot of work on top of our normal daily jobs on getting the permits out and doing all the plan reviews and getting them processed. And I just want to say thank you to Andrea for all of her time on this particular project, and also Coleen Zepeda-Thran, who has pretty much led the group with Becky Spates, and so Rebecca Spates also in the Building Department. And Katie Etchegoyhen with VHRs and Bonnie Harwood in our Code Enforcement. We have brought all of those modules together under one platform which was one of the original goals. And we are able to control the permitting process a lot better with those individuals specifically with if they have a VHR violation and are trying to do improvements on their home. We can now in the one system stop that process from moving forward until the violation is addressed. And that was one of the goals that we wanted to reach in implementing this program.

Mr. Dallaire continued the presentation and covered the following topic:

- Suggested Action & Update
  - For presentation only. Update the Board of County Commissioners on Douglas County Community Development's Oracle Permitting and Licensing (OPAL) software.
    - OPAL Permitting & Licensing has been live for 6 months.
    - OPAL Code Enforcement Module has been live for a little over one year.

Mr. Dallaire speaks:
I'll turn it over to Andrea.

Andrea Pawling, Community Development Deputy Director, speaks:
Thank you, Tom. I'm going to go into just a couple of slides, just about OPAL and what it is just as an overview. And then also the process in our thinking of why we switched to OPAL and when we did that.

Ms. Pawling continued the presentation and covered the following topic:

- What is OPAL?

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- OPAL stands for Oracle Permitting and Licensing, a cloud-based software platform designed for state and local government agencies to manage community development, land use, and municipal regulatory operations.
- Core Capabilities
  - Public Portal: Provides self-service tools for residents, contractors, and business owners to submit permit applications, upload architectural plans, pay fees online, track review statuses, and request inspections.
  - Building & Planning Workflows: Automates internal review processes across multiple departments (e.g., planning, engineering, building, fire) to route application documents, log comments, and manage plan reviews.
  - Code Enforcement & Licensing: Tracks code violations, manages enforcement cases, schedules field inspections, and processes licenses or renewals.
  - System Integration: Consolidates land development data, mapping (GIS), financial payments, and municipal reporting into a single system, replacing legacy software like Accela.

Chairman Gardner speaks:
So I guess my question with that would be, so much of this was driven by our developers and their struggles with the program. So what are we hearing out of them in regards to this new program, and their accessibility and ease and user friendly type of thing?

Ms. Pawling speaks:
I do have slides directly on those, but it's a mixed bag right now and there's still a lot of frustrations with the system. Again, why we've asked Oracle to be here today to address some of the future enhancements. And so yeah, after this slide, I'll go into some of the cons and some of the feedback that we've received. If you don't mind if I do this slide? Okay perfect, thank you.

Ms. Pawling continued the presentation and covered the following topics:

- Why transition to new permitting software?
  - Comprehensive, All-in-One Platform
    - Consolidate planning, zoning, permitting, inspections, licensing, and code enforcement into a single database. This breaks down data silos between departments and eliminates the need to juggle multiple third-party apps.
  - Modernized Public Portal
    - Offers a robust self-service portal that allows contractors, business owners, and residents to submit digital plans, pay fees, and track the status of their permits 24/7 without needing to visit a public counter or call staff.
  - Strong Automation
    - The system automates repetitive administrative tasks. It can automatically calculate complex fee structures, route applications to the correct departments, issue expiration alerts, and schedule inspections.
- The Cons of OPAL…
  - Mandatory & Frequent Updates: Disrupts productivity & staff intensive
  - Converted Records: Not a smooth transition
  - Complex Configuration: Configuring the software to match our County required expensive third-party consultants and compromised how the department operates.
  - Inspector, Licensing & Code Enforcement Modules: Work in progress. Not user-friendly.
  - Corrections Report: No smooth way to import Bluebeam comments/corrections into one detailed report in OPAL. Internal Process developed.

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  - Oracle Support System: More AI responses rather than talking to a live person.
  - Vendor Support Bottlenecks: Because Oracle is a massive global corporation, getting rapid, highly personalized customer support for local-government-specific configuration issues can sometimes be frustrating.
  - Workflow Issues: Issues with initial set-up and now working through updating them.
- The Pros of OPAL…
  - Unified Solution: All-in-one platform. Staff are integrated into one permitting software.
  - GIS Mapping: OPAL works with our County GIS mapping for viewing.

Ms. Pawling speaks:
I'm going to turn it over to Tom.

Mr. Dallaire speaks:
Thank you, Andrea. This is my favorite part about the OPAL program. GIS worked closely with the team, the development team originally and there's a lot of layers. The flood layers, the zoning layers and the applicant for these projects that are being processed through the Building Department does not have to actually fill those in, the GIS grabs that data for you. So in a particular case like in a floodplain, staff still has to go in and review and make sure where the exact house is located. Maybe it's in an AO flood zone instead of an AE flood zone where the system may have gathered the AE flood zone. But for the most part, this has been a great asset where the customer doesn't actually have to enter all of those data because that was one of the things with Accela is they didn't know what their zoning was. And why would you? And that was one of the frustrating things for me is that we did have layers, but it wouldn't grab that information. And the way Accela was set up, originally, we had used it based on how Washoe County had set it up. And I think it may have worked for their departments, but it was not working for our layers in Douglas County. And so this was one of the biggest things. And then also being able to zoom on the map and see how many permits are available in the process or being inspected in a certain area is something that I use quite often.

Ms. Pawling continued the presentation and covered the following topics:

  - Fee & Payment Controls: Mandatory payment of fees/no missed payments
  - Holds & Condition Controls: Prevent Permit Issuance prior to completing corrections/conditions.
  - Staff Updates: Internal staff can update OPAL without waiting on third party consultants.
  - Modernized Public Portal: Self- Service Customer Portal 24/7.
  - Digital Submittals: Customer Portal allows the public to work on their projects without coming in physically.
  - Enterprise-Grade Stability: System is secure (Oracle Cloud Network)
- Update on Feedback & Resolutions
  - Training Guides: Staff developed multiple Training Guides for Staff and Public Users to assist in user training.
  - Training Sessions: Staff offer, schedule, and facilitate several training sessions with frequent users.
  - Website & Easy Access Materials: Staff posted training materials, troubleshooting guides, & quick links on the County Website, at the Public Counter, via email, etc.
- Update on Feedback & Resolutions (Continued)
  - OPAL Admin. Email: Staff set up a specific OPAL Admin Email Inbox for frequently asked questions, issues, errors, frustrations. This is checked multiple times a day throughout the day and responses are almost immediate.

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  - Public Counter Support: Staff assist customers at the counter daily, M-F. On Demand Training Sessions at the Counter. Bring in your laptop and receive training.
  - Correction Reports: Internal processes needed to be created in order to implement a consistent procedure and standard for sharing Correction Reports to our customers.
- Update on Feedback & Resolutions (Continued)
  - Weekly Internal OPAL Admin. Meetings: Staff meet weekly to discuss, collaborate and problem-solve OPAL concerns for both internal staff and our customers.
  - IT Collaboration: Comm. Dev. and IT Departments meeting more frequently and working collaboratively with OPAL Updates and Maintenance.
  - Consultants & Ongoing OPAL Support: Contracted with GovPath Consultants, communicate frequently, and continued collaboration and communication with Oracle Representatives.
- Community Development Website & OPAL Updates
  - OPAL Portal access:
    - Oracle Permitting and Licensing system
  - Community Development Webpage:
    - https://www.douglascountynv.gov/government/departments/communitydevelopment
  - Online Permitting, Planning, Licensing & Code Enforcement Information:
    - https://www.douglascountynv.gov/GOVERNMENT/departments/community-development/online_permitting
  - OPAL Helpful Guides:
    - Create Public User Account
    - Troubleshooting (OPAL)
    - Searching for Pending submittals
    - Public User Home Screen Overview
    - Inspections Layout
    - How to upload attachments after submittal
  - OPAL Admin Email:
    - opaladmin@douglasnv.us

Ms. Pawling speaks:
This next one I'm going to turn over to John Sasson from Oracle. He's going to talk a little bit about some of the future enhancements and some of the things we're working with him and his team on right now. So John, if you'd like to come on.

To review Ms. Pawling and Mr. Dallaire's full presentation please see the Agenda Packet material.

Commissioner Hales speaks:
Before, I have questions.

Ms. Pawling speaks:
Oh okay, never mind.

Commissioner Hales speaks:
I know I saw $395,000 for I think four years or five years. How much are we paying for Oracle?

Mr. Dallaire speaks:
It's $83,346 a year for the subscription and it was $734,000 for the implementation that we are put on a payment plan for five years.

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Commissioner Hales speaks:
So a one time.

Mr. Dallaire speaks:
One time.

Commissioner Hales speaks:
One time of $734,000, annual of $83,000?

Mr. Dallaire speaks:
Annual of $83,000, mhm.

Commissioner Hales speaks:
Okay.

Mr. Dallaire speaks:
Well the payoff, the implementation is the is $83,000, no, that's the software.

Commissioner Hales speaks:
So over $1 million within four years if you look at the whole four years?

Mr. Dallaire speaks:
Right, yep.

Commissioner Hales speaks:
Well, if $1 million doesn't give us a person answering the phone, I don't know how much would. It seems like it should and so that is my number one question for Mr. Sasson. My number two question is, I'm dismayed that there was a reorganization just after or during our implementation and that left us hanging. So I would like to have that explained as well.

Ms. Pawling speaks:
John Sasson from Oracle. Thank you.

John Sasson, Oracle Vice President, speaks:
Yeah. So from a question of phone, right, there's those of us who are on the front lines that we can be reached all the time. The support system is an automated system for all of our support globally. So you can get a live person on the phone. The team has access to multiple people within Oracle, including the representatives if there is an issue. But the support system is an automated system that's available 24/7.

Commissioner Hales speaks:
So has that been resolved, when you call now do you get a live person?

Ms. Pawling speaks:
So we use the automated system, I just want to clarify for support tickets and that's the first line of defense. So we put in a support ticket and we also contact our GovPath third party consultants to make sure it's not something they can do that's more immediate. If it's an urgent matter and we're not getting answers, we will reach out to John and his team so we can get a live person. It is getting better, the responses from AI is still happening in the support portal. Sorry. But we knew that was coming and we understood that, but we have also asked John and his team that we have a live person when it's an urgent matter and we need to get it done. And they have helped us with that.

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Commissioner Hales speaks:
I'm a little unclear. Can you call and get help when you need it?

Ms. Pawling speaks:
24/7 no. We can submit tickets and we can also reach out to them if it's a dire need yes. I would definitely use John's phone number and I would call him and Simon's. So yes, I'll just answer yes.

Chairman Gardner speaks:
So I guess I feel the same frustrations I think you do, Commissioner Hales. Recognizing the fact that Accela was not working for us and we needed to move to a new platform, I don't think there's any doubts in our minds that that needed to be done. And Oracle comes to us, has a very good reputation worldwide, came to us with a high recommendation. So I don't know that we were necessarily expecting these hiccups in the system, especially at the expense that we incurred. And I suppose I questioned the same thing, is how many systems or how many entities are you rolling out on an annual basis?

Mr. Sasson speaks:
Yeah. I mean, the Oracle Fusion Platform has 22,000 people across, 22,000 entities across the globe. So it's the same platform that we use for all of our public sector and global accounts, so quite a few across the globe. Here in the United States, we have hundreds of local jurisdictions that are using our Fusion Platform.

Chairman Gardner speaks:
I'm not questioning that, I'm questioning how many of them are you rolling out new ones on a daily basis?

Mr. Sasson speaks:
Well not daily, but every quarter we get new customers, if that's what you're asking, sir.

Chairman Gardner speaks:
Yeah, that's what puzzles me is that when you have a new rollout, shouldn't you have dedicated staff to make sure that that rollout goes smooth? Because your reputation is on the line when you do that.

Mr. Sasson speaks:
Yes. Understand yes that, you know, we do, the implementations are complex, right. Data conversions are complex, we're taking multiple systems from one system to, from multiple systems to one system. The, you know, there is traditionally in this market from an implementation perspective, a stabilization period that deals with all of these issues. That's what we have the support mechanisms as well as the partnership from a people perspective. So this is not an uncommon experience for any system that's being rolled out, especially one where you're taking, you know, four or five different systems and bringing them into a single solution.

Chairman Gardner speaks:
Once again, I think our frustration lies in the fact that that should have been recognized up front and addressed up front. I'm not blaming our staff for this, please don't misunderstand that, Tom, Andrea. I think that Oracle, when they came in, should have recognized what they were doing. And did you have boots on the ground working with our staff hand in hand on a daily basis to make sure that that transition went smoothly? I'm not getting the idea that you did.

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Mr. Sasson speaks:
We did have a scope of work that had boots on the ground during the go live transition, absolutely. And then we have support for the staff throughout that process. So yes, I mean, we had a specific scope of work to implement the solution and we did have people that were helping staff.

Commissioner Hales speaks:
It sounds to me like there was one representation, then we implemented and that representation evaporated with the reorganization that your company did, the staff that was there in support was no longer there in support. That's what I heard; is that accurate?

Ms. Pawling speaks:
Yes, that is accurate. They know, we've talked to them about this before. We did have support here on site when we went live for sure that week. The week after when we started to see all the issues and we saw the issues with the converted records right away, the team was working with us on it. That team that was working with us on it, they were no longer there the following week. And so yes, there was a disruption, I'm just going to be transparent, that's the whole point of updating you guys is that's what happened. And I can tell you that I am definitely probably a thorn in their side sometimes because I don't stop calling and I don't stop talking about some of the issues that we still have. And they are calling us back, they are available to us now. I wish that this could have been done differently in the beginning. I can't go back, I can't control other entities I'm not in control over, so I can't answer to that right now. But yes, we were left hanging for a little bit and I'm just going to put that out there. Then after us talking to the team, some Oracle representatives and GovPath came out again. This was a few weeks later; I want to say it was in April and they worked with us on transitioning us to GovPath. And we worked with GovPath to finish out a current contract we had with them with Accela, which was very helpful because we didn't have to pay more at that time. But with any implementation, more budget and more money has to be thrown at it to make it better. And they have worked with it, they're not billing us for John's time today, for tons of meetings we've had with them, for other representatives coming out. And so we appreciate that aspect too I don't want to say it's all gloom and doom. But I'm just being honest, yeah, we were left hanging in the beginning and now we're cleaning it up. And we understand people are frustrated and we get it, and we're trying our best, and it is better than it was. And I can tell you that now, it is better than it was, I'm in there every day.

Mr. Dallaire speaks:
There's additional, we've also, with Andrea's work in dealing with Simon, I can't remember his last name. Simon Threlfall, yeah, he's in Southern California. We were working with him for quite a few months and he went to his superiors and they authorized a $30,000 credit to GovPath, which will be available pretty soon. I think they're still working through the details for Oracle and GovPath to how they're going to process those billings and have them reviewed by our staff in order to process those. And they have implemented a $30,000 credit line that we can use for the improvements to the system as those issues come up.

Commissioner Hales speaks:
Well, I just wanted to spend some time on this because I don't know that you feel the pain of the real people in the trenches when this isn't working and feel the pain of the heat that our Community Development department gets unfairly. When they've contracted for a new system, they expect the support and the help, and then it's not there. They get a lot of heat, we get a lot of heat and I'm disappointed. I know that it's a big undertaking, but it should have been done with everyone pulling on the oars together, not some of the people missing from the boat and having actual people in the boat, not AI answering. So I want to pause on this and I want you to feel the heat because we felt it. And I don't think $30,000 credit is adequate in light of the pain that this has caused. So I don't want to skim over this

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and I don't want any blame to be laid on our Community Development Department because I've seen how hard they work. And I want you to feel this pain because we felt it.

Mr. Sasson speaks:
Understood. You know, yes, Oracle had some layoffs that impacted staff, you know, we did. We have and are continuing to commit to their success. We actually have our product development team talking about features specific to Douglas County, we have a group of people behind the scenes that are very supportive, that are working tirelessly towards their success. So, you know, we get product development talking directly to the staff, as well as product support, myself and others from Oracle Consulting. So there's a team of folks that are here to help support through this, what I'll call digital transformation. There's a tradition, meaning that there is, it's common for these hiccups to take place in any sort of digital transformation. We have and we will continue to work tirelessly towards their success.

Chairman Gardner speaks:
I would ask a question; is there a charge for each time we reach out to you folks to get help with it?

Mr. Sasson speaks:
No.

Chairman Gardner speaks:
Okay.

Mr. Sasson speaks:
Not at all.

Chairman Gardner speaks:
So I don't understand what the $30,000 credit is for.

Ms. Pawling speaks:
The $30,000… oh, sorry Tom. The $30,000 credit was because we were spending a lot of money and a lot of our budget on GovPath, our third party consultants. And well, I complained and I talked to Oracle representatives, and Tom and I met with them several times. And at the end of the day, they said, let's give you the $30,000 towards GovPath improvements that can be used on future or even current things that they're currently working on. So that's what the $30,000 was for because we felt like we were paying a lot to get them to fix a program that should have already been.

Chairman Gardner speaks:
Did that cover our costs?

Ms. Pawling speaks:
It covered a lot of it. Yes, absolutely.

Chairman Gardner speaks:
No, that's not what I asked, Andrea. I asked, did it cover our costs? Not a lot of it, did it cover our costs? And if it did not cover our costs, then I think they should cover our costs. Period. Whatever the cost is.

Mr. Dallaire speaks:
It will take some tracking for the billing from GovPath in order to figure out exactly which items we had GovPath do that were for reporting out of the system, versus what items GovPath did that repaired some of the implementation problems that we were experiencing. We spent the funds that we had available

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through Accela at the time. It was a TruePoint contract and we used those funds up first before we implemented the GovPath contract that you guys had approved. And it was half of the value of both of those contracts, that's where the $30,000 came from, I believe. And the reporting piece of it is taking a lot of time to generate these reports that we are asking them for. And we need to go through and do a detailed breakdown of the bills that we were receiving from GovPath, which are pretty extensive, in order to see what that value actually was. Does that make sense, Chairman?

Chairman Gardner speaks:
I just think that's important, Mr. Dallaire, honestly, because I don't think this should come out of the taxpayers' pocketbooks of Douglas County. Period.

Commissioner Hales speaks:
And I hope that Oracle would consider going higher than $30,000 based on the expenses to the County. And that doesn't even count the expenses to the people who are trying to get their remodel done or trying to get their home projects underway. And those are huge to private parties, the delays, it's terrible.

Mr. Sasson speaks:
We'll continue to collaborate with Tom and Andrea.

Commissioner Hales speaks:
I appreciate that.

Mr. Sasson speaks:
If they want to have additional phone calls about the credit, we can certainly have those discussions. And again, we're committed to their success.

Chairman Gardner speaks:
Well, we're committed to this, there's no backing out for us either.

Mr. Sasson speaks:
Yep.

Chairman Gardner speaks:
Okay, Mr. Sasson.

Mr. Sasson speaks:
I understand.

Chairman Gardner speaks:
So that's where we are. So we need some collaboration and some agreements here, yeah.

Commissioner Hales speaks:
Thank you for spending some time on those points and I'm ready to move forward.

Vice Chairman Tolbert speaks:
So now you're in my topic, moving forward. So that's what we need, is for the Opal system to be able to be easily operated with people that are first time applicants. I followed a gentleman upstairs to the counter who simply wanted to remodel his kitchen. And Kyle was amazing with him, the front counter staff, and walking him through the process of how he could do this, and find out what he needed to do. And it was 15, 20 minutes of explaining to somebody who was not really a computer user how it is that he needs to

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file for his application. Which means I, as the professional, would now be the one filing those applications. And so that's fine and we'll deal with it, we'll figure it out. But the system needs to be able to be easily operated and it needs to be able to know where your project is in the process immediately. When you come in and click on it, it needs to be able to say within review, fees to be paid, whatever the hold up is, conditions or whatever. And right now, it is extremely difficult to know when you log in where you actually stand in the process of getting your permits. And that's caused problems because I personally check in and see where it is and say, oh, we're under review and then I get an email back from somebody saying, nope, there's comments to be addressed. I'm like, how do I know that? And it's flipped internally when one response will come out from a different entity and we address those comments, but the other ones haven't been yet. So there was a case where that was missed before and then a whole other set of corrections came by that had already been addressed. So there's systems like that, it needs to be clarified, it needs to be simple. And that way, we can have faith and trust that we come in, and we know where we're at, and everybody knows where they're at. Be it the design professional, the contractor, the owner, the homeowner, whoever. And it is vital that we get that to that point as soon as possible because it is costing everybody money when there are delays. And the contractors, I would be remiss if I didn't mention that for the builders and developers, that they are paying interest every time we have simple little things that we're fixing. And I'm not going to scream and yell about whatever because you learn as you go, and we're learning, and we understand that. But what we need to know is that there is a commitment to getting this up and running, and smooth, and ready to go as soon as possible. That is for me, the utmost importance. And to know, and you guarantee that you have our back and our staff's back, and getting that because the heat is immense from the outside industry coming in. And so I just want to reiterate that I've been through quite a bit, we've gotten a lot of things cleaned up, there's been a lot of work. But it's that confidence level that we need moving forward so that the staff is supported and that the permits start coming out. And without oh yeah, we got this and we got it fixed now, we could just say, yep, here you go, you're done. You're through the process, move on. So that's where we really, I think would love to be able to get to.

Mr. Sasson speaks:
Yeah, I mean, I'm happy to comment on some of that. Especially, you know, some of the things that we're delivering in the product or we have delivered in the product from the ease of use perspective for your customers. Our focus is on use, ease of use for your customers. The folks that come in on a regular basis, who know the system and know to go to the permit detail screen to find the workflow and find the comments and where it is in review, that those are the folks of why we have a unified user interface. The homeowners, getting them a wizard to guide them down a path. Those are some of the features that are available that will continue to be an option for the County to implement to make it easier. Those are capabilities that, you know, we have in the product. So those are some of the things that, you know, as you go live and you go through the first stage hiccups, you can then start to see what's next. How do I take advantage of the things I didn't implement, or the new things that are coming out on a quarterly basis to make the process easier and make it a more user friendly solution. So it's absolutely our goal and our commitment.

Mr. Dallaire speaks:
Also, I just want to add to also that Vice Chairman Tolbert, that the fire department initially, they refused to be in Accela, both of our fire departments refused to use Accela at all. And so we were able to get them to actually sign off on in the program and they did have a user for that in that program. It has taken us six months now to the point where they are organized, their billing process, where they are going to start using our plans or your plans that are submitted into our system. And they're going to use our system for the review process. I think that's going to be a huge improvement in this process; it is very cumbersome to deal with both the fire department submittal process and the County's building permit process also. And then in addition to that, you still have the Town of Minden for water, Gardnerville Water, you have

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Douglas County Public Works who's in our system today using it and commenting. And they're doing great job on using the system and being able to wrap all of those up and finalize those comments into one productive comment list. And that's where we're heading as a department is trying to get to that point. And it is going to take a few, a little bit more time in order to get that to that point where all of those comments are coming in under one comment letter. And I think that's going to be a huge improvement. But we still won't have like Town of, well Town of Minden is in it, but the Gardnerville Water Company has access to the system. He's committed to using it, that Manager down there, but the GIDs do not. They didn't want anything to do with it and you'll still have to submit to them for their water connections, like Indian Hills, and KGID, and the Ranchos. So we still have some of that, but that's just the way Douglas County is and that's why it's complicated down here to do permitting is because of all the entities that are involved.

Chairman Gardner speaks:
Thank you. Commissioner Rice, did you… Oh, I'm sorry.

Vice Chairman Tolbert speaks:
Sorry. So yes, so the fire department will be on because as of the last submittal that I participated in, we still had to send it separate to fire to get their approval before. And so that will be good. And so my question to that is, will the other reviewers have access to the comments? Because the Building Department specifically is going to have a condition based on whether or not the fire department has approved whatever.

Mr. Dallaire speaks:
Right. Yeah…

Vice Chairman Tolbert speaks:
Construction type is required.

Mr. Dallaire speaks:
Sorry, Andrea. Yeah, it is new. I believe they're doing that now today, like it just started this week. It just started this week so I don't know when your last submittal was. You'll still have to go in and pay their fees before the permit is issued, you have to go into their system and pay. It is now a different system that they're collecting their fees in. It took them some time to get that organized before they were able to jump into our system, that's what the holdup was there.

Chairman Gardner speaks:
Thank you. Commissioner Rice, did you have any questions or comments?

Commissioner Rice speaks:
My only comment is that it was a rough start. My phone wasn't burning up, but my ears were and I had many, many phone calls and conversations with people who are very unhappy with the way the process was going. The good news is that most of those phone calls and complaints have stopped. I look forward to when the County gets to the point where this thing is seamless and I truly hope that it happens sooner than later. But I'm very happy with the progress made and I'm hopeful that whoever takes my seat will not have their phones blasted like mine were. And that's my only comments.

Chairman Gardner speaks:
Okay. Mr. Sasson, I appreciate, did I pronounce that right? Hopefully.

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Mr. Sasson speaks:
Yes, that's fine, sir.

Chairman Gardner speaks:
But thank you so much for coming in today, and being with us, and being on the line of fire with us over this. So thank you very much. Andrea, you had…?

Mr. Sasson speaks:
Andrea knows I'm four hours away, so I'm close. Anytime I need to come, I'm here, we're here for your success. Thank you so much, Commissioners.

Ms. Pawling speaks:
I just wanted to add one thing. Vice Chairman Tolbert, you had brought this up and I just want to put it out there that our staff is available, you can call anytime. I know our staff has reached out to you specifically regarding some of your submittals but also reached out to other consultants and have set up like team training, team meetings and that that is always available. If anyone is having that kind of issue, I'm doing it, I know Becky and Coleen are doing it, the counter is doing it, like we do not mind showing people the process. It's a new program, we understand that it's going to be a learning curve. But I just want to throw that out there that Becky and Coleen both have been on with our frequent fliers on group training sessions where they're actively showing them how to work through the process. And so if you ever have any questions and you're frustrated, please reach out to us. We will get you the answers because we do know some of those ins and outs.

Chairman Gardner speaks:
Thank you so much.

Mr. Sasson speaks:
I just apologize. But you know, some of the things that we're doing, like Oracle has a capability of bringing in and ingesting data through Oracle Integration Cloud. We helped move Bluebeam to open up an API so we could consume that information. So you know, so we're doing, and moving things, and trying to get in the direction of to help make this a better thing, not just with inside Oracle, but also within industry as well. So, you know, and those things don't happen overnight, but we are delivering on that commitment, and specifically because that is a frustration to making sure that those comments come back into a unified checklist. So I just wanted to make that comment for the Commission.

Chairman Gardner speaks:
Thank you. Okay, thank you so much for your presentation and bringing us up to date on that.

RESULT:	**PRESENTATION HELD.**

Chairman Gardner speaks:
It's 12:30 PM and I see about an hour and a half worth of work still left today. So contrary to what I said earlier, we're going to go ahead and take a one hour break for lunch and come back at 1:30 PM. Thank you.

A lunch break was held.

Chairman Gardner speaks:
Okay, I call back to order the October 15th meeting of the Board of County Commissioners and we will resume our meeting with Item 12.4.

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12.4 For presentation only. Introduction of Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component. The proposed exemption does not apply to the towns of Gardnerville, Minden, or Genoa, where the respective Town Advisory Boards expressed a strong preference to maintain the existing mixed-use commercial requirements. First Reading. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner)

Chairman Gardner read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner and Economic Vitality Manager, speaks:
Thank you, Chairman Gardner. Again, pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction. I will be back November 5th for presentation and discussion but if you have any specific questions for me today, I'm happy to answer them.

Vice Chairman Tolbert speaks:
First, I have a disclosure that I requested that this be looked at and some modification to the ordinance be brought forward, so I want to be clear on that. And then could you, because it's in there specifically, could you answer why it is that applying this to the general county versus the Towns is significant? Because it makes it sound like the Towns are against it and we're going against the Towns, which I don't believe that to be the case.

Ms. Moroles-O'Neil speaks:
Sure, good question, Vice Chairman Tolbert. So when we brought forward the State mandated AB 241, we brought forward, Planning staff had planned on bringing forward multi-family residential. You would be allowed to do 100 percent of the project within Tahoe commercial, neighborhood commercial, general commercial, and office commercial. Those are the only applicable zoning districts that we brought forward for AB 241. Per code, we went to the Town of Minden, Town of Gardnerville and Town of, did I say all three? Gardnerville, Minden and Genoa, or I'm sorry, Minden and Gardnerville were specifically adamant about maintaining the commercial component due to their Plans for Prosperity. So staff came back with AB 241 and at countywide, the AB 241 was then brought forward as you can do multifamily, but you still have to maintain that 25 percent commercial component. Fast forward, the affordable housing is, as you'll see in the presentation next month, it's part of our Master Plan. And Vice Chairman Tolbert bringing this back around, staff has been looking at this since really I've been here. And this is, we feel, a step in the right direction. So although the Towns wanted to maintain the commercial component, in my extensive research of really all of Douglas County, I would like to circle back with the Town Managers and the Town boards for further discussions moving forward. Because in my research, commercial vacancies across Douglas County, it was very surprising to me. It's one thing to kind of travel through town and see for lease signs, but when I started stopping at all the vacant commercial properties, it was pretty astounding to me. And not only in Gardnerville Ranchos and Indian Hills but within Gardnerville and Minden.

But respectfully, the Towns, that's important to them, so at this time, staff chose to look at the Gardnerville Ranchos, Tillman and Kimmerling right there at that corner is where the bulk of the commercial is. And there were ten plus vacancies right at that corner. So for someone who wanted to do multifamily, to force them to put in a little office commercial business when you see so many vacancies, this seemed like an avenue to explore to see if the Board would be interested in trying to address our affordable housing and workforce housing concerns. I will say this is not, this is not special to Douglas County, this is not isolated in Douglas County. Affordable and workforce housing is a nationwide concern across the board. So this

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is just a step in the right direction, I think, of trying to do something within our code where we would allow a project to say, okay, if you don't want to do the commercial component because obviously, we have a lot of vacant buildings, then what can we do instead? Well, you can do it as long as you do a percentage of those units that you want to do, must be affordable housing. AJ Hames from the District Attorney's Office worked with me a lot on trying to create language. One thing we wanted to do was to make our definitions and add definitions to code, to make it more clear, and really try to close loopholes to try to sustain the affordable housing and not create loopholes. Arbor Gardens was a good example. I found in my research that the 15 years, it seems like a long time, but that went by really fast and then Arbor Gardens then went to market rate and they're no longer affordable. So we felt that 30 years across the board was appropriate. So that was kind of a long answer to your short question, but just to kind of give you a high level perspective of the research and how we brought it forward and where we brought it forward.

Chairman Gardner speaks:
Commissioner Rice, did you have any questions for Ms. Moroles-O'Neil?

Commissioner Rice speaks:
No, I don't. I'm glad to see this coming forward. I, too, have seen a large number of vacant businesses and I keep hearing the need from people that are Douglas County residents whose children can't afford to live here. So I've been a proponent of affordable housing, if you will, and I'm glad to see that this is coming. Thank you.

Commissioner Hales speaks:
So thank you for this work. We had a member of the public give Public Comment this morning and brought forward some concerns. And my thinking is this is first reading, we can have second reading, we can have third reading, we have, we can have however many readings it takes. So I don't know if you want to address the points that he made now or next time, or do you want us to articulate those points, or what's your thinking?

Ms. Moroles-O'Neil speaks:
Sure. I think first and foremost there was a lot of research that went into this and like I said Planning staff have been looking at ways to try to do this. That's why when AB 241 came forward, we were like, great, here's an opportunity maybe we can address the Master Plan and affordable and workforce housing. But then the Towns, respectfully, they wanted to stick with the Plans of Prosperity and that commercial component and that was understood. So then when Vice Chairman Tolbert the direction to let's look at this again, it was exciting again to try to find ways to do that. In regards to the Towns, the GIDs and I did talk to Planning Commissioner Member McKalip because he had one of the questions or comments he made was about going to the GIDs and so on and so forth. And this is not project specific, so a project would need approval, that's what we require. So it must be someone sitting here, do you notice, like everyone starts coughing and choking. Excuse me. So a project that would come through in any, either Indian Hills, Jacks Valley, or Gardnerville would have to go to the prospective GID. So this is not project specific, this is not approving any project in those areas. And we do require the approval of those districts within, if a project is being done in that area. Did I answer the…?

Commissioner Hales speaks:
No. That was good, but no. He brought up some specific things like the Ranchos and other GIDs. We know the Towns weighed in but did these other entities weigh in? And what about, who decides who gets to buy? He said some kind of point system might be a good idea and those are some of the points he brought up.

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Ms. Moroles-O'Neil speaks:
So this didn't go to the Town. AB 241 per code, we go to the Towns. The GIDs is not something that we looked at when we were bringing forward AB 241. No, the staff did not go to either one of these GIDs. Again the GIDs are you know, the water, the sewer improvements for those areas. So because this wasn't project specific, one of the things I suggested is while doing Title 20 that maybe that's something that we incorporate in code to be more specific or more inclusive with our GIDs as far as advisory to the County. What that looks like, I don't know, but I thought those were good points as far as moving forward. But because it's more like community wide, it's not project specific, they would still need to get approval from the GIDs, that was not addressed in this research or bringing these forward.

Chairman Gardner speaks:
Okay. So Commissioner Tarkanian, did you have anything? No? Okay. I have the same concerns. And I know that this is not site specific; however, there have been two sites that have been identified as a possible user of this in the Ranchos. So let's be honest about that, okay because we are looking at an individual who is interested in having those parcels re-zoned to accommodate that. Now I too am concerned about the amount of, and we've talked about this before, about the amount of storefronts that are open throughout our county. And in fact, last year when we had a Master Plan Amendment that came forward regarding re-zoning some ag property right off of 395 here, not very far from here, zoning that, changing that from ag to commercial, I brought up the idea. The Town of Minden said we need more commercial property. Well once again, I pointed out the fact that we have a lot of open storefronts, a lot of commercial property that's available that's not being utilized. And so I voted against that because I didn't see the need, there was no demonstration of need to me. And so I recognize that and you have focused your presentation on two specific areas; the Gardnerville Ranchos and Indian Hills, so let's address those. I recognize that in that particular area there is a lot of commercial property that that is open and not being used and that's disappointing, however… Okay, where I'm going here is that the Ranchos has a higher population than the Town of Gardnerville, higher population than the Town of Minden, and a higher population than the Town of Genoa, and yet they weren't consulted. And that troubles me in our approach to things. And so is there a reason why we cannot; is there anything that restricts us from going to the Ranchos or Indian Hills and asking them to weigh in on this?

Ms. Moroles-O'Neil speaks:
No.

Chairman Gardner speaks:
Then I would ask that you do that in advance of bringing this back for action from us and let them weigh in on it. It's just my preference.

Ms. Moroles-O'Neil speaks:
Okay.

Chairman Gardner speaks:
We got 20 percent of our population that lives in the Ranchos and I think we have to respect their ability to weigh in, that's all.

Ms. Moroles-O'Neil speaks:
No and I appreciate that. Again, looking at the GIDs for this particular ordinance did not seem applicable for me bringing these forward because it wasn't project specific. But I respect your recommendation and so I will push the second reading further out. I do just want to make one clarification, these are not Zoning Map Amendments, these are Zoning Text Amendments. There would be no zoning, re-zoning to be done because AB 241 already allows MFR in these commercial districts. So there's no Zoning Map

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Amendment, these are just Zoning Text Amendments which would be modifying the code. I just wanted to clarify that. Whether they have to do the commercial component or not, it's still allowed MFR Zoning District.

Chairman Gardner speaks:
Thank you, Ms. Moroles-ONeil. I just believe that they will appreciate having the ability to say something about it.

Ms. Moroles-O'Neil speaks:
Understood, thank you.

Chairman Gardner speaks:
Okay. If there's no other questions, then thank you.

RESULT:	**PRESENTATION HELD.**

12.5 For presentation only. Introduction of Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements; and amending Douglas County Code, Title 20, Section 20.560.050, revising definitions to create consistency with Chapter 20.440. First Reading. (Kate Moroles-O'Neil, Economic Vitality Manager - Interim Principal Planner)

Chairman Gardner read the agenda item into the record.

Kate Moroles-O'Neil, Principal Planner and Economic Vitality Manager, speaks:
Thank you, Chairman Gardner. Again, pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction. This is related to the previous item, so I will ensure that again the GIDs are contacted. Moving forward as far as the future meeting, just for record, I don't know my position or where I'll be at that time. I will definitely still support if there is a transition, someone new and I'm not able to, but I'm assuming that I would still be able to come and present even if I'm officially out of the Principal Planning role. So because this one means a lot, I'll be here if I can continue.

Chairman Gardner speaks:
Thank you. And let me clarify, I want there to be no misunderstanding. I do understand the need for affordability in our community, so make no mistake about that. And I recognize also the abundance of commercial properties that we need filling. It's not looking good and we need to address that as well. I don't know how, but hopefully maybe you in your new role can help us solve that problem as well. So I don't want there to be any misunderstanding that I'm against affordable housing, attainable housing by our workforce. I like the idea of deed restricted housing that will maintain that aspect for the perpetuity of that property, not for ten years, not for 20, but for the perpetuity of that property. So I just didn't want anybody to misunderstand my position on that.

Ms. Moroles-O'Neil speaks:
No, I appreciate that, Chairman Gardner and I know I personally didn't take it that way. I think transparency within our county is extremely important, we don't want anyone or any community to feel isolated or left out. So I should have thought of that ahead of time, so that lands on me. So I'm happy to

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reach out to them and have that conversation so they can be more involved in the process. So I appreciate that.

Chairman Gardner speaks:
Any other thoughts, processes, or comments.

Commissioner Hales speaks:
This is the right work to be doing, so I really appreciate you doing it.

RESULT:	**PRESENTATION HELD.**

12.6 For possible action. Presentation and discussion on the Transfer Development Rights (TDR) Study that commenced in September of 2023. Wood Rodgers and Douglas County staff will present findings from the study, the collaboration utilized during the study, and recommendations moving forward for the Douglas County TDR program. (Derek Kirkland, Wood Rodgers Inc. & Tom Dallaire, Community Development Department)

Chairman Gardner read the agenda item into the record.

Tom Dallaire, Community Development Director, speaks:
Thank you, Chairman Gardner. Yeah, I don't know if fast is the right word, but we have been through a lot on this contract and this study. And I appreciate the team at Wood Rodgers and Leland Consulting Group and FCS who have, originally, we started with a TAC, Technical Advisory Committee on this and a lot of input from the public at that point from that committee. And then we presented an idea back to Planning and then it changed. And then we went back to the TAC and asked them and then that changed. And then, anyway, I'm sure Derek will get into that process but this has been a long haul. And we're here to finally give the County Commission the final summary and recommendations and discuss those with you today. I appreciate Derek and his willingness to come down and do this presentation to you guys so I'm going to turn the time over to him so we can get started on this and have the conversation.

Derek Kirkland, Wood Rodgers Principal Transportation/Land Use Planner, speaks:
Thanks, Tom. I'll kind of run through some of the beginning stuff. I know some of you have been at some of the meetings and on the TAC and I'll try to get through that so we can dive more into the recommendations.

Mr. Kirkland began the presentation and covered the following topic:

- Douglas County TDR Study

Mr. Kirkland speaks:
But a little bit about process, so the first year we really focused on the existing conditions and doing a lot of stakeholder interviews, which was a really fantastic process. Learned a ton about, you know, from different sides of how these things worked, how it doesn't work, issues, and so we spent a lot of time on that. We met with the TAC and then most of, basically 2025, we kind of started developing recommendations, did a lot of case studies, did some financial reviews on TDRs, and kind of what the difference of the land value versus what the TDRs are going for. And then we spent more time with the TAC understanding and drafted some recommendations as Tom noted and hosted a Planning Commission Workshop in 2025 and got a lot of good feedback on that and then crafted some recommendations. And then we actually went back to the Planning Commission with draft recommendations earlier this year in

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January and found out we kind of needed to rethink a couple of things. And so we spent from January to a couple of months ago, basically diving into alternatives analysis and kind of modifying some of those recommendations based on that. So while it took us a long time, there's not a whole lot of these in the country period and so we really wanted to make this, you know, a lot of good feedback and really taking our time to make sure our recommendations that we're bringing forward are something that you can actually implement going forward. So that kind of leads us to today where we're presenting kind of the final recommendations and any final feedback. On the Planning Commission Workshop, I mean, generally at the TAC and Planning Commission Workshop, heard a lot of the similar things throughout this whole process.

Mr. Kirkland continued the presentation and covered the following topics:

- Planning Commission Workshop
  - Keep the TDR Program
    - Explore Improvements, Keep Market Based.
  - Protect What Matters
    - Flood, Community Character, Ag Land
  - Improve Administration/Transparency
    - Streamline Process, Better Access to Info, Consistency in Zoning Decisions
  - Sustainability & Growth Pressures
    - Update Receiving Areas & Align to Infrastructure; Limit TDRs crossing certain boundaries; Long-Term Resiliency: Balance Ranching and Community Needs
  - Get Creative, Additional Tools
    - Impact Fees, Overlays, Clustering, Ag focused development
  - Private Market/Economic Realities
    - High Land Value, Low TDR Demand, Need Incentives

Mr. Kirkland speaks:
We also looked through the TDR program aligning with development goals and the 2020 Master Plan goals. And then we looked a lot at some of the history. And obviously, as you guys know the TDR program developed in 1996, and it went through some pretty big overhauls in 2001, mainly adding incentives, the bonus program, and closing some loopholes. And then in 2002 is where the program really took off and had a ton of success through about 2009, 2007. And then I think after 2007 is when the Growth Management Ordinance took effect. We also had the Great Recession right after that and so just the demand for TDRs kind of started to fall off and we have some information on that as well. And then in 2011, there was some adjustments and the Master Plan updates that took place and really outside of some Master Plan update stuff in 2020 there really hasn't been a change to the TDR program since that 2011.

So part of this process and I think one of the things that we've spent the better part of the two years on is really working with Douglas County and building a good database of the information. We spent a lot of time, kudos to Kate and her staff and Tom and Andrea, about getting this data correct and going back and forth numerous times to make sure we had a good accounting of everything. We feel pretty confident now with that going forward. And so really what this slide highlights here is that there's about 4,500 acres of Receiving Area, about 500 acres of that has been developed so far, leaving about 4,000 acres of what we're calling potential for development of the Receiving Area. And so when you look at generally how the Receiving Area could get built at an average of three units per acre, which is not super intense, that would give you roughly about 12,000 potential units that are basically left remaining in the Receiving Area.

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Commissioner Tarkanian speaks:
I'm going to ask a question now and I'm not sure if it's the right time or not; if it isn't, just tell me and I'll move it back. There isn't any timeline to develop when you have a TDR; don't you think that's a big problem? You're tying up large density developments without knowing if they're ever going to develop, which is, in some cases, prohibiting other developments that are ready to be developed in good places. Is that part of your study?

Mr. Kirkland speaks:
So we didn't really look at timing of development. We mainly focused on just the Receiving Area as a whole and kind of where the Receiving Area is at and then we do have some of our recommendations. We did realize that some of the Receiving Area, some of that 4,000 acres is held by landowners, and not all of it will get developed. Right. There's some of it that may not get developed and so it's a really complex question. You know, it just depends. I mean, there's so many ways that at the end of the day the land is held by, it's privately owned. So if somebody wants to purchase it, then...

Commissioner Tarkanian speaks:
Then they won't care if the development rights aren't being used. But I mean to sit on them and not do anything with them and tie up other ones that you can't, just, it doesn't make sense to me.

Ms. Kirkland speaks:
And so I think what this slide does show, and I think maybe gets to your question, is that, you know, there's basically from '96 to today, there's about 7,500 that have been created. Of those TDRs, there's about 3,744 remaining. And I think what you'll see when we get to another slide here of accounting is, maybe I have it on this next one, is that some of those are held by single landowners that are for some of their future projects that they could move forward with. And I think probably moving forward, we do have some recommendations that could change that a little bit. And so I think there are things that we try to do to create more demand for TDRs because generally what we see here is that there are TDRs out there, but there's not a huge supply, a huge backlog of TDRs sitting there on the market. And there's also just really low demand for TDRs which has been the problem for the last ten plus years.

Kate Moroles-O'Neil, Principal Planner and Economic Vitality Manager, speaks:
Thanks, Derek. What might help, Commissioner Tarkanian too, to your point is, if I'm a developer and I own the land with our current TDR program, you know, when we approve a PD, we say, you're going to need X amount of TDRs. You do not have to provide those TDRs until the Final Map. That's when the County has said, now prove you own them, where's your documentation? So it's not really about the development being held up. These TDRs come in, like we have people since I've been here who are like scrambling like, oh, those haven't been presented? So that was something in the history of our TDR programs is we were not capturing those TDRs at Final Map. So the TDRs really, currently are kind of not a topic until the Final Map. That's when we tell the developer, okay, now you have to prove you own them and if you don't own them, you'd better sell your property because you're not going to be able to develop without them. So I just wanted to clarify at what point you needed a TDR in our current program.

Mr. Kirkland speaks:
Thanks, Kate. So basically this, again, this slide just captures generally that there is room to create TDRs and there's still a demand out there for TDRs. And how we kind of manage that, I think you'll see in some of our recommendations, but I think is really, and that's what came out of the Planning Commission and TAC is we really got to find a way to try to generate the need for more TDRs and really kind of create a better market.

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Chairman Gardner speaks:
Do I understand this chart right, is that you have 7,572 TDRs have been certified; so those are available?

Mr. Kirkland speaks:
Yes.

Chairman Gardner speaks:
Those are available and if a developer needs a TDR in order to develop their property, then they would have to come in and those are what's available in the pool for them to acquire.

Mr. Kirkland speaks:
So 7,500 had been created. Basically, that's the 7,500 that have been allocated. They've been basically a conservation easement created and then 993 have actually been sold of those and assigned, meaning they've been assigned to another property. Then there's about 2,800 that have been sold but they have not been used on a project yet that are out there. So as of right now, there's a pool of 3,700, so that's that middle bubble is like 3,700 TDRs that are out there that theoretically someone could purchase. Some of the other key findings, obviously there's a lot of benefits in terms of the program.

Mr. Kirkland continued the presentation and covered the following topics:

- Feedback: TAC & Other Key Stakeholders
  - Program Benefits
    - Liquidity
    - Tax Planning
    - Market-Based Transactions
    - Targeted Preservation in Perpetuity
    - Density Bonuses
  - Program Challenges
    - Transparency / Uncertainty / Access to Information
    - Expertise
    - High Land Values
    - Incentivizing Working Land
    - Consistency
    - Infrastructure
    - Sending / Receiving Area Locations
    - Permitting Timeline / Processes

Mr. Kirkland speaks:
And so when we get to the private market a couple of things that we found kind of through the research was that if you look at the past few years, and I apologize a little bit small, but over the past few years, basically the sizes of the ranch land have been decreasing significantly. And then we also see just basically the cost of land has gone up significantly. And so both of those things definitely have an impact on the TDR program. As you can see in the bottom table there, we've definitely seen a decrease after 2007 of creating TDRs and allocating them. And on 2020 to 2023, that number did jump up. It was probably the highest amount and 3,300 of those were basically created by Park Ranch Holdings and 417 by the Bently family. So that was basically two main landowners that created that kind of big number there in 2020. And so it's just, you know, the supply and demand issue with the TDR program just hasn't, not been kind of a decline of demand for TDRs. And you can see that in the building permits as well. Basically since 2007, building permits have gone down about 76 percent and then they have started to come back up

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since basically post 2020, the COVID era, but still down significantly post a Growth Management Ordinance.

Mr. Kirkland continued the presentation and covered the following topics:

- Summary of Findings
  - Inefficient Certification and Tracking Process. Barriers to accessing reliable information.
  - Market Misalignment
  - Land Owners - Land sales more attractive, Low demand for TDRs
  - Developers - Development hurdles, added layer to navigate on top of Growth Management Ordinance
  - Lack of Demand for TDRs does not encourage land preservation in sending areas
  - The Code that governs TDRs lacks clarity and consistency
  - Infrastructure Constraints in Receiving Areas

Commissioner Hales speaks:
Can we pause on that?

Mr. Kirkland speaks:
Yeah.

Commissioner Hales speaks:
Just for a minute. The inefficient certification and tracking process and barriers to accessing reliable information. So the thing on my mind is essentially these TDRs, the idea is it's its own little economy, it's its own little market. And so you have to have this thing if you want to build more. And so this thing is a little bit like currency.

Mr. Kirkland speaks:
Yeah.

Commissioner Hales speaks:
But it's only valuable if it exists in scarcity, right. Because if there's unlimited use of it, then it's not valuable. And so what I'm understanding is if you aren't carefully tracking when they're created and when they're used or retired, right, then you create loopholes in your economy and that creates real problems in their value and getting benefit for them. So am I to understand that in your research you found that previously certified TDRs were not adequately tracked or retired when they were used?

Mr. Kirkland speaks:
I'll turn that over to Kate.

Ms. Moroles-O'Neil speaks:
So that research was tasked to me. I spent a lot of time. I do have to thank RO Anderson, they actually helped track because a lot of the certified certificates were done by them and the County. So what I found in my research is the certifications are there. So the conservation easements were created and then 100 TDRs were certified and now that person owns them, they conserve the land. And then I sold 25 to Derek and 25 to Tom and I kept 50. The records we were really keeping were the sales going on. Where we lost some things is that Final Map. So there was a lot of Final Maps where projects were completed, we don't have that documentation of the TDRs and how many went here and how many went here. So my research showed that there are some projects where we never got that TDR. Like for example, Clear Creek. They worked with us and I said, you need to provide this. Like, you did this Final Map, we never got that

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documentation. So I worked with AJ to create a document that now is given to applicants, like, here's what you're going to have to provide us. We want to know the certificate, where these TDRs came from, what conservation easement was done, who did you buy them from? We want that documentation and now we want to know how many TDRs are going to what project, what phase and real specific information. So moving forward we have that documentation. But yes, there were a lot. We have all the sales records but as AJ said that kind of educated me when I first started is we don't really care who's bought and sold. What we care is when the project comes forward, who's got the TDRs because now you've got to show that you own them and here they are.

Commissioner Hales speaks:
And the idea is so they can only be used once.

Ms. Moroles-O'Neil speaks:
Yes.

Commissioner Hales speaks:
And then they're retired.

Ms. Moroles-O'Neil speaks:
Yes.

Commissioner Hales speaks:
So basically my summary was accurate. I want the record to reflect I'm getting head nods. I'm getting confirmation that my summary was accurate.

Ms. Moroles-O'Neil speaks:
My educated guess is that there could have been some overlap of some TDRs because we hadn't captured that final document.

Commissioner Hales speaks:
I appreciate that.

Ms. Moroles-O'Neil speaks:
That's my educated guess.

Commissioner Hales speaks:
Yes.

Chairman Gardner speaks:
Who is controlling that bank. It is a bank, right? So I mean, who's controlling that bank? No?

Ms. Moroles-O'Neil speaks:
We don't have a bank. So it was literally like a binder of all the different transactions. Going on the Assessor's page, trying to look up, you know, the term TDR. And now I've worked with the Assessor's Office, Tom and I, and they've done great. They're creating now moving forward where if you search TDR, it's going to bring up those documents so we can better find records moving forward too. So now there is a record and a log and it shows the different developments and it shows here's how many left, here's how many were certified. So I feel like the record is as good as it's going to get based on 20 years of, you know, again, kind of before computers, so it was probably a lot more difficult for keeping the data and stuff.

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Mr. Dallaire speaks:
I'd just like to add the Recorder's Office is who has the file type, not the Assessor's. Yeah. No, it's the Recorder's Office. And we worked with Shawnyne on this and she has established the document type now in their system so it'll be easy to search for in the future for those particular types of transactions. And then also in our tracking and the law, we have fulfilled that tracking part, or that log that has, actually, we've filled in all the columns, I think 99 percent of them. I think there's a couple that we haven't been able to put our finger on the actual document, but Kate has spent a lot of time researching that and getting those documents to make sure the log is accurate and where these are going. And how we record it on the Final Map has changed. That process we've updated and changed through this study; all that's kind of like this is not right and so we needed to fix it, and we did. And so that's been one of the outcomes of this study so far. So it could get better. TRPA does have like a land bank, a website that you can go to. It's web based. It's very, very nicely done and it would be open to the public. And I think that's one of the recommendations we'll get to hear later is to establish something like that here.

Commissioner Hales speaks:
I just want to appreciate Kate for doing that painstaking work and appreciate our consultants for putting their finger on something that needs to be changed to make if this is going to go forward and make sure it's a reliable program.

Mr. Kirkland speaks:
Yeah. And I think part of the other and we'll get into the recommendations here, but is there any more questions on kind of the existing data before we move on to recommendations? All right.

Chairman Gardner speaks:
Commissioner Rice, jump into it anytime you want. Don't be shy.

Commissioner Rice speaks:
Well, I'm not afraid of getting my feet dirty, but I think that they've done a very adequate job of where we were, where we need to be, and where we're going. So I appreciate the work that Planning has done on this issue. As you know, that was one of my big issues, was getting some stuff so that the kids that were born here can continue to live here and it looks to me like they're headed in that direction. Thank you.

Mr. Kirkland speaks:
All right. So basically, we have about four total recommendations. There are a couple options. So the first recommendation is basically administrative updates. So one of the things we found, especially doing a lot of looking at other examples of TDR programs and especially one of the most robust ones right here in Lake Tahoe, obviously we don't need to make it that complex, but there are some lessons learned there. And one is we recommend setting up an internal database where basically when a TDR is created, it gets a unique ID, so that way that unique ID has all the information that you'd ever need is tied to that unique ID. And so when it's created, it gets a unique ID and then when it's used for the Final Map process, you can track it by that same unique ID and it's all tied to this database. And so that would be a couple options for that. One would be just piggybacking off of the TRPA program, not using their system, but their same framework or through another County system and implementing it that way. And then that way all the TDRs could be captured and then it would make everybody's, you know, a little bit more time to set it up up front, but then for years to come, everything's got a unique ID and it's easy to track and follow how it got created and where it was used. And especially with some of our recommendations, as you create incentive programs, having those unique IDs and understanding where they were created would be important as well.

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The other thing we found with some of these other programs is you can track the TDRs, but it's really creating a system where both the seller and the buyer have easy access to information. So a lot of them have dedicated websites and they have a ton of information on where you go to get information connecting… TRPA even has a website almost like a market-based website where you can go on there and you can look at all the available TDRs that you can purchase. And obviously TRPA is very complex and has multiple TDRs, but you can go on there, find out who has them, they have how much they're selling them for, and then they have contact information. So really, in that sense, the County is basically setting up a registry where sellers can go on and post and buyers can go, the developers that come in and know where to go get them. And so it takes a, that's one of the things we heard in our interviews was that that is really a barrier to trying to utilize the program. The other one is an educational outreach program that's just educating people about the TDRs, the benefits of the TDRs, how they're being used, and just kind of making it more user friendly for people. So that's the first recommendation. Is there any questions relative to that?

Vice Chairman Tolbert speaks:
So who do you imagine would be responsible for this? Is this something because it's tracking sales and ownership, it would go to the Assessor's Office. Or are you thinking Community Development would manage this because they'd have to be applying it to developments? Where are you thinking? And then because I kind of hear what you're saying and I'm picturing the water rights. Right. And that's kind of similar to how those are done but I don't believe the State necessarily tracks... You would go get an independent engineer who deals in water to do that, but nobody's certified in development rights, right? So do you have a cloud or a pie in the sky idea of how who would do this?

Mr. Dallaire speaks:
Well, in all the conversations that we've had through this, Vice Chairman Tolbert, it would probably land in our department to manage this. I don't know how else, where else, you know, in order to get them certified, we can enter them on the computer, get them in the system and then as they are sold, then the owners would need to, or the buyers would need to get on there. And it would be a place where the buyers have a potential to go through and look at all the TDRs and who has them as being available. That would be extremely beneficial. Right now they have to call individuals in the County that know about who has them. We have a list, but we don't have any of the contact information. We just have a list of who has sold them or who has them certified.

Chairman Gardner speaks:
Is there any kind of rating system on where the most desirable locations are for withdrawing those TDRs?

Mr. Dallaire speaks:
I think it's one of our action items or one of our options here.

Mr. Kirkland speaks:
Yes. As of as of now, no.

Mr. Dallaire speaks:
Yeah. Right now, we don't. No. It's basically you can create a TDR if you have 140 acres of land. And then you can just create the TDR. It doesn't have to have the bonuses or any of that with the floodplains, but you know, we want to preserve the floodplain. And I think that's one of the next options, one of these implementation things that we have for recommendation.

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Mr. Kirkland speaks:
All right, moving on. So recommendation number two, or what we're calling Phase 2 is basically a more robust, it's basically creating the demand. And so this is where we feel this study took a ton of time because this recommendation changed probably five times after each of our public meetings. And so I think where we've landed on with this, and I'll get to your specific question as one of our options here in a minute, but the gist of this program is that you would expand the applicability of the TDRs. So right now, if you're in a Receiving Area you're required to have TDRs. There was a lot of discussion about how do we increase that? You know, can we increase that countywide? And every rooftop requires a TDR, and there was a lot of discussion with AJ around that and some difficulties and challenges there potentially. And so I think after a lot of stakeholder input, two Planning Commission meetings, a lot of meetings with AJ and staff and others, I think we've landed on what you could do is that if you were outside of a Receiving Area and somebody came to the County to ask for a change in zoning to intensify their land or add density, the County could hear that item and if that zoning increase was approved, that property would automatically be subject to what we're calling here, and I don't know if it'll be the term, but a TDR overlay, meaning they get the increase in density and they also get now a TDR requirement. So basically, if you keep the zoning that you have today and you build on the zoning that you have today, you wouldn't need a TDR because you wouldn't need it today, so you're not going to need it tomorrow. But if you came in and you asked for additional units and you're outside of a Receiving Area, the County theoretically could approve that increase in units in exchange for now you're subject to TDRs. So every time there was a zone change increase outside of Receiving Area, they're subject to TDRs. And there's a couple options with that. But generally, you know, are you in an existing Receiving Area? Yes. No change. You're subject to the TDR program. You've been subject to the TDR program. You follow the same rules that exist today. And then we'll get to the incentives here, but then the other one is if you increase the density, you would automatically be subject to TDRs outside of the Receiving Area. And if you're outside of the Receiving Area, no change in zoning, then current codes apply. You would not be subject to TDR. You're just building within the right that you have today prior to this change in the program. And so there would be, basically, you'd have to set some parameters in terms of like the inception of the program and kind of when that would take effect.

A couple incentives that we came up with and this kind of gets to Chairman Gardner's point, which was, you know, the option was we start to prioritize where the TDRs come from. So if you're in what we're calling a Zone 3, which is basically the red area on the map, which is basically within the Carson Valley and includes floodplains, that would be the highest, that's the land that we want to preserve the most so you would get essentially one TDR. If you develop a TDR from that area or you buy a TDR that was created from a Zone 3, you would then be able to use it in the Receiving Area for three units instead of one. So that starts to, and this largely came from, I think there was an assumption of trying to make it sort of like the water boundaries where you get a TDR from here. So this was a way for us to not only prioritize key areas but also incentivize buyers to start going to these areas because they get more bang for their buck for that TDR. And then Zone 2 would basically be areas within Carson Valley but outside of the floodplain. And then Zone 1 would basically be a TDR from anywhere. So you're not really restricting TDRs, you're just incentivizing them to buy TDRs from the more prioritized zones. I don't know, Tom, if you want to add anything to that.

Mr. Dallaire speaks:
Yeah. And the zones end up basically showing where the floodplain is at in the Carson Valley or ag land versus a Sending Areas, let's just say in the Master Plan, we'd have to create a Master Plan update and do a Sending Area, and we can prioritize the same types of things eventually. With this moving forward, I can see us implementing this into the Master Plan itself. But if this is the option that you guys feel like this is where we need to go, we don't need to stick to the three units, we can go more than that. It doesn't have to just be that, we just came up with the one, two, and three option because a Zone 1 is basically

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everywhere else in the county except for the ag lands in the Carson Valley and the flood zone in the Carson Valley, which is what I heard from you guys, was the priority on where we wanted to preserve those areas for sure. And this takes the least amount of modifications to the current program that we have today.

Mr. Kirkland speaks:
And you could theoretically do this option without doing the expanded TDR overlay zone as well. So you could do it with or you could do it with the current program today and would still try to add another incentive to buyers to purchase that more desired area that you want to preserve. And so the other option...

Vice Chairman Tolber speaks:
Can I ask, so what was the buy in or response to this from the ranching community? Because it almost seems like you're placing value on different areas. So depending on where your particular property is, you know, we want yours, but we don't want his or hers over there. I'm just curious how this was perceived, if it was...

Mr. Kirkland speaks:
So I think there's a lot of discussion about it at Planning Commission the last couple of Planning Commission meetings, and I think generally what it's doing is I think it was well received in terms of everyone liked the idea that, you know, we're not saying you look, you can't buy a TDR from over here because then you have to use it over there. It's more of keeping it market based but providing a way to incentivize areas that, you know, are more desirable to try to preserve. With that being said, there was a lot of discussion about how you would prioritize that and how we would establish these boundaries. And I think where we left off was there would have to be a code amendment or a Master Plan Amendment and so there would have to be more follow up with all those stakeholders to determine how you prioritize those things. So that is the complexity of this is how do you prioritize it?

Commissioner Hales speaks:
I guess along those lines, if I may, I mean, I understand the Zone 3 priority and I sort of kind of understand wanting to keep Zone 2 as well, but why would we want to not have building in Zone 1?

Mr. Dallaire speaks:
It's the areas outside of the Valley. It's on the hillsides. So if you were trying to preserve that, it's open today and the entire Douglas County is part of it as long as it's owned privately. I mean, we can't add TDRs to a federally owned property or the BIA land. So that's most of the Pinenuts, but there are chunks out there that are owned, mostly by Bently, that he has actually preserved some of them in 2020. And that's where the wild horses, where all that land that was dedicated to the wild horses, that's where those 414 came from was from that area. So if you don't want the building out there in the mountains, and that's the way the program runs today, it was not changing the fact that you could get today, you can get a TDR out there and then after this program is implemented, you'd still get one TDR. We're keeping it equal. That's the only reason. Otherwise, if you do take it away now, we're taking some right away from that property owner if we were to modify it and then just not allow the TDR any place else, if that makes sense. Does that make sense?

Commissioner Hales speaks:
I think what you said is since they currently have the right now to sell the TDR, then if we change that, it would be taking away a legal right that would be potentially legally problematic.

Mr. Dallaire speaks:
Yes, that's exactly right.

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Commissioner Hales speaks:
Thank you.

Mr. Dallaire speaks:
Yeah.

Chairman Gardner speaks:
As I'm looking at this map, doesn't that also, those areas by and large don't have infrastructure to support development as I'm looking at the map, but…

Mr. Dallaire speaks:
Well, the blue area in the middle around the Airport is all the Receiving Area that Bently owns today. So I mean, it is already Receiving Area for that big, large spot around the Airport. The rest of it, there isn't any infrastructure out there for subdivisions. All that land is A-19 zoned so it'll be one unit per 19 acres already, which is what is currently allowed. It's just that's the areas that we would like to preserve.

Chairman Gardner speaks:
Tom, that's what I was looking at in Zone 1, is a lot of that is outside of Urban Service Boundaries.

Mr. Dallaire speaks:
Oh, yeah.

Chairman Gardner speaks:
Yeah, that's all I'm saying. It's Zone 1.

Mr. Dallaire speaks:
Yeah. I'm sorry I misunderstood your question.

Mr. Kirkland speaks:
Any other questions on this option? So option two was another one that we developed. A lot of the more successful programs actually offer some of these. I think there's definitely some challenges to an in lieu of fee and so basically an in lieu of fee, so this would, I think, be more beneficial if you were to amend the code to expand the TDR program to include TDR overlay with any zoning increases the County could basically create an in lieu of fee program where developers could come in and rather than going to somebody to find a TDR, they could pay an in lieu of fee, and then the County would basically truly become a bank at that point. And then the County would go use those funds to go buy TDRs and retire them in exchange. And so I think there's a couple things that, you know, I think that from the development community, I think this is one thing we've heard through the process was they would rather just pay an in lieu of fee because then they know what their cost is and it's easy for them just to pay the in lieu of fee and they don't have to deal with going to find TDRs and negotiating. I think the hard part for the County is it would take a lot more administrative requirements and how you establish that fee. There'd have to be some sort of large county appraisal kind of market analysis done. There'd have to be a lot of public engagement both with landowners and the development community in terms of how that cost gets established, because obviously the County doesn't want to set the fee too low and then undercut the value of what somebody would have to pay for a TDR if they were just to go buy it on the private market. And so there's definitely some ways to combat that, but it's definitely a, much, much harder process to establish. I think once it's established, you have an annual process to update that fee, it's probably much easier, but it's definitely to, I think, to establish this upfront is going to be a challenge. I think the other benefits of it is there are large land acquisition grants out there. So it'd give more flexibility to the County in terms of you could use it to buy TDRs to retire, you could use it as matching funds against larger grants

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to acquire larger pieces of property, or, you know, it could be used to just purchase an outright conservation easement rather than just purchasing TDRs. So I think it gives the County more flexibility to expedite the main goal, which is conservation, but it definitely has some challenges to establish this. And you know, obviously we didn't get into the weeds. We had a lot of conversation with AJ around this so the framework of it, we've kind of outlaid in the plan, but there still needs to be a lot more legal framework that needs to be understood around it. Any questions specific to this?

So the next phase of recommendations was Master Plan updates. Obviously, we heard a lot of discussion about are some of the Receiving Areas, should they be removed? Are there other parcels that are closer to the Receiving Areas that currently aren't in the Receiving Areas? And so a Master Plan update would be another recommendation to kind of look at that and better understand where some of the Receiving Areas are outdated or could be updated based on newer infrastructure going in. Any questions on kind of that Master Plan piece? And I think this would just really be trying to focus the Receiving Areas around you know, ways to increase the demand for TDRs. But I think again, with option two, you may not even need to do that if you have an overlay and somebody asks for a density increase, then obviously they'd be subject to TDRs regardless.

And then the last one was the infrastructure and growth management. And so this one was really related to probably more longer term, obviously come at a much higher cost, but this was if you really wanted to prioritize and try to generate more TDRs than, you know, incentivize by putting in additional infrastructure or really focusing on infrastructure plans and grants to try to put in some of that stuff to encourage developers to want to go to the Receiving Areas. And then the other one, and I'll get into a little bit of detail here, so obviously one of the big findings was TDRs beyond the Growth Management Ordinance. The Growth Management Ordinance has done a great job but it's also started to cap TDRs and kind of slow down the TDRs, which then has slowed down the demand for TDRs and obviously a low demand for TDRs means not purchasing them or preserving some of the Sending Area. There is room still within the Growth Management Ordinance even in Receiving Areas to still put units in those Receiving Areas, but the graph on the screen, so the dashed red line was just a concept line, but at some point when you look at just a general trend, at some point the Growth Management Ordinance could have an impact on the TDRs. And so our recommendation is just not to do anything right now, but just it's something that should be monitored on an annual basis because the last thing you want is a Growth Management Ordinance that, you know, the TDR program is not working because the Growth Management Ordinance is capping it. At that point, could you look at some sort of incentive that, hey, if you go in a Receiving Area, could you maybe look at an alternative or some incentive outside of the Growth Management Ordinance?

Mr. Kirkland continued the presentation and covered the following topics:

- Other Tools…
  - PDs
  - Zoning Overlay/Area Plan/Specific Plan
  - Development Agreements
  - Land Donation/ Conservation Easements
  - Zoning Code Updates
  - County Sponsored Land Purchase Program, Lease for Ag
- Summary of Recommendations
  - Constraints to Address
    - Record Keeping/Transparency/Outreach
      - Recommendations - Unique Tracking IDs, Database, Website, TDR Registry
    - Code clarity and consistency

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- Recommendations – Code updates
- Market, Low Demand for TDRs, TDRs Generated in lower priority areas
  - TDR Incentive Zones, promote purchase from higher priority areas.
  - Couty-wide TDR requirement and in-lieu fee; increasing TDR demand while providing flexibility
  - Monitor GMO and potential impacts to the TDR program.
- Outdated Receiving Areas
  - Recommendations - Master Plan/Area Plan amendments, better align with infrastructure
- Protect the Flood Plain
  - Recommendations - TDR Zones - Incentivize high priority receiving areas, explore code updates, other Tools…
- Infrastructure
  - Recommendations - Needs assessment, align funding and projects with high priority receiving areas

Mr. Kirkland speaks:
So with that, that basically concludes my presentation and definitely happy to answer more questions.

To review Mr. Kirkland's full presentation please see the Agenda Packet material.

Vice Chairman Tolbert speaks:
I have one just curiosity question. Who establishes the value of the TDR? Is that just open market, whatever I'm willing to pay for it is, or take for it's worth?

Mr. Dallaire speaks:
That is how it's currently administered today. It's if this can be sold at $5,000, I think was the last one I heard was about $5,000 a TDR. And that's what people are selling them for and that's all you can get and that's what you have to pay to get it in order to do the development.

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
Thank you, Chairman. Just to be clear, when we talk about the free market or the open market, the TDR program is not an open market. It's a created artificial constraint on the market. Absent the TDR program, somebody had land they could build subject to our building code and zoning. The TDR program modifies that structure and creates an artificial market, as Commissioner Hales noted. And the value is determined by two things, supply and demand. On the demand side, as that slide indicated, the TDR program, a robust, strong TDR program depends upon development, strong development. In fact, if you want a really robust TDR program, you want intensification of use because you're changing zoning. In other words, you want development where the intensification of land use occurs. So the TDR program is required, you need TDRs. On the supply side of the equation, you have to have someone providing these TDRs. Under the current proposal for instance, well, it's like a natural monopoly because you have to have at least 140 acres. So the number of property owners that have 140 acres or more is limited and that's borne out by the slide. The two people that participate in the program is Park Ranch Holdings and Bently. So it's like a natural monopoly. They control the TDR program. They control how much land they're willing to conserve to put TDRs on the market. So when you talk about the natural market, it is not a natural market. It's the government is creating this and it's affected by supply and demand. The other thing that I don't know, it needs to be emphasized, on the supply side, under one of the proposals you get three times a credit if it's within a floodplain. So what will happen is a large landowner who has land that's otherwise in the floodplain, which is more difficult to develop, will get three times the credit if they take that land out of production. In other words, in simpler terms, if I own a bunch of swamp land, that would be difficult

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to develop because it's in the floodplain, if I instead put that into the TDR program, I get three times the value of the TDR because I'm not developing in a swamp. So when we talk about the free market, you need to remember there's a supply side and the demand side. And based on the report, there's certain incentives that are occurring.

Commissioner Tarkanian speaks:
Am I understanding you correctly, because this is really confusing to me so I'm trying to figure this out; if you own bad land that you can't really develop because it's in a swamp land, you can get three times the amount of money?

Mr. Ritchie speaks:
If you take land that is within the floodplain, according to this, it's three times, you get a three times credit. And the report, I mean, they can talk about how the incentives work.

Commissioner Tarkanian speaks:
I just, I don't need an explanation, I'm just trying to understand. I understand the floodplain and they can build something else there and Jenifer, you're shaking your head like, no, yeah, you can build some stuff, but it's not productive to more valuable building. It's less desirable, there you go. And we're going to, and they get three times as much to preserve that land than you would with somebody else that has more desirable land that you want to preserve?

Mr. Ritchie speaks:
That's what was in the report. But if I'm wrong, they can correct that.

Mr. Dallaire speaks:
Yeah. Two things I need to correct. One is I was wrong on the 140 acres. It's 40 acres. You have to have minimum 40 acres in order to be eligible for the TDR program. I don't know where I got the other 100 from. I'm sorry about that. And then the Zone 3, if it's in the floodplain, the person who owns the land would still have just one TDR, just one TDR that would be there. The person who buys the TDR from the flood zone would be able to utilize that for three separate parcels the way our proposal is today. So I think the value would go up in that case but the developer would then be able to generate three parcels created for that.

Commissioner Tarkanian speaks:
So more valuable for the developer as opposed to the seller?

Mr. Dallaire speaks:
For the developer, yeah. And then that prioritized, basically we were focusing them in that area that was in the floodplain because that's what we want to preserve, if that makes sense.

Mr. Kirkland speaks:
And if I could add too, so, I mean, there are cases where I'm sure there's some of that floodplain that is a swamp and you couldn't build there, but there's a lot of ag land that's in the floodplain that could be high quality future development if somebody came in and did a CLOMR and did a zone change. I mean, that's what we're trying to avoid is we want it to stay ag land that supports the flood not becoming, you know, built up development all over the place.

Chairman Gardner speaks:
That's a great point that you just made because those are lands that are contributing to our flood mitigations and so those are lands that are valuable to us to try to protect so that we have ground that will

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take on these flood waters when they occur and let it percolate into the ground versus having developments in those areas.

Mr. Kirkland speaks:
Right.

Chairman Gardner speaks:
The question I had was, and you surprised me a little bit with the 140 because that threw me a curveball there.

Mr. Dallaire speaks:
Yeah, sorry. My bad.

Chairman Gardner speaks:
How many, do we have a catalog or do we know how many landowners have the 40 acres plus?

Mr. Dallaire speaks:
Yeah, we did the analysis on that, I think it's even on this slide. You just can't see.

Chairman Gardner speaks:
Yeah. I got the impression, first of all that it said Bently and Park were the only ones that had the property that was available and I'm going, whoa, they have a large, I understand they have a large… but they're not the only ones. Right?

Mr. Dallaire speaks:
No. So all of those parcels that are highlighted in like the cyan color and hatch are… those are the ones that are available still to be used. I can't read it.

Chairman Gardner speaks:
I always get confused with the word cyan. What is that? That's blue?

Mr. Dallaire speaks:
So, proposed TDRs in open space, that's what this color is right here, this cyan. And so we prepared the map on here so that we could see how many more parcels are available. So the cyan colored areas over the top are the areas still left that could be developed as a TDR in the future, if that makes sense. And most of the open spaces, not all of them, but most of the open spaces are TDRs. When you overlay, it was just a lot of layers. You couldn't add all of the layers on there. It's really fun in GIS when you can turn them on and turn them off, but…

Mr. Kirkland speaks:
Just to add too, this is a concept map that we came up with. And so I think before this ever took place, there would have to be quite a bit of public outreach. And we definitely have to look pretty close to some of these zones and if there are lands that maybe would need to come out.

Commissioner Hales speaks:
Just a couple thoughts at this point. I would like to hear from the public on this. And I'm also wondering, whether this would go, I know it's in front of us for possible action to maybe give direction of where we'd like to see this go next or maybe approve some of these recommendations today, but I'm wondering what was intended.

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Chairman Gardner speaks:
We're not done. The reason it's on here for possible action is to allow the public to weigh in and give us some…

Commissioner Hales speaks:
Good.

Chairman Gardner speaks:
Yeah, but we're not asking to take any action yet today. Right?

Commissioner Hales speaks:
Good.

Mr. Dallaire speaks:
That's entirely up to you. We spent two and a half years on this to get it to this point.

Chairman Gardner speaks:
Okay. Why don't we go, are we ready to go to the public?

Mr. Dallaire speaks:
Sure.

Jenifer Davidson, County Manager, speaks:
No.

Chairman Gardner speaks:
No?

Ms. Davidson speaks:
We still have more to present.

Chairman Gardner speaks:
Oh.

Ms. Davidson speaks:
Or are you all done?

Chairman Gardner speaks:
They were.

Ms. Davidson speaks:
I didn't hear you say you were done. Okay, great. Thank you.

Chairman Gardner speaks:
Never mind.

Ms. Davidson speaks:
My bad.

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Chairman Gardner speaks:
Okay. Well, we do have, there's a couple people in the audience here that we are honored to have here today. We have Mr. Hussman, who's a participator in this program and a member of our ditch committee or more commonly known as the Water Conveyance Committee. And then we have also a person that's been very, very involved in this program over the years and a previous Commissioner, Jacques Etchegoyhen. So, welcome. And I take it you're going to weigh in on this maybe, or you're just gluttons for punishment and want to look at this one more time again. Didn't have anything? Kathy threw you out of the house, David? Okay, so why don't we go to Public Comment then and then we'll bring it back to the Board for no action.

PUBLIC COMMENT

David Hussman speaks:
Thank you. Yeah. I'm a longtime advocate of this program. I think it's brilliant. We're getting lands conserved without tax dollars going toward it. As Commissioner Gardner said, we are also beneficiaries of the program and we'd like to see it continue and have others have the opportunity. I like the work the consultant has done. In particular, they answered one problem that I've had all along during the decades that this program has been here, which is a developer who's persuasive enough could come to this Board and say, I have this piece of property, it's zoned for this, I'd like the zoning increased to this. And every time a Board goes along with that and approves it, it's poison to the TDR program because why would you go to all the trouble to find somebody who's got development rights for sale if you can get a zone change and accomplish the same thing. So the idea that you could have a piece of property outside the Receiving Area and want to increase the zoning on it, instead, tell that person you have to go buy development rights and you do that through some legal process that I'm not qualified to talk about but I think that solves that problem. As far as the values, we did our development rights sale in 2004, and because the land values and for us and the development right value for the developer kind of balanced out, that came out to $5,000 per unit. Now to me, a TDR sale is just another real estate transaction and we know what's happened in this Valley in those 22 years since we did that. So $5,000 per development right is hardly realistic and I don't think it's a number we ought to get hung up on, frankly. Otherwise, the recommendations are very good. The ones that end up with less county development, of course, would be my idea of the way that we ought to go. But overall, it's a good effort and I think it needs to continue. So, thank you.

Chairman Gardner speaks:
Thank you, Mr. Hussman. Jacques, did you have anything you wanted to...?

Jacques Etchegoyhen speaks:
And I would just like to thank the Commission for funding this and then congratulate the folks that put this together and say that I think you've done a wonderful, wonderful job. And I'm going to step back for 30 seconds and you know, when this thing was incubated actually this year, 30 years ago, we were flying by the seat of our pants. We hired a lawyer who ended up being head of the American Planning Association. There were three other TDR programs in the United States, and we kind of, out of thin air, tried to make something that would work. And it did for a little while. And with your assistance and in paying consultants and staff working, spending lots of hours on this, I think you're in a vastly superior position. And I hope you can continue forward, implement this and be willing to tweak it along the way. But I'd like to thank you, staff and Commissioners, for where you've gotten this to. Appreciate it.

Chairman Gardner speaks:
Thank you. It's rare that we get compliments. So anytime we do, we appreciate it. And having sat up here in this seat, I know you appreciate that as well, right. So yes. Thank you. I thought Mr. Jackson was going

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to speak also. I saw him up but did he step out? Okay. So is there any additional Public Comment on Item 12.6? Okay, then I'll bring it back to the Board. Path forward? Path forward.

Vice Chairman Tolber speaks:
So I guess what we would do from here is direct staff to review the report and propose what they think they could implement. Is that a reasonable direction?

Mr. Dallaire speaks:
Yeah. I mean, this is what we came up with. So, I mean, if there's something, a little more direction like if you have which direction do you want us to go in? I mean, there was… can you go back to one slide?

Vice Chairman Tolbert speaks:
Like the administrative, I think, was the first set of things of those administrative edits. The summary…

Mr. Dallaire speaks:
Yeah. So the administration stuff that we have started implementing, I mean, short of doing a website, that's kind of the next step. We have a web administrator and I'll talk to it about that if that's something that we want to do, I mean, we can move forward on it. I'm just looking for some direction from you guys. And if you're looking for direction from me, then we'll need to circle back.

Ms. Davidson speaks:
Mr. Chairman, if I can just jump in here. I think this is why I was confused and thought that we weren't done. If I can direct your attention, Commissioners, to packet page 912, which is the second to the last slide in this presentation, which has a summary of the recommendations. So what we're looking for in terms of direction is do you agree with these recommendations or do you want to have discussions around any of these recommendations? And if you agree, then direct staff to go forward and make them happen, implement them. And I apologize for interrupting you, Commissioner Hales. I was waiting for staff to say, this is it, give us direction on this. And ultimately, it would be staff's recommendation that we implement the recommendations from this TDR program and that we close out this process. It's been very productive. I appreciate the thoroughness and the back and forth. I think the reason why you may not have a lot of input is because we're in a really good spot with this. I'm very pleased with these recommendations. They have been very thoroughly vetted up until this point. Thank you.

Commissioner Hales speaks:
I guess I'll jump in because here we are. I really appreciate this good work. As everyone has said, this work needed to be done and we were all scratching our heads saying, yeah, this isn't working, but what do we do now? And so this is really good to be in this position. I have a few vague things that are not completely resolved. One is, would this go back to the Planning Commission or…? I mean, it went to them for input and conversation, but did it ever get their stamp of approval?

Mr. Kirkland speaks:
So we actually met with them twice. We did a Planning Commission Workshop. And through the workshop, there was a bunch of tweaks that we spent quite a bit of time on and we came back to them to get their approval on the recommendations. And they actually liked, agreed with most of them. I think it was Phase 2 where we really spent the most time because that's where they kind of brought back up the one to one. And their direction to us was try to come up with, you know, try to modify that. And so that's where we did more alternatives analysis and came up with what you see today and the option two. And their direction was not to waste any more time, not come back to them and just address their comments and then come to County Commission to wrap it up.

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Commissioner Hales speaks:
Thanks. That's helpful. I guess the two pieces that I personally probably need to just spend more time with is the idea that we would accept TDRs from property that we don't care about keeping open. I'm troubled by that. Even though there would be a density of three times for the property we really want and two times for property we want, there's other property we really don't, it's not going to be developed. We don't care if it's developed anyway, and yet we're accepting TDRs from those properties to keep them open. We went down this road, that's one reason I'm sitting here, and I don't know if there's a way to prevent that, but that is one nagging piece of this for me. And let's see, what was the other? There may be another, I'm also wondering, there has been some conversation from people on the Carson Water Subconservancy District regarding whether floodplain development and floodplain can be otherwise curtailed because it is in floodplain that I don't think we have thoroughly explored and it may have relevance in this process. So that is a conversation outside of this specific subject but could have relevance to this specific subject. So those two things are things that I'm not entirely settled with in terms of giving a vote to say, yeah, full steam ahead right now.

Vice Chairman Tolbert speaks:
So I think, and that was going to be one of my questions is I'm almost exactly the opposite of that because I thought that part of the reason the TDRs came about was to encourage our ag community to continue to be an ag community. When some of these ranch properties, when they, you know, pass on and try to leave them to their kids, we're losing them because they can't afford to… So I thought the part of the TDR program was in order to pay the ranchers for their land and encourage them to stay on and continue to ranch it. So that would be why you would try to include some of those outside areas because those are ranch properties that are producing and it allows, it encourages our ranch community to continue to ranch. So that would be why….

Commissioner Hales speaks:
Wait a second. Are we on the same page? Because I think... I wasn't talking about… none of the land I was talking about is ranched.

Vice Chairman Tolbert speaks:
But it could be. Well, that's not necessarily true, because I know some of the property that's out there on the east side, I would say Mr. Thurm specifically has ranch property out on the east side that's included in this.

Commissioner Hales speaks:
We're talking about in Zone 1?

Vice Chairman Tolbert speaks:
So in your Zone 1. Yeah. There is some that's out there that's in that area that is pasture land, so not all of it. I agree with you that some of it is, but I think that's the topic that hasn't been mentioned and I was going to ask about that because maybe I'm wrong that that was never an intention of the TDR program but I thought it was. And so I don't know where that lies.

Chairman Gardner speaks:
Okay. So as I look at this list of recommendations, the record keeping, transparency, outreach, I think all of that is very good. Code clarity and consistency, that's going to require you to come back with proposed codes anyways. The outdated Receiving Areas, yes. I want to take a look at outdated Receiving Areas but that's going to require a Master Plan and Area Plan Amendments. So that's obviously going to have to come back at some point in time to us as we have recommendations in that regard. One of the things that, and I think Mr. Hussman hit on this, and something that I thought was very important is requiring TDRs

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outside of Receiving Areas so that every development required a TDR. That would help kick start that program and help us with that and cause us to have to take some of this area that we would prefer to keep in conservation easements or floodplain in perpetuity, protecting that floodplain area and the ability to have a recharge of our aquifers. And so that's why, you know, we talk about protect the floodplain. We also need, and I think our public has indicated we need to take a look at making sure that we keep up with the infrastructure and make sure that we don't, it's that common thing, you know, growth doesn't pay for itself because the infrastructure is not considered before the development. And so I think all of those are good and hopefully can kick start the program a little bit better if we do create that. I know that I personally have asked for a slowdown; you know, we need to get Title 20 done, I don't know that we're going to have time in 2027 to really attack the Master Plan, and of course monitoring the GMO is always important as our residents continue to say that, you know, we have excessive building taking place yet we haven't, this Board certainly hasn't approved a lot of development over the last five years, six years. So anyways, I don't know what kind of motion is acceptable today. I like what you've done and it's a very comprehensive program or study. I don't know what we want to do with this though other than say, go forth, you know.

Commissioner Rice speaks:
Mr. Chairman?

Chairman Gardner speaks:
Please, Commissioner Rice.

Commissioner Rice speaks:
I want you to know that I hold the opinion of former Commissioner Etchegoyhen in very high esteem and I'm sure that he has looked at this upside down and sideways. And if Mr. Etchegoyhen is good with it, I'm good with it. And I think that we ought to approve it and we can come back with tweaking, but I think we ought to give them the go ahead. Thank you.

Chairman Gardner speaks:
Okay. Can I suggest an entertainment of a motion to accept the recommendations by this Board?

Commissioner Tarkanian speaks:
Okay. I'm going to make a motion to accept the recommendations of staff or the Board. I mean, staff gave us their recommendations, we're accepting them to move forward and give us a proposal in the future.

Commissioner Rice speaks:
I second.

Chairman Gardner speaks:
Okay. We have a motion by Commissioner Tarkanian, seconded by Commissioner Rice. Commissioner Hales, you had questions?

Commissioner Hales speaks:
I just want to hear again. What are we doing? What was it?

Commissioner Tarkanian speaks:
(Inaudible comment) forward with the final proposal for us.

Commissioner Hales speaks:
That's good. I like it. We can still get questions answered. And yes.

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Commissioner Rice speaks:
There'll still be time for tweaking.

Commissioner Hales speaks:
Yeah, I like it.

Chairman Gardner speaks:
Okay, sensing no further discussion, all those in favor signify by saying aye. Okay. Motion passes 5-0. Thank you. Thank you once again for your… this is a great program, and we applaud you for these recommendations.

MOTION TO: Accept the recommendations of staff and bring forward a proposal in the future; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Danny Tarkanian, Commissioner
SECONDER:	Wesley Rice, Commissioner
AYES:	Wesley Rice, Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

Chairman Gardner speaks:
So we're going to take a five-minute break and then we'll come back and tackle Item 13.

A break was held.

Chairman Gardner speaks:
Commissioner Hales, if you'd stop lobbying for Item 12.6.

Laughter was heard.

Chairman Gardner speaks:
Okay, we got two items plus Closing Public Comment. Item 13, for possible action. Commissioner Rice had to leave us for PT. So anyways, I think he's out on his five-mile run now but I doubt that.

COMMUNITY SERVICES

13. For possible action. Discussion to adopt Ordinance 2026-1672, an ordinance creating Chapter 20.850 of the Douglas County Code, pertaining to Art in Public Places; and a zoning text amendment to Section 20.660.050(N) of the Douglas County Code, decategorizing "murals" as a "use of community significance." Second Reading. (Brook Adie, Community Services Director)

Chairman Gardner read the agenda item into the record.

Brook Adie, Community Services Director, speaks:
Good afternoon. Thank you for allowing me the opportunity for this final reading of Title 20, this public art ordinance. So this is a project that has been a couple years in the making. We've worked really closely, probably more than a couple years, but actively. Trying to get a code to this point has been quite a bit of work and we're here because of the collaborative efforts with Community Development, working with the Carson Valley Arts Council, Town of Minden, Town of Gardnerville, Main Street Gardnerville. We were all able to meet and come together and really work through the pieces of it so that it was a piece of County code that everybody was supportive of. So here we go. In December of 2020, so Douglas County

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adopted the 2020 Master Plan Update, which was talking about integrating public art and culture. This public art and culture has been referenced in several other different plans; the 2013 Douglas County Valley Vision, the 2018 Minden/Gardnerville Plan for Prosperity. In 2021, the Board of Commissioners also approved the Economic Vitality Plan. All of these plans have talked about bringing art into this community. In 2023, the Board formally adopted the Douglas County Art and Public Places Program Plan. We had some funding where we worked with a consultant that really identified what a public art plan would look like in our community, and at that time, she gave some recommendations for some language to create a public art code. This has also been part of the Strategic Plan that was adopted in 2024, with an emphasis on enriching our local art and culture. So here we are, we're ready to move forward with some County code that gives direction on how people bring public art into the community. So the Title 20 that you have, the public art ordinance, it has several sections. So it talks about the purpose of the code and it's really to integrate public art into the community environment and enhancing quality of life for the residents. It provides definitions on what actually is art, who is an artist, what is public art, so we have a really clear definition of what types of projects would fall under this line. It does create a public art advisory organization. This is an organization that right now falls under the Carson Valley Arts Council and it is an organization that can help people bring public art through the process to fruition so that it helps them navigate the complexities of bringing public art to the forefront. This is a voluntary process. This is not a mandatory process for anybody that has public art that they would like to bring forward. The idea is if you have a resident that has a public art idea and they want to do a mural or some type of public art or they have funding, they go to this group, they work with subject matter experts to bring the art project forward. In certain circumstances a public art project panel might be formed. So if somebody is going to do sculptures you might grab some subject matter experts in sculptures to really talk about what the material is, what type of sculpture, help find sculptors. The same with muralists. So you could create these different panels based on the type of art that people are trying to bring forward. And then we did create an application to install public art and it's a very simple application for administrative review. I believe the fee that we had talked about was $25 for the application. And there's a couple pieces for it. And really, it provides a description of the mural, its appearance, its proposed location. If the mural is going to be within the boundaries of a Town, Genoa, Minden, Gardnerville, then we're asking a no fee advisory opinion from the Town advising whether the proposed mural complies with the Town's design standards and adopted public art plan. So if I have a mural that I would like to do in one of the Towns I would go to the Town and I would say does this comply with your standards with the Town Manager? The Town Manager, at that point, can say yes or no or I want to take it before my Town Board to have it presented for them to provide an advisory opinion and it will be at no cost to the individual who is bringing the art project forward. So we want to make sure that if there is an art project that is going within the Town boundaries, then the Town has an opportunity to review it and essentially say yes or no, provide an advisory opinion. We also ask that the individual who is bringing the art forward acknowledge that the mural will not be obscene or counsel viewers towards criminal violence, obscene materials which when taken as a whole appeals to the pertinent interest sex, portrayed sexual conducts, is any offensive political scientific value. So all of these things to make sure that we have standards within this town and we want to make sure that nothing is going on that is going to be offensive and then they will pay their $25 fee and it's administratively approved through Community Development. The ordinance also does say that if there is going to be a public art that either has a foundation or is going to be affixed to a building then they need to go through the normal building permit process, which is separate from this process. So they will need to go through that. And then there are some guidance on maintenance and removal of any of the art projects, so there are some expectations for maintenance. That is a very quick overview of it. That is the highlights. If you guys have questions on anything, I'm happy to answer. Tom, if there's anything that you would add or not.

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Tom Dallaire, Community Development Director, speaks:
No, Brook. I appreciate Brook's work on this and the Art Council's, of course. It has been a long haul trying to get here and I'm glad we're coming to the finish line on this one. But it is part of the Strategic Plan and one of the items on there in order to get the code revised to make it simpler for this process and this does that. The Special Use Permit for, mainly for murals, but the Special Use Permit piece is going to be removed from the code, so that will no longer be required for murals anymore, which will be extremely helpful in the process, as Brook had found out, and that'll make it a lot easier. And then also the application, I think it ends up being just the $25 fee really for us to keep track of where these are and have some sort of database on where the art is located in our Valley. It'll be a great program. I'm hoping that people will utilize it. If they do need a foundation for the artwork or the statue or whatever it is something that will need a permit and then anything that they affixed to the wall. If there's a structure that goes to the wall before the material like plywood or whatever gets painted on affixes to it, then that would be a requirement as well for a permit. It's just that hardware that gets attached to the wall for the artwork.

Ms. Adie speaks:
Sorry, I would like to add, AJ Hames has been instrumental in bringing us here. Without his help, we probably wouldn't be here. He is so smart and we talked through several different scenarios and so thank you. Thank you, AJ, for all of your work on this too.

Chairman Gardner speaks:
Commissioners, any questions?

Vice Chairman Tolbert speaks:
Yeah, I just have… The advisory organization, who are they advising, I guess, is my question. Are they when somebody comes in to bring in the project and the advisory advises them or are they more like a review committee that reviews what they want to do and advises the permitting agency? I just want to clarify that role and that it's going to stay advisory, it's not a, we're not trying to give power to another group.

Ms. Adie speaks:
They are advisory to the individual who is bringing the art forward, so they're help working with them on how to advise them through the process and if somebody does utilize the advisory board for a project, then they would provide their recommendation or advisory as if it were to go to any of the boards. So if I were to do a project, I would go through my Parks and Rec Advisory Board and so I would work with the PAAO through that process and then they could issue an advisory opinion to the Parks and Rec Advisory Board as well. So they will stay advisory. Does that help?

Vice Chairman Tolbert speaks:
But they're not going to be part of an approval or denial. So they're advising the owner of the art, not…

Ms. Adie speaks:
Yeah, helping them through the process to get an art project completed.

Vice Chairman Tolbert speaks:
Okay.

Chairman Gardner speaks:
Well, it'll be, got DART transportation to South County this year and now I'm getting murals done, so six years, that's not a bad track record, I guess.

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Laughter was heard.

Chairman Gardner speaks:
Anyways, thank you for finally bringing this forward and I'm so pleased to see it. If there's no other questions, we'll go to Public Comment. Don't talk us out of it, Mr. Brian.

PUBLIC COMMENT

Brian Fitzgerald speaks:
I'll be brief. President, Carson Valley Arts Council. It feels like we've been advocating for this for probably close to ten years. And then having it introduced in some of the planning documents, like the Master Plan, has certainly have forged the path for us to be here today. It has been a long process. It has been a process with multiple revisions. So I'm just happy to be here today to support this and hope you approve it. Thank you.

Chairman Gardner speaks:
Thank you. Is there any additional Public Comment on Item 13? Okay, I'll bring it back to the Board and if there's no other questions, I'll entertain a motion. I will make a motion.

Commissioner Hales speaks:
I was getting there. I don't have the page in front of me. Oh, yes, I do.

Chairman Gardner speaks:
I move that we adopt Ordinance 2026-1672 as presented based on the ability to make the required findings as demonstrated in Staff Report, presentations, Public Comments, and the unanimous recommendation of the Planning Commission and discussion by the County Commissioners.

Commissioner Hales speaks:
Second.

Chairman Gardner speaks:
Okay. Any discussion on the motion?

Vice Chairman Tolbert speaks:
I just have one quick comment on this that I recognize that this is a huge benefit to streamlining the permitting and community involvement for this, but I just want to make sure that I echo my concerns that this is also something that we monitor and manage for maintenance because it's very easy for a mural to become blight and so we want to make sure that we don't have unintended consequences, so we pay attention. Other than that, I'm all in.

Chairman Gardner speaks:
Thank you. Sensing no other comments, all those in favor signify by saying aye. Okay. The motion passes 4-0 and one absent. Thank you. Thank you, Ms. Adie. Thank you, Mr. Dallaire.

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MOTION TO: Adopt Ordinance 2026-1672, an ordinance creating Chapter 20.850 of the Douglas County Code, pertaining to Art in Public Places; and a zoning text amendment to Section 20.660.050(N) of the Douglas County Code, decategorizing "murals" as a "use of community significance" based on the ability to make the required findings as demonstrated in the Staff Report, presentations, Public Comments, and the unanimous recommendation of the Planning Commission and discussion by the County Commissioners; carried.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Mark Gardner, Chair
SECONDER:	Sharla Hales, Commissioner
AYES:	Sharla Hales, Mark Gardner, Danny Tarkanian, Nathan E Tolbert

COUNTY MANAGER

14. For presentation only. Announcements, reports, and updates from County Commissioners and the County Manager, including information regarding boards or commissions on which they serve as members or liaisons, other meetings or functions attended, and Commissioner requests for discussion of potential future agenda items. Discussion may also include status reports and updates on County projects and administrative matters for the Board of County Commissioners. (Chairman Gardner)

Chairman Gardner read the agenda item into the record.

Chairman Gardner speaks:
I would normally go to Commissioner Rice but he's out right now, so we'll go down to Ms. Hales.

Commissioner Hales speaks:
I don't have much to report, other than I've attended the meetings of my assigned committees, except for one that Vice Chairman Tolbert attended in my absence; one TTD meeting, which I appreciate.

Chairman Gardner speaks:
Okay, Commissioner Tarkanian.

Commissioner Tarkanian speaks:
I had one meeting with the Tahoe Conservation District and they gave us an update on Carroll Road and all that is moving along real well. And just one minor glitch that won't make much of a difference in the entire project, but it's going along real well.

Chairman Gardner speaks:
Thank you. Vice Chairman Tolbert.

Vice Chairman Tolbert speaks:
Okay. I don't have any updates from most of our meetings. They were mostly straightforward, but I did want to recognize our Douglas County Social Services Department. Yesterday I was reminded about how much that department does when I was at the Chamber coffee and there were members of the Community Services Department there early before work hours because it was hosted at the Family Support Office. So they felt entitled to show up there and represent. So I wanted to recognize that they really do go above and beyond and a lot of times they don't get recognized for the work they do. And there's a lot of times they can't report how much of the work they do because they're sensitive but earlier this year that department received the University of Nevada, Reno School of Social Work's Compass Rose Award for

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Integrity and I think that's a huge recognition that they should all be proud of. And I've said before that our employees are our greatest asset and I firmly believe that. And we spend a lot of time up here discussing budgets and policies and the things that aren't working but we also need to make a conscious effort to recognize the people who show up every day, even before work hours and work through the challenges, and genuinely care about our residents they serve. So kudos to our Community Services.

Chairman Gardner speaks:
Great program as always. Okay. And I have a few things. Number one, I did help serve, we had an employee appreciation picnic a couple weeks ago and they put me to the chore of serving meatless chili and I was lonelier than the Maytag repairman. I got no takers.

Laughter was heard.

Chairman Garnder speaks:
I mean, very few takers out of about 150, 200 employees that attended that. But it was a great, great event. And I look forward to that every year showing our appreciation to our County employees. And then last Friday, I attended the, in lieu of Commissioner Rice, the solid waste for South Lake Tahoe, El Dorado County and Douglas County Tahoe Basin. And they are looking at a rate increase that will come before this Board in a month or so to approve but it's within the guidelines of what they can do. Anyways, I'll leave that at that. Our County Manager and myself were the guest speakers at this last Tuesday at the Good Governance Group and we covered a wide range of subjects for a solid hour and a half and I think that was well received and went very well. Also, I want to remind folks of Operation Greenlight. I did buy a LED green light for my house, so I'll be making sure that it gets installed. Remind folks that we have our air show with our first nighttime air show tomorrow night out at our Minden-Tahoe Airport and continuing the show on Saturday and Sunday. Tickets, I believe, are still available so if the public is interested please don't hesitate to come out and enjoy that event. Should be great. Looking forward to that.

Also in my role as the current President of the Nevada Association of Counties, I have been invited to participate on a panel of new state legislators, both senators and assembly persons that will be elected in a few weeks during the November elections. And certainly I intend to focus heavily on the fact that most of those legislators have not ever served at the local government, don't understand the budget constraints that we face on a daily basis and try to impose unfunded mandates upon us as a County. So I will be having that stern conversation with them. But that'll be on a Thursday morning, November the 19th. So I will be participating in that and basically turning over the gavel for that meeting, the early portion of that meeting on that day to our Vice Chair, Mr. Tolbert. So you have a fair warning to prepare, another month. Okay, so you get a taste of what it is to run a meeting. And I think that's it. So, our County Manager.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. I will be fast. I got a lot of ground to cover. We have a lot going on as you are very aware. Our Community Services Department recently received an award from the Kiwanis Aktion Club that is included in your background information. They received the award in recognition of the department’s support and this organization’s support of individuals with disabilities. The award recognizes the department's work to provide meeting space, offer programing, and develop the new inclusive playground. In addition to that award, we also recently received word that the Douglas County Fairgrounds Master Plan won the Nevada American Planning Association's 2026 Outstanding Rural Plan Award for our Fairgrounds Master Plan, which is a wonderful plan, a wonderful process, lots of stakeholder input and the County Commission had the benefit of weighing in on that and I thank you for your leadership, but it is being regarded as a very well received plan by planners in the

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state. And we will be sending Tom to collect that award at the APA's conference. Speaking of Tom and his team, I have not had a moment to highlight the important work that they're doing because much of the important work that they're doing is front and center at these Board meetings. So I do just want to take a moment to recognize the work of Community Development tackling all of the things, the hard conversations with OPAL, holding vendors accountable for their contracts, making sure that we're meeting expectations for our customers. The work of Economic Vitality to address customer concerns as they come forward and the work on the various changes to our County Code. And this TDR Program conversation today was such an important step forward for this County Commission and I would argue some of the most important work that we as an organization can be doing to impact the quality of life of our residents. So I thank you to the Community Development team.

Commissioner Gardner hit on the air show. I do want to take a moment in addition to promoting, please go online and buy your tickets. Skyfest, Minden-Tahoe Skyfest. You can get your tickets in advance or you can get them at the day of the air show. But I do want to take a moment to highlight the wonderful work behind the scenes to make an event like that happen. Of course, our Airport Manager is busting her tookis to get that done but she has so many partners, hundreds of volunteers, our public safety partners did an active tabletop exercise to ensure that the public will be safe for this event. So much goes into these things and I cannot thank all of those people enough. And then shout out also to our Public Works Department who plays a key role in supporting the Airport. The Facilities crew, the Roads crew out there, ensuring that there is a safe walking path to the community from the parking lot or excuse me, to the event from the parking lot, so many people showing up to support this event. Oh, and I forgot to call out for under Community Services that the pickleball and tennis courts at Johnson Lane Park are open. Thank you to this Board for funding that project. Thank you to the Parks and Rec Advisory Board for working with the Community Services team to make that happen and I hope the residents of Johnson Lane enjoy those new additions to their neighborhood area. And with that, that's the end of my report.

To review Ms. Davidson's reference material, please see the Agenda Packet material.

Chairman Gardner speaks:
Thank you. And applications are now open for our advisory board appointments, is that correct?

Ms. Davidson speaks:
We may have had a glitch in that, sir. We had a member of our team step away from the office this week. She had a family emergency, so we will confirm that and make sure that we announce that. Thank you.

Chairman Gardner speaks:
I know that we will do those appointments of our advisory board open positions in January, some time in January after our reorganization meeting. So. Okay. Just want to make sure the public is aware of those opportunities to serve our community.

RESULT: PRESENTATION HELD.

15. CLOSING PUBLIC COMMENT (No Action)

Chairman Gardner speaks:
So with that, then we'll go to Closing Public Comment. At this time, Public Comment will be taken on those items that are within the jurisdiction and control of the Board of Commissioners or those agenda items where Public Comment has not already been taken. Ms. Andrea Pawling.

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Andrea Pawling, Community Development Deputy Director, speaks:
That's why I'm still here. I wanted to correct Agenda Item 12.3. Vice Chairman Tolbert, you asked specifically about the fire departments being integrated into OPAL. They are, however, on the plan review sets, that will not start until January 1st. They met this week. So I'm sorry for misspeaking about that. As of January 1st that will happen. So I just wanted to make sure that that's on record before I left today, that I was mistaken and I was wrong and now I'm right. All right.

Chairman Gardner speaks:
Mea culpa, okay. I guess that's the word for it, right? Sir, I notice you're in the back of the room and you've been sitting there for a long period of time. Did you have anything that you wish to share with us today or you just, just…

Inaudible comment from an unidentified member of the public.

Chairman Gardner speaks:
Okay. Very good. Thank you for your participation, we appreciate it. So with that, the meeting is hereby adjourned.

16. ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 3:46 PM.

Respectfully submitted:

_____
Mark Gardner, Chairman
Douglas County Board of County Commissioners

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

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AGENDA ITEM NO. 7.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **DOUGLAS COUNTY LIQUOR BOARD**

TITLE:
For possible action. Discussion to approve the addition of a Restricted Gaming License to the existing Packaged Retail Liquor License for Arora Stores Inc, dba DD Liquor & Moe, represented by owner Pawan Kumar. Arora Stores Inc., dba DD Liquor & Moe, is located 1589 US Highway 395 N, Minden, Nevada 89423. (Captain Koontz)

RECOMMENDED MOTION:
Approve the addition of a Restricted Gaming License to the existing Packaged Retail Liquor License for Arora Stores Inc, dba DD Liquor & Moe.

FINANCIAL IMPACT:
None. The Restricted Gaming License will be added to the existing Packaged Retail Liquor License.

BACKGROUND:
The Douglas County Sheriff's Office has reviewed the application and has no objection to the Liquor Board's issuance of the Restricted Gaming License to the existing Packaged Retail Liquor License.

ATTACHMENTS:

AGENDA ITEM NO. A.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion on the Outdoor Festival License application submitted by Caesars Entertainment for the 2027 PRO Skijor Championship Finals, to be held March 6 and 7, 2027, from 9:00 AM to 10:30 PM daily, Lake Tahoe Amphitheatre at Caesars Republic, 18 Highway 50, Stateline, Nevada. (Amy Burgans, Clerk-Treasurer)

RECOMMENDED MOTION:
Approve the Outdoor Festival License for the 2027 PRO Skijor Championship Finals subject to the stated conditions/comments by the reviewing departments.

FINANCIAL IMPACT:
None.

BACKGROUND:
Attached is the Outdoor Festival License application submitted by Caesars Entertainment, for the 2027 PRO Skijor Championship Finals to be held March 6 and 7, 2027, from 9:00 AM to 10:30 PM daily, at Lake Tahoe Amphitheatre at Caesars Republic, 18 Highway 50, Stateline, Nevada. Department comments and conditions, if any, are attached and incorporated herein.

ATTACHMENTS:
Application Packet.pdf
Approval Packet.pdf

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

1. **APPLICATION AND FEES.** This application is for outdoor events with attendance of 500 or more persons on any one day of the event. There is a $100.00 **nonrefundable** application fee. No application fee is required when the applicant is a Douglas County based charitable or nonprofit organization in good standing or when the applicant is an agency or department of the County. **INFORMATION GIVEN IN THIS APPLICATION WILL BE MADE AVAILABLE TO THE PUBLIC**.

2. **DEADLINE.** All applications must be submitted at least **sixty (60) days** in advance of the event. With good cause shown and approval from the Clerk/Treasurer, in cases of emergency or extenuating circumstances, applications may be submitted not less than twenty-five (25) days in advance of the event. For special approval, email boardclerk@douglasnv.us prior to submitting application.

3. **INSURANCE.** The Outdoor Festival application will not be accepted unless the applicant has furnished proof of insurance coverage that identifies County, it's officers, agendas, employees and volunteers as additional insured in an amount of not less than one million dollars for normal events or two million dollars for high risk events as determined by the County.

4. **CONDITIONS.** All conditions for approval imposed under Douglas County Code § 5.12 must be met before issuance of the Outdoor Festival license.

5. **APPROVAL AND AGENCY SIGN-OFFS.** The application will be reviewed by appropriate county agencies who shall investigate the application and report to the clerk with appropriate concerns. The completed application and agency approvals or concerns must be heard by the Board of County Commissioners for approval or denial. It is the responsibility of the applicant to reach out to county agencies for clarification on any issues identified.

6. **ISSUANCE OF LICENSE.** It is the responsibility of the applicant to ensure that the event was approved by the Board of County Commissioners and to follow up on any conditions set by the various agencies within the county that were submitted to the Board of County Commissioners.

OUTDOOR FESTIVAL EVENT LICENSE CHECKLIST

Materials required for submittal:

☑ $100 non-refundable application fee – check(s) made payable to "Douglas County"

-OR-

☐ Articles of Incorporation if waiver of application fee due to being a Douglas County Nonprofit

-OR-

☐ Applicant is a Douglas County agency or department

AND:

☐ Completed application

☐ Financial statement of the licensee (if applicable)

☑ Proof of Insurance

☐ Permits required by other governmental agencies (if applicable)

☑ Plot plan showing arrangement of facilities and parking, egress and ingress

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

OUTDOOR FESTIVAL LICENSE APPLICATION

Application Date: ~~9/29/26~~ 10/8/26

Name of Event: 2027 PRO Skijor Championship Finals

Location of Event: Lake Tahoe Amphitheatre at Caesars Republic 18 Highway 50, Stateline, NV 89448
(Address or Legal Description)

Applicant's name: Caesars Entertainment

Mailing address: Po box ~~128~~ 8 STATELINE, NV 89449
Street or P.O. Box City State Zip Code

Email Address: Bchandler@caesars.com, ccolgan@caesars.com

Phone #(s): (775)588-2411 (Business) (775)691-0432 (Cell)

Is the applicant a(n): ☑ Corporation ☐ Partnership ☐ Individual ☐ Other

If corporation or partnership, please list corporate officers or partners:

Name	Address	Title
Rob Brown	PO Box 128, Stateline, NV	SVP/GM
Stew Massie	100 W. Liberty Street, Reno, NV 89501	Regional President
Anthony Carano	100 W. Liberty Street, Reno, NV 89501	President

Description of Event: The grand finale of the PRO Skijor Frontier Tour, where a horse and rider pull a skier or snowboarder at high speeds through a challenging course featuring gates, jumps, and rings.

Date(s) of Event: March 6-7 / 2027 Hours of operation: 9:00am-10:30pm

Will an admission fee be charged for your event? ☑ Yes; $ Amount: $83-$415 ☐ No

Number of tickets and/or passes available: 5,000 to 9,000

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

List approximate number of participants: 5,000 to 9,000

List approximate number of spectators: 5,000 to 9,000

List expected peak number of spectators: 9000

Will alcoholic beverages be served? ☑ Yes ☐ No
(all liquor vendors must be individually licensed with Douglas County Sheriff's Office)

Will food and/or beverages be served? ☑ Yes ☐ No
(all concessionaires must be licensed and operate under a valid health department permit pursuant to NRS chapter 446.)

Will there be live music? ☑ Yes ☐ No
- If Yes, Name of Performer(s) = TBD Type of Music pop

INSURANCE:

Name of Insurer: see attached

Limits of liability: _____

Address of Insurer: _____
Street City State Zip code

Policy number: _____

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the permit. The filing of the application does not authorize the conducting of any business for which a permit is required, and any carrying on of such business before a permit is issued may also be grounds for denial of a permit.

Entertainment manager — 9/29/26

Signature of Applicant — Date

Caesars Entertainment — bchandler@caesars.com

Name of Applicant — Contact Email Address

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

FESTIVAL PLANS:

(MUST BE COMPLETED - ATTACH ADDITIONAL PAGES IF NECESSARY)

Detailed explanation of the applicant's plans to provide law enforcement protection; water facilities; food concessions; toilet facilities; trash cans and litter; medical facilities; fire protection; parking areas, access and parking control; maintenance of a headquarters or providing contact information; if it is proposed or expected that spectators or participants will remain at night or overnight, the arrangements for illuminating the premises and for camping or similar facilities; and what provisions shall be made for numbers of spectators in excess of the estimate. Applicant may submit a plot plan showing arrangement of the facilities including those for parking, egress and ingress shall be submitted with the application. (§ 5.12.040)

Describe law enforcement protection plan (§ 5.12.120(A))

Sixty (60) in-house security personnel and thirty (30) volunteer emplayees per show. Two to four (24) DCSO per concert

Caesars will notify the county as soon as possible if additional deputy sheriffs are required.

Describe plan for location and supply of water facilities (§ 5.12.120(B))

Bottled water is sold in the venue; in addition, sealed bottled water in plastic bottles may be brought into the venue.

Describe food concessions plan (§ 5.12.120(C))

Food and beverage stands are located within the perimeter. Food venues include El Jefe's and others TBD.

Describe toilet facilities plan (§ 5.12.120(D))

Inside venue: Thirty (30) toilets, twenty-four (24) standing urinals, four (4) ADA, four (4) dual handwash stations backstage and three (3) double stall restrooms, one (1) toilet in VIP area (parking structure); one (1) large restroom divided into men and women - three (3) stalls on each side.

Describe trash cans and litter plan (§ 5.12.120(E))

Sixty (60) trash cans throughout venue. Ten to twelve (10-12) cleaning personnel continuously work before, during and after each performance. A 30-yard container is on-site for continual deposit of trash from indivudual trash cans during and following each event.

Describe medical facilities plan (§ 5.12.120(F))

Outside medical station includes a minimum of two (2) EMT-trained officers. TDFD personnel (one (1) ambulance) on stand-by at venue for emergency responses. Stateline Clinic approximately one (1) mile from venue: Barton Hospital - seven (7) miles.

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

Describe fire protection plan (§ 5.12.120(G))
Inspections conducted by TDFD fire marshal. All necessary regulations met prior to beginning of each event of the outdoor concert series.

Describe parking areas, access and parking control plan (§ 5.12.120(H))
Caesars garage: 2,054 spaces. Harrah's garage: 839 spaces. Harrah's main lot: 618 spaces. Harrah's upper lot: 270 spaces; all monitored by Harrah's/Caesars in house security Golden Nugget: 1,450 spaces. Ballys: 1,585 spaces.

Describe location of on-site headquarters or contact information (§ 5.12.120(J))
Caesars production/management office located backstage Brian Chandler, Entertainment Manager (775)691-0432. Production office, 775/586-8738

Describe illumination plan (§ 5.12.120(K))
Adequate lighting is provided by lights in the venue, including lighting from the stage during performances. Additional lighting provided by restroom and exits. Flood lights from stage area fill the venue with light immediately following each performance. Parking lot lighting provides additional light for surrounding areas.

Describe overnight camping facilities plan (§ 5.12.120(L))
No overnight camping for parking allowed.

Describe communication system plan (§ 5.12.120(Q))
Phone system, cell phones and walkie-talkies.

What provisions will be made for numbers of spectators in excess of the estimate (§ 5.12.040)
Paid ticketing system in place with ticketmaster with ticket scanner agents and security at every entrance. Tickets are limited to those available for sale. Once the show is sold out, no more tickets are made available or sold.

Attach a plot plan showing arrangement of the facilities including those for parking, egress and ingress. (§ 5.12.040)

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

CONTRIBUTORS & INVESTORS LIST

Please list anyone who has contributed, invested or who has a financial interest greater than $500.
Use additional sheets if necessary.

Investor's name: Lake Tahoe Visitors Authority

Mailing address: 169 Hwy 50 Stateline NV 89449
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: Tahoe Douglas Visitors Authority

Mailing address: 169 Hwy 50 Stateline NV 89449
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: L.G Corporation

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: Miller Coors

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

PROPERTY OWNER AFFIDAVIT

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

I, Brian David Chandler being duly sworn, depose, and say that I am an owner* of property involved in this application, that the applicant has my full permission to use the property and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief.

Location of Event: Lake Tahoe Amphitheatre at Caesars Republic
18 Highway 50 Stateline Avenue, Lake Tahoe, NV 89449, US
Address or Legal Description

Signed _____

Subscribed and sworn to before me this 29th day of September, 2026.

*Owner refers to the following. Please mark the appropriate box.

☐ OWNER/JOINT OWNER

☒ CORPORATE OFFICER/PARTNER

☐ POWER OF ATTORNEY (Provide copy of Power of Attorney)

☐ AGENT (Notarized letter from property owner giving legal authority to agent)

☐ LETTER FROM GOVERNMENT AGENCY WITH STEWARDSHIP

_____ mp
Douglas County Clerk's Office

~OR~

_____
Notary Public in and for said county and state

_____
My commission expires

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

INSURANCE, HOLD HARMLESS & INDEMNIFICATION REQUIREMENTS FOR AN OUTDOOR FESTIVAL LICENSE APPLICATION

Pursuant to Douglas County Code §5.12, any applicant for a Douglas County Outdoor Festival license must ensure the following requirements are met to the satisfaction of Douglas County before the Outdoor Festival license may be issued.

INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY. APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT. APPLICANT shall maintain coverage and limits of not less than $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and not less than $2,000,000 for events determined to be high risk by Douglas County. APPLICANT is required to post an indemnity bond or a performance bond in favor of the county in connection with the operation of outdoor festival for not less than $100,000. Any Douglas County department or agency required to perform an duty during the outdoor festival that results in it incurring extraordinary costs may request the clerk of the board to invoice the licensee or proceed against a bond posted.

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to issuing the license. The COUNTY prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured.

I hereby agree to the all of the provisions stated above and have attached a copy of the Certificate of Liability Insurance:

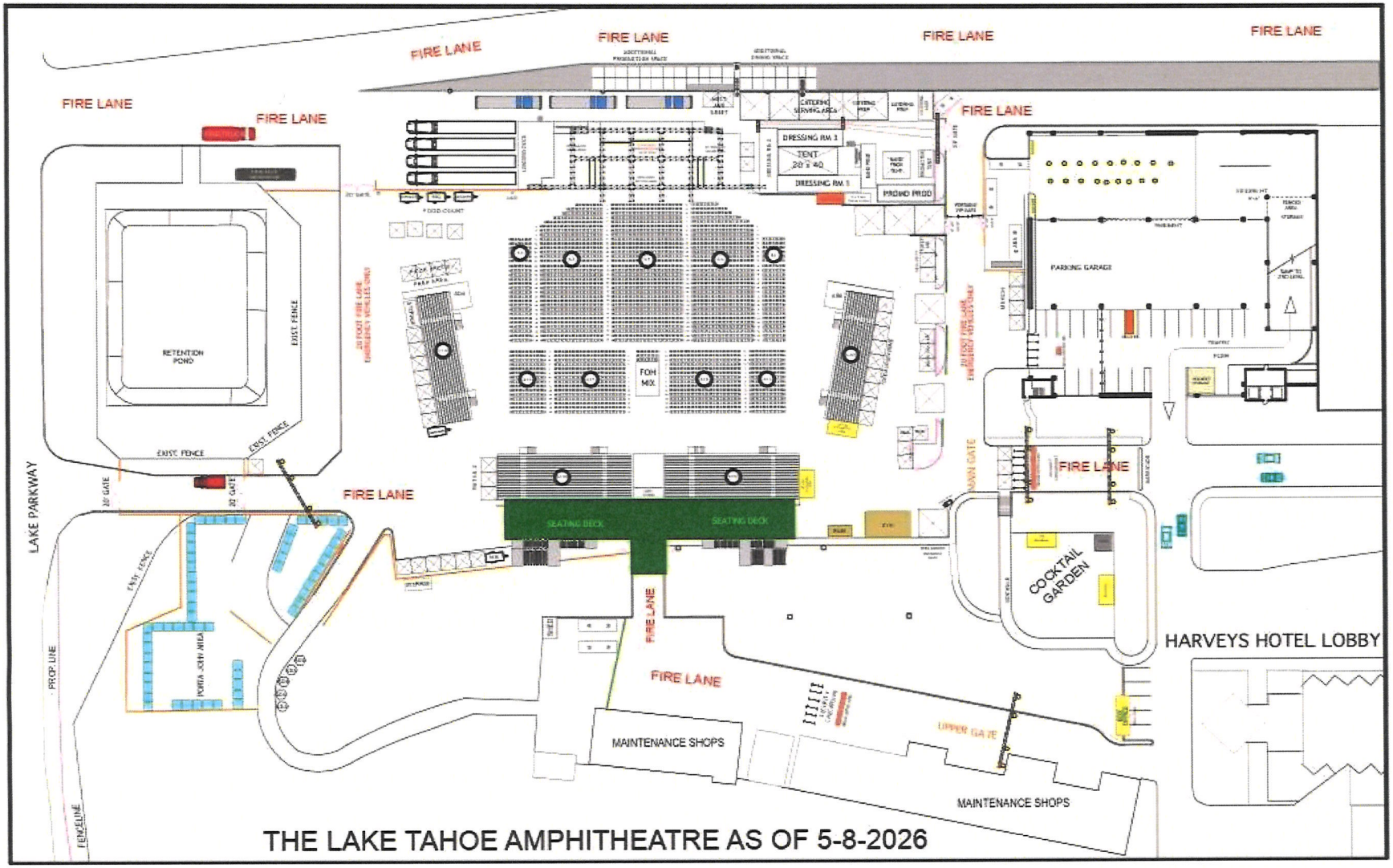
2027 PRO Skijor Championship Finals
Name of Event

3/6 + 3/7/2027
Date of Event

BRIAN CHANNER
Applicant's name (printed)

Applicant's signature

9/29/2026
Date


FIRE LANE
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FIRE LANE
FIRE LANE
LAKE PARKWAY
RETENTION POND
EXIST. FENCE
EXIST. FENCE
EXIST. FENCE
20' GATE
20' GATE
PROP. LINE
FENCELINE
PORTA JOHN AREA
DRESSING RM. 3
TENT 20' x 40'
DRESSING RM. 1
PROMO PROD
CATERING SERVING AREA
FOH MIX
SEATING DECK
SEATING DECK
PARKING GARAGE
MAIN GATE
COCKTAIL GARDEN
HARVEYS HOTEL LOBBY
MAINTENANCE SHOPS
MAINTENANCE SHOPS
UPPER GATE
THE LAKE TAHOE AMPHITHEATRE AS OF 5-8-2026

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
06/03/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Aon Risk Insurance Services West, Inc. Los Angeles CA Office 707 Wilshire Boulevard Suite 2600 Los Angeles CA 90017-0460 USA	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Caesars Entertainment, Inc. and all its subsidiaries 100 West Liberty Street, Suite 1150 Reno NV 89501 USA	INSURER A: American Zurich Ins Co	40142
	INSURER B: Zurich American Ins Co	16535
	INSURER C: ACE Property & Casualty Insurance Co.	20699
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 570120490834 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			GLO729647305	06/01/2026	05/01/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Liquor Liability	$1,000,000 $1,000,000 Excluded $1,000,000 $40,000,000 $10,000,000 $1,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BAP 7296471 05	06/01/2026	05/01/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $25,000			XEUG71801512007	06/01/2026	05/01/2027	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC729646805 AOS (except MA LA NV WI) WC729646905 MA, WI	05/01/2026 05/01/2026	05/01/2027 05/01/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	$2,000,000 $2,000,000 $2,000,000
B	Excess Workers Compensation			EWS729647005 LA, NV SIR applies per policy terms & conditions	05/01/2026	05/01/2027	EL Each Accident EL Disease - Policy EL Disease - Ea Emp	$2,000,000 $2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Insured Subsidiaries: Harrah's Harveys Lake Tahoe. Event: Outdoor Festival. Certificate Holder is included as Additional Insured in accordance with the policy provisions of the General Liability policy.

CERTIFICATE HOLDER

Douglas County
PO Box 218
Minden NV 89423 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Insurance Services West Inc.

Holder Identifier :

Certificate No : 570120490834

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AMY BURGANS
CLERK-TREASURER
website: cltr.douglasnv.us

DOUGLAS COUNTY STATE OF NEVADA CLERK TREASURER

Clerk's Office *(775) 782-9014*
Treasurer's Office *(775) 782-9018*
Tahoe General Services *(775) 586-7270*

Public Hearing Within 30 Days Waiver Letter

To Whom It May Concern:

Per NRS 244.3544, I am aware that I have the right to have my outdoor festival license application presented at a regular meeting of the Board of County Commissioners within 30 days of submitting a complete application and fee, if applicable. Per this letter, I authorize the Douglas County Clerk's Office to waive the no more than 30 days requirement to allow all required Douglas County Departments adequate time needed to review the application and provide required conditions, if applicable.

Applicable Nevada Revised Statute:
NRS 244.3544 Hearing: Notice; investigation; grant, denial or conditioning of license; issuance of license.
1. Upon receipt of a complete application and the application fee, the clerk shall:
(a) Set the application for public hearing at a regular meeting of the board, not less than 15 days nor more than 30 days thereafter, and give not less than 10 days' written notice thereof to the applicant.

Name of Event: 2027 Prosumer Championship Finals

Applicant Signature: _____ Date: 10/8/2026

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____

_____

_____

_____

_____.

NAME & TITLE OF APPROVER: Kara Easton, Director

DEPARTMENT: Emergency Management

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: None

NAME & TITLE OF APPROVER: Kate Moroles-O'Neil, EVM & Int. Principal Planner

DEPARTMENT: community Development

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: none

NAME & TITLE OF APPROVER: Ryan Stanton, Deputy Director

DEPARTMENT: Community Services

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____
None
_____
_____
_____.

NAME & TITLE OF APPROVER: Ron Elges/Undersheriff

DEPARTMENT: Sheriff's Office

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: Any pyrotechnics or fire perfomance shall reuire seprate submittal for review and permit to EFFPD

NAME & TITLE OF APPROVER: Patrick Mooneyhan-Captain

DEPARTMENT: EFFPD

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: This parade does not have any impact directly on Town of Gardnerville Facilities. Town Board approval not required.

NAME & TITLE OF APPROVER: Erik Nilssen - Town Manager

DEPARTMENT: Town of Gardnerville

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: The application for a license to conduct an outdoor festival was reviewed by Risk Management. The applicant provided sufficient proof of coverage to satisfy the requirements outlined in section N of Douglas County Code 5.12.120.

NAME & TITLE OF APPROVER: Megan Warren/ Human Resources Analyst

DEPARTMENT: Human Resources/Risk Management

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____

_____

_____

_____

_____.

NAME & TITLE OF APPROVER: JD Frisby, Town Manager

DEPARTMENT: Town of Minden

AGENDA ITEM NO. B.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion on the Outdoor Festival License application submitted by the Carson Valley Chamber of Commerce for the Carson Valley Chamber of Commerce Parade of Lights, to be held December 5, 2026, from 3:00 PM to 8:00 PM, from Eddy Street, Gardnerville, running north on Highway 395 N, turning left on Esmeralda, and finishing at Minden Park, 1610 Esmeralda Avenue, Minden, Nevada. (Amy Burgans, Clerk-Treasurer)

RECOMMENDED MOTION:
Approve the Outdoor Festival License for the Carson Valley Chamber of Commerce Parade of Lights subject to the stated conditions/comments by the reviewing departments.

FINANCIAL IMPACT:
None.

BACKGROUND:
Attached is the Outdoor Festival License application submitted by the Carson Valley Chamber of Commerce, for the Carson Valley Chamber of Commerce Parade of Lights to be held December 5, 2026, from 3:00 PM to 8:00 PM, from Eddy Street, Gardnerville, running north on Highway 395 N, turning left on Esmeralda, and finishing at Minden Park, 1610 Esmeralda Avenue, Minden, Nevada. Department and Town comments and conditions, if any, are attached and incorporated herein.

ATTACHMENTS:
Application Packet.pdf
Approval Packet.pdf

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

1. **APPLICATION AND FEES.** This application is for outdoor events with attendance of 500 or more persons on any one day of the event. There is a $100.00 **nonrefundable** application fee. No application fee is required when the applicant is a Douglas County based charitable or nonprofit organization in good standing or when the applicant is an agency or department of the County. **INFORMATION GIVEN IN THIS APPLICATION WILL BE MADE AVAILABLE TO THE PUBLIC**.

2. **DEADLINE.** All applications must be submitted at least **sixty (60) days** in advance of the event. With good cause shown and approval from the Clerk/Treasurer, in cases of emergency or extenuating circumstances, applications may be submitted not less than twenty-five (25) days in advance of the event. For special approval, email boardclerk@douglasnv.us prior to submitting application.

3. **INSURANCE.** The Outdoor Festival application will not be accepted unless the applicant has furnished proof of insurance coverage that identifies County, it's officers, agendas, employees and volunteers as additional insured in an amount of not less than one million dollars for normal events or two million dollars for high risk events as determined by the County.

4. **CONDITIONS.** All conditions for approval imposed under Douglas County Code § 5.12 must be met before issuance of the Outdoor Festival license.

5. **APPROVAL AND AGENCY SIGN-OFFS.** The application will be reviewed by appropriate county agencies who shall investigate the application and report to the clerk with appropriate concerns. The completed application and agency approvals or concerns must be heard by the Board of County Commissioners for approval or denial. It is the responsibility of the applicant to reach out to county agencies for clarification on any issues identified.

6. **ISSUANCE OF LICENSE.** It is the responsibility of the applicant to ensure that the event was approved by the Board of County Commissioners and to follow up on any conditions set by the various agencies within the county that were submitted to the Board of County Commissioners.

OUTDOOR FESTIVAL EVENT LICENSE CHECKLIST

Materials required for submittal:

☐ $100 non-refundable application fee – check(s) made payable to "Douglas County"

-OR-

☑ Articles of Incorporation if waiver of application fee due to being a Douglas County Nonprofit

-OR-

☐ Applicant is a Douglas County agency or department

AND:

☑ Completed application

☐ Financial statement of the licensee (if applicable)

☑ Proof of Insurance

☑ Permits required by other governmental agencies (if applicable)

☑ Plot plan showing arrangement of facilities and parking, egress and ingress

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

OUTDOOR FESTIVAL LICENSE APPLICATION

Application Date: ~~10/12/2026~~ 10/23/26

Name of Event: Carson Valley Chamber of Commerce Parade of Lights

Location of Event: From Eddy Street running North of HIghway 395 N. turning on Esmerelda and finishing at Minden Park
(Address or Legal Description)

Applicant's name: Carson Valley Chamber of Commerce

Mailing address: P.O. Box 793, Minden, NV 89423
Street or P.O. Box City State Zip Code

Email Address: alicia@carsonvalleynv.org

Phone #(s): 775-782-8144 (Business) 775-450-4969 (Cell)

Is the applicant a(n): ☑ Corporation ☐ Partnership ☐ Individual ☐ Other

If corporation or partnership, please list corporate officers or partners:

Name	Address	Title
~~Maggie Vandenburg~~		Board Chair
~~Alicia Main~~		Chief Executive Officer

Description of Event: 30th Annual Chamber of Commerce Parade of Lights, starting at Eddy Street running North on Hwy 395 N. Left on Esmerelda and finishing at Minden Park

Date(s) of Event: 12/5/2026 Hours of operation: 3pm - 8pm

Will an admission fee be charged for your event? ☐ Yes; $ Amount: _____ ☑ No

Number of tickets and/or passes available: _____

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

List approximate number of participants: 200-300

List approximate number of spectators: 2000-3000

List expected peak number of spectators: 2000-3000

Will alcoholic beverages be served? ☐ Yes ☑ No
(all liquor vendors must be individually licensed with Douglas County Sheriff's Office)

Will food and/or beverages be served? ☐ Yes ☑ No
(all concessionaires must be licensed and operate under a valid health department permit pursuant to NRS chapter 446.)

Will there be live music? ☐ Yes ☑ No
- If Yes, Name of Performer(s) _____ Type of Music _____

INSURANCE:

Name of Insurer: Warren Reed

Limits of liability: See attached Certificate of Liability Insurance

Address of Insurer: 1521 Hwy 395 N., Gardnerville, NV 89410
Street City State Zip code

Policy number: _____

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the permit. The filing of the application does not authorize the conducting of any business for which a permit is required, and any carrying on of such business before a permit is issued may also be grounds for denial of a permit.

Signature of Applicant

10-23-26
Date

Alicia Main
Name of Applicant

alicia@carsonvalleynv.org
Contact Email Address

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

FESTIVAL PLANS:

(MUST BE COMPLETED - ATTACH ADDITIONAL PAGES IF NECESSARY)

Detailed explanation of the applicant's plans to provide law enforcement protection; water facilities; food concessions; toilet facilities; trash cans and litter; medical facilities; fire protection; parking areas, access and parking control; maintenance of a headquarters or providing contact information; if it is proposed or expected that spectators or participants will remain at night or overnight, the arrangements for illuminating the premises and for camping or similar facilities; and what provisions shall be made for numbers of spectators in excess of the estimate. Applicant may submit a plot plan showing arrangement of the facilities including those for parking, egress and ingress shall be submitted with the application. (§ 5.12.040)

Describe law enforcement protection plan (§ 5.12.120(A))

DCSO will provide security along parade route with volunteers (search and Rescue) providing Traffic Control.

Describe plan for location and supply of water facilities (§ 5.12.120(B))

Water is available from businesses along Parade route.

Describe food concessions plan (§ 5.12.120(C))

none

Describe toilet facilities plan (§ 5.12.120(D))

N/A but businesses along Parade route may provide toilet facilities.

Describe trash cans and litter plan (§ 5.12.120(E))

Each of the Towns street cleaners will clean streets after parade.

Describe medical facilities plan (§ 5.12.120(F))

Gardnerville and Minden Fire Departments are located at both ends of the Parade route and would be able to provide medical aide.

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

Describe fire protection plan (§ 5.12.120(G))

Gardnerville and Minden Fire Departments are located at both ends of the parade route and would be able to provide coverage.

Describe parking areas, access and parking control plan (§ 5.12.120(H))

Parking is available on back streets and side streets along parade route.

Describe location of on-site headquarters or contact information (§ 5.12.120(J))

Chamber of Commerce and Alicia Main will be available for contact. Alicia Main 775-450-4969

Describe illumination plan (§ 5.12.120(K))

N/A

Describe overnight camping facilities plan (§ 5.12.120(L))

N/A

Describe communication system plan (§ 5.12.120(Q))

Chamber of Commerce Alicia Main will be available for contact. Alicia Main (775-450-4969)

What provisions will be made for numbers of spectators in excess of the estimate (§ 5.12.040)

N/A

Attach a plot plan showing arrangement of the facilities including those for parking, egress and ingress. (§ 5.12.040)

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

CONTRIBUTORS & INVESTORS LIST

Please list anyone who has contributed, invested or who has a financial interest greater than $500.
Use additional sheets if necessary.

Investor's name: N/A

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: _____

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: _____

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

Investor's name: _____

Mailing address: _____
Street or P.O. Box City State Zip Code

Email Address: _____

Phone #(s): _____ (Business) _____ (Cell)

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

PROPERTY OWNER AFFIDAVIT

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

I, John Frisby being duly sworn, depose, and say that I am an owner* of property involved in this application, that the applicant has my full permission to use the property and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief.

Location of Event: 1608 Esmeralda Ave, Minden, NV 89410
Address or Legal Description

Signed _____

Subscribed and sworn to before me this 23rd day of October, 2016

*Owner refers to the following. Please mark the appropriate box.

☑ OWNER/JOINT OWNER

☐ CORPORATE OFFICER/PARTNER

☐ POWER OF ATTORNEY (Provide copy of Power of Attorney)

☐ AGENT (Notarized letter from property owner giving legal authority to agent)

☐ LETTER FROM GOVERNMENT AGENCY WITH STEWARDSHIP

Tamara Balda
Douglas County Clerk's Office

~OR~

_____
Notary Public in and for said county and state

_____
My commission expires

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

INSURANCE, HOLD HARMLESS & INDEMNIFICATION REQUIREMENTS FOR AN OUTDOOR FESTIVAL LICENSE APPLICATION

Pursuant to Douglas County Code §5.12, any applicant for a Douglas County Outdoor Festival license must ensure the following requirements are met to the satisfaction of Douglas County before the Outdoor Festival license may be issued.

INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY. APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT. APPLICANT shall maintain coverage and limits of not less than $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and not less than $2,000,000 for events determined to be high risk by Douglas County. APPLICANT is required to post an indemnity bond or a performance bond in favor of the county in connection with the operation of outdoor festival for not less than $100,000. Any Douglas County department or agency required to perform an duty during the outdoor festival that results in it incurring extraordinary costs may request the clerk of the board to invoice the licensee or proceed against a bond posted.

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to issuing the license. The COUNTY prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured.

I hereby agree to the all of the provisions stated above and have attached a copy of the Certificate of Liability Insurance:

Carson Valley Chamer of C — 12/5/2026

Name of Event — Date of Event

Alicia Mas

Applicant's name (printed)

Applicant's signature — 10-23-26 Date

TEMPORARY
Application

District Tracking No. _____

APPLICATION FOR TEMPORARY OCCUPANCY OF
NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
(Under the Provisions of NRS 408.423 and 408.210)

1. Location where the event and/or occupancy is proposed:

US 395 (Local name of highway) | Between Eddy and Esmerelda Streets (Street address or nearest cross street)

between Milepost DO 20.61 and Milepost 22.34

2. Describe the event in detail, including the number of participants, the proposed route, the proposed date and time of the event. Please attach plans and/or drawings of the proposed route.

On US 395: complete closure between Eddy and Esmeralda Streets for Carson Valley Chamber of Commerce for annual 'Parade of Lights."

Changeable message signs (CMS) will be deployed, local law enforcement responsible for traffic control.

Please see attached documents.

EVENT DATE(s):

12/5/26, 4:00 PM - 8:00 PM

3. THE APPLICATION SHALL BE SIGNED AND RETURNED TO THE DISTRICT OFFICE.

Carson Valley Chamber of Commerce	Alicia Main, Chief Executive Officer
*Name of **PERMITTEE***	*Name and Title (Please print)*
1477 US Highway 395, Suite A	
Address	*Signature*
Gardnerville, NV 89410	775-450-4969
City, State, Zip	*Telephone*
10/19/26	(775) 782-8144, cell: (775) 450-4969
Date of Application	*Email*
	alicia@carsonvalleynv.org
Permit Representative Name	*Permit Representative Email*

District Tracking No. _____

ADDITIONAL TERMS AND CONDITIONS

1. The application shall be signed by **PERMITTEE** on Page 1 and returned to the district office. The application shall not be valid until the **SIGNED** original application has been received by the district office.

2. This temporary permit expires upon completion of the event.

3. The temporary Right-of-Way Occupancy Permit, or a conformed copy, shall be kept at the site of the event and must be shown to any representative of the Department of Transportation or any law enforcement officer on demand. **THE EVENT SHALL BE SUSPENDED IF THE PERMIT IS NOT AT THE SITE AS PROVIDED.**

4. The **PERMITTEE**, in addition to obtaining the temporary Right-of-Way Occupancy Permit must also obtain any and all other permits required by State law or local ordinances.

5. The **PERMITTEE** agrees to indemnify and save harmless the State of Nevada and its officers, agents, and employees against any and all liability, loss, damage, cost and expense which it or they may incur, suffer, or be required to pay by reason of death, disease, or bodily injury to any person or persons, or injury to, destruction of, or loss of use of any property, including property belonging to the State of Nevada, arising out of or incident to activities contemplated by this permit, and proximately caused, in whole or in part, by any act or omission of the **PERMITTEE**, or its contractors, agents, or the employees of any one or all of them **OR BY THE OFFICERS, AGENTS, OR EMPLOYEES OF THE STATE OF NEVADA,** unless it is established by the **PERMITTEE** that the proximate cause was the willful misconduct or gross negligence of the officers, agents, or employees of the State of Nevada.

6. This application must have the following signatures of approval before being processed by the district office:

Nevada Highway Patrol

By: _____

Date: _____

Special conditions / requirements or other comments (i.e. escorts, traffic control, contact area supervisor, or N/A):

_____

_____

County Sheriff or City Police

By: _____

Date: _____

Special conditions / requirements or other comments (i.e. escorts, traffic control, contact area supervisor, or N/A):

_____

_____

Douglas County
SHERIFF
"A Tradition of Service"

Daniel J. Coverley
SHERIFF

October 19, 2026

To Whom It May Concern,

The Douglas County Sheriff's Office will conduct all traffic control related to the Carson Valley Chamber of Commerce Christmas Parade, "Parade of Lights".

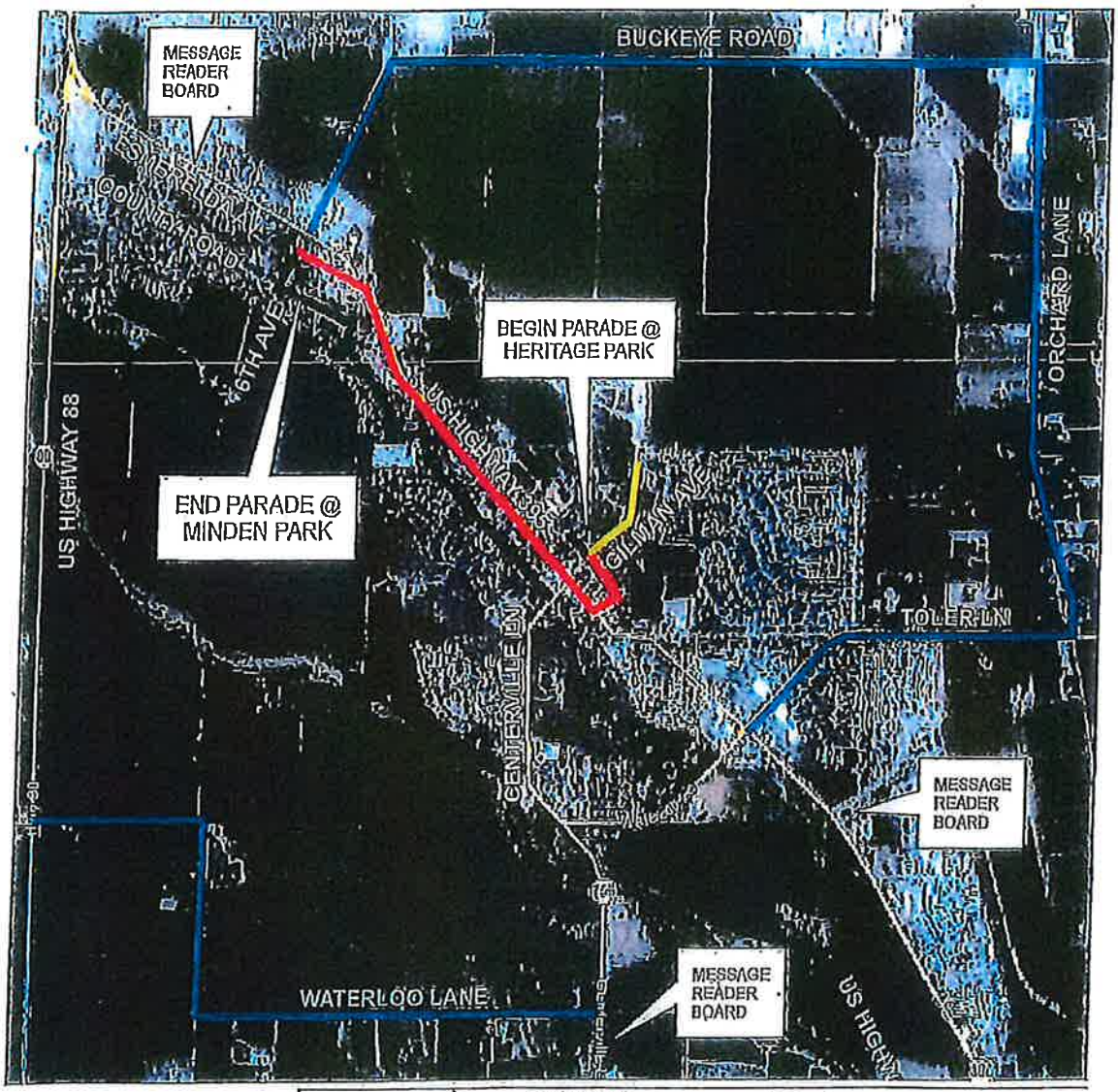
Sincerely,

Daniel J. Coverley
Sheriff

POST OFFICE BOX 218 MINDEN, NEVADA 89423
Administration 775/782-9900 – Investigations 775/782-9905 – Civil 775/782-9942 – Jail 775/782-9921
Records 775/782-9933 – Dispatch 775/782-5126 – Fax 775/782-9919

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OVERALL VIEW
PARADE OF LIGHTS
PATH AND NDOT DETOURS



LEGEND
- BYPASS
- PARADE ROUTE
- LOADING ZONE
- FLOAT RETURN ROUTE

Town of Gardnerville Nevada

Date: 12/01/2015 Author: GAL Project: PARADE OF LIGHTS

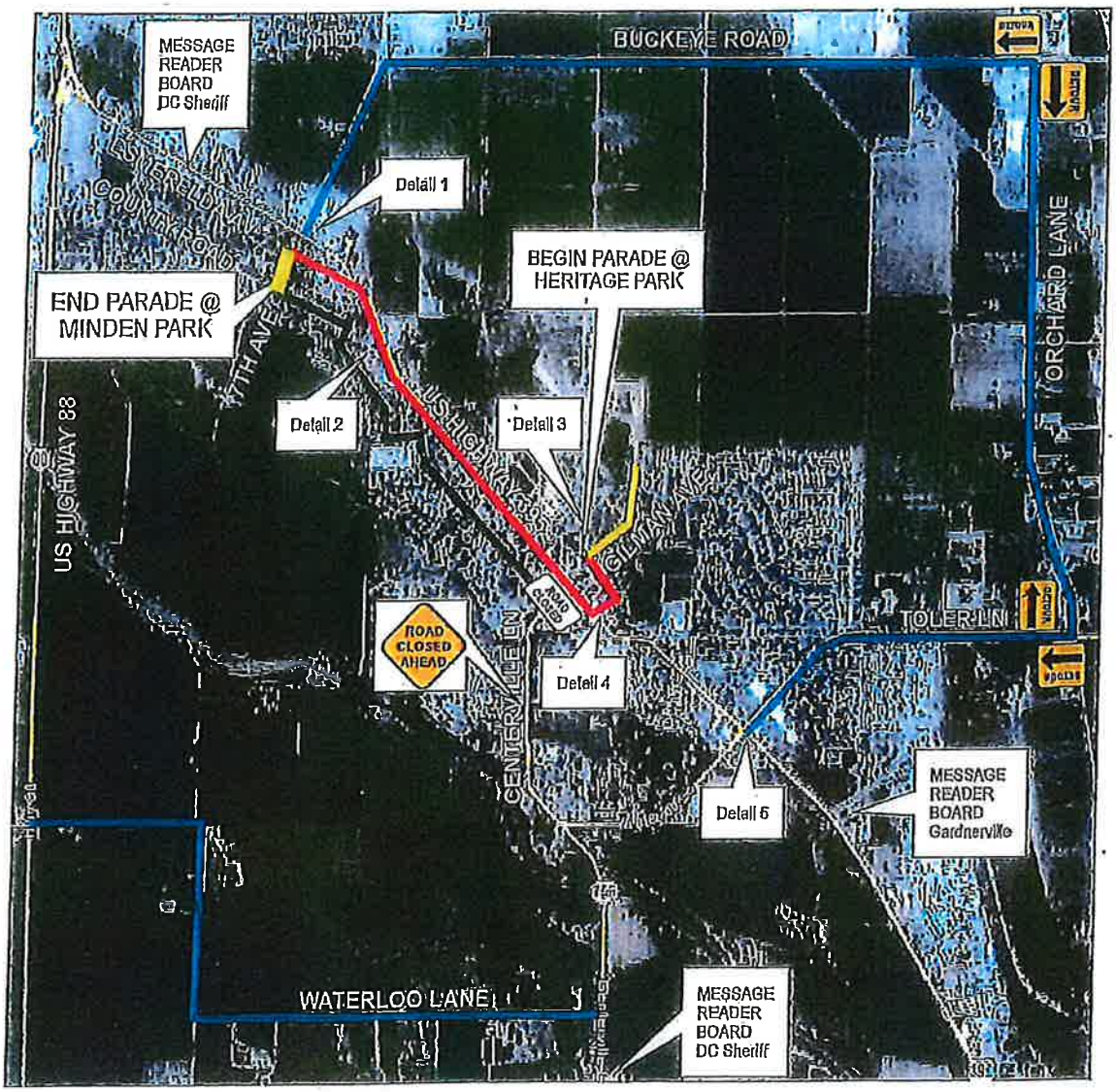
Comments:

OVERALL VIEW OF DETOUR AND PARADE PATH

A

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OVERALL VIEW
OUTLIER SIGNAGE



LEGEND

- BYPASS
- PARADE ROUTE
- LOADING AND UNLOADING ZONE
- FLOAT RETURN ROUTE

Manifest

2 x detour (L) M4-9

2 x detour (R) M4-9

1 x road closed ahead W20-3

1 x road closed R11-2 R11-2

Date: 10/21/2016 Author: GAL Project: PARADE OF LIGHTS

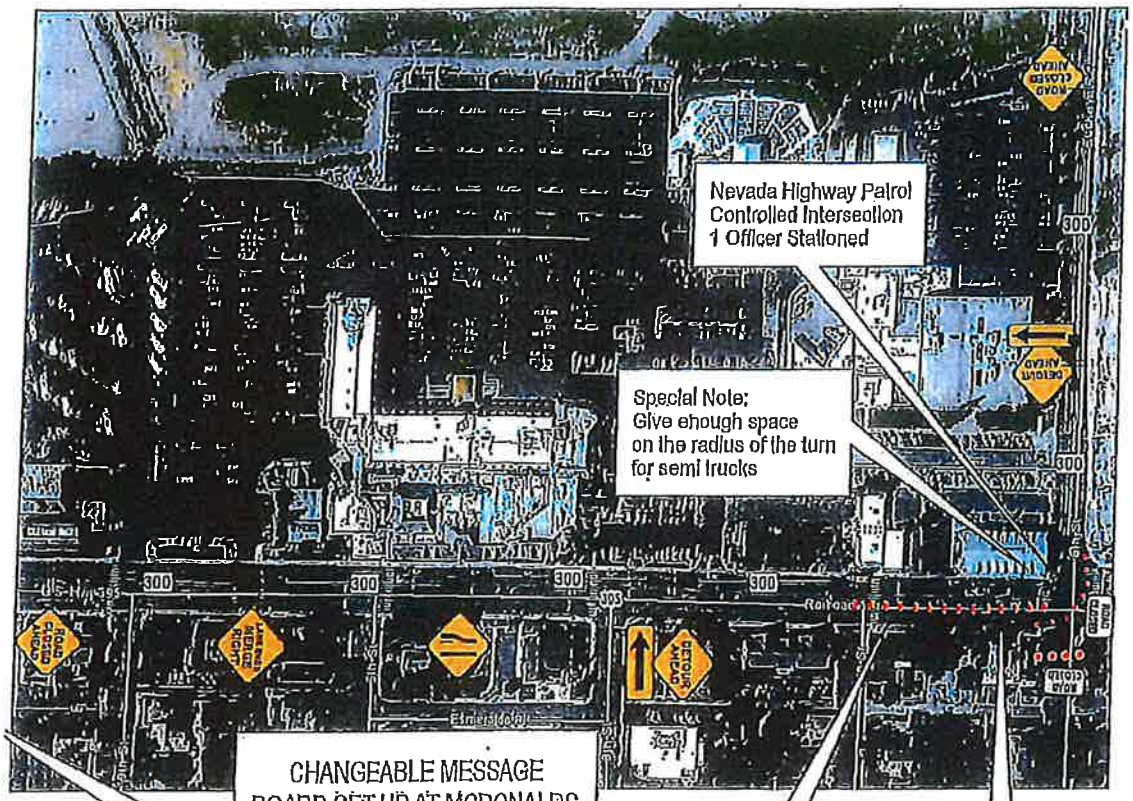
Comments:

OVERALL VIEW OF DETOUR AND PARADE PATH

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www.invarion.com

US HIGHWAY 395 and BUCKEYE ROAD
PARADE OF LIGHTS
DETAIL 1



Manifest	Legend
26 x Barrel	Barrel
2 x road closed ahead W20-3	
1 x lane ends merge right W9-2R	
1 x road narrows W4-2	
1 x large arrow W1-6	
2 x detour ahead W20-2	
2 x R11-2 road closed R11-2	
1 x large arrow (R) W1-6	

Date: 10/21/2016 Author: GAL Project: PARADE OF LIGHTS

Comments:

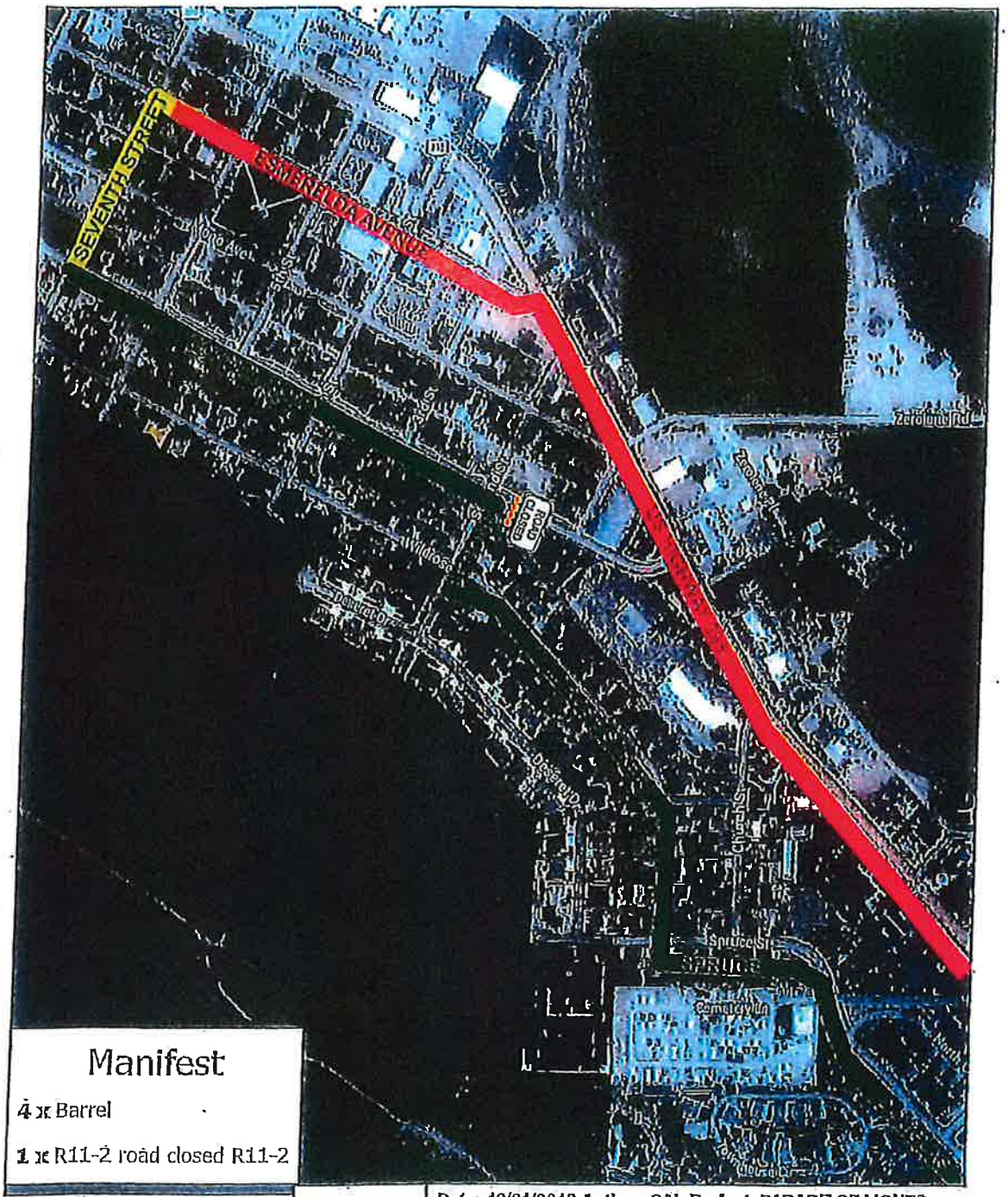
US HIGHWAY 395 and BUCKEYE ROAD

HWY PATROL CONTROLLED INTERSECTION

DocuSign Envelope ID: DE038A03-A2AB-43F4-8CE4-4303A4566624

www.invarion.com

MINDEN DOWNTOWN PARADE OF LIGHTS DETAIL 2



Manifest

4 x Barrel

1 x R11-2 road closed R11-2

LEGEND

- DELINEATOR
- PARADE ROUTE
- RIDER DROPOFF
- FLOAT RETURN ROUTE

Town of Gardnerville Nevada

Date: 10/21/2016 Author: GAL Project: PARADE OF LIGHTS

Comments:

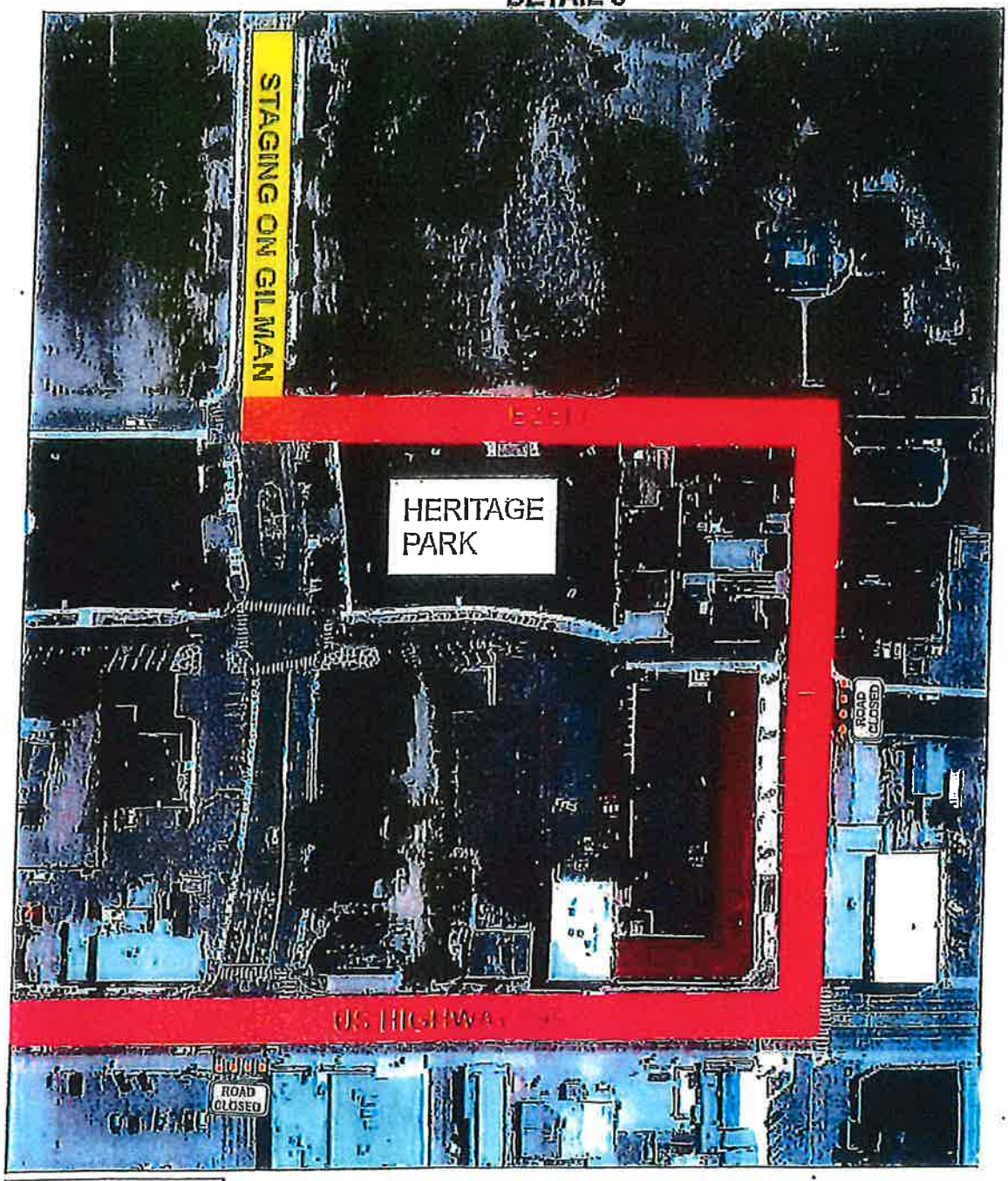
MINDEN DOWNTOWN
ROUTE AND TRAFFIC PLAN

A

DocuSign Envelope ID: DE030A03-A2AB-43F4-8CE4-4303A4566824

www.invarion.com

HERITAGE PARK
PARADE OF LIGHTS
DETAIL 3

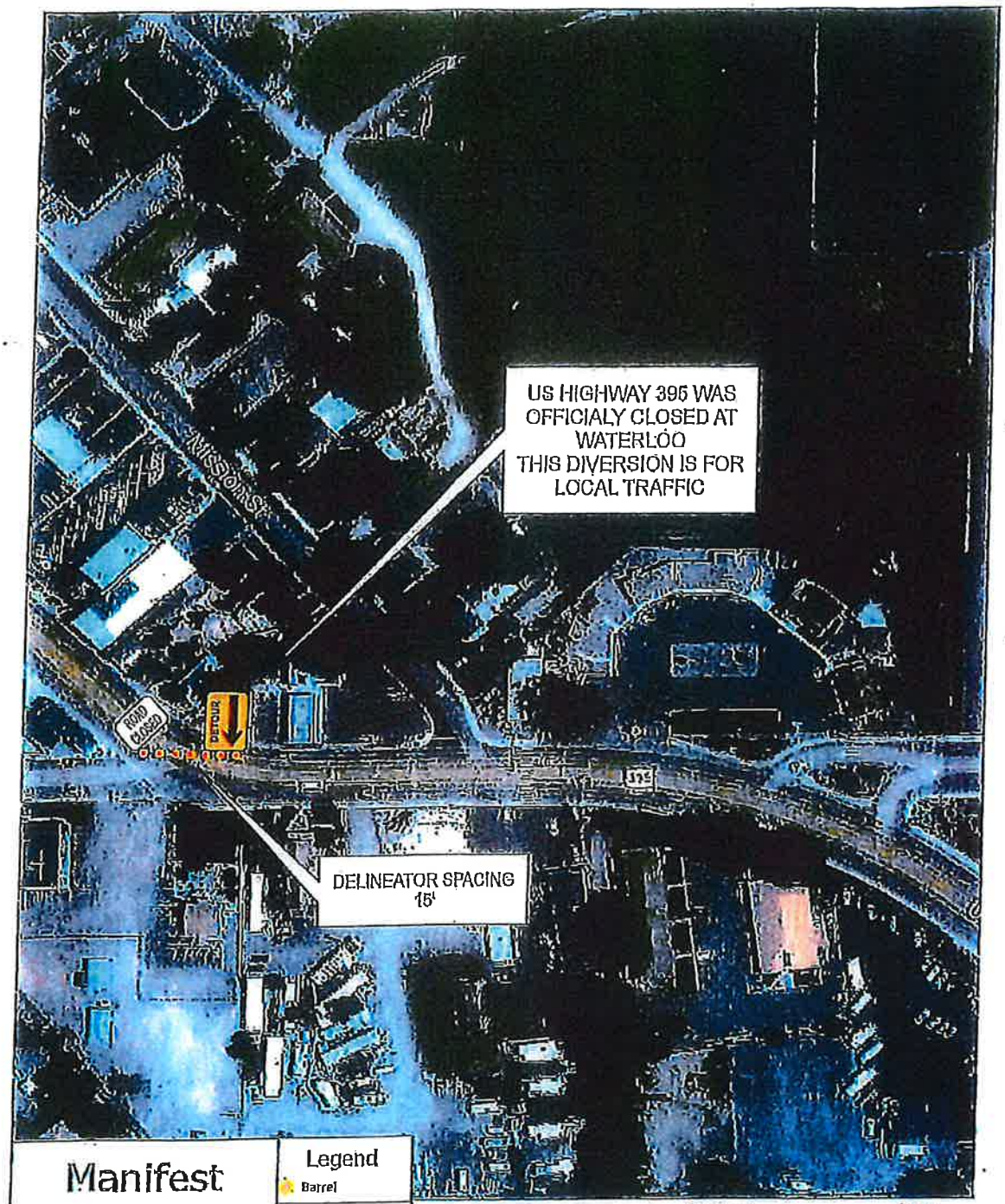


Legend		
Barrel		
Manifest	Town of Gardnerville Nevada	Date: 12/01/2015 Author: GAL Project: PARADE OF LIGHTS
8 x Barrel		Comments: HERITAGE PARK PARADE OF LIGHTS
2 x R11-2 road closed R11-2		

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www.invarion.com

US HIGHWAY 395 and DOUGLAS AVENUE
PARADE OF LIGHTS
DETAIL 4



Manifest

1 ɔc R11-2 R11-2

1 ɔc detour (L) M4-9

7 ɔc Barrel

Legend

Barrel

Town of Gardnerville Nevada

Date: 12/01/2015 Author: GAL Project: PARADE OF LIGHTS

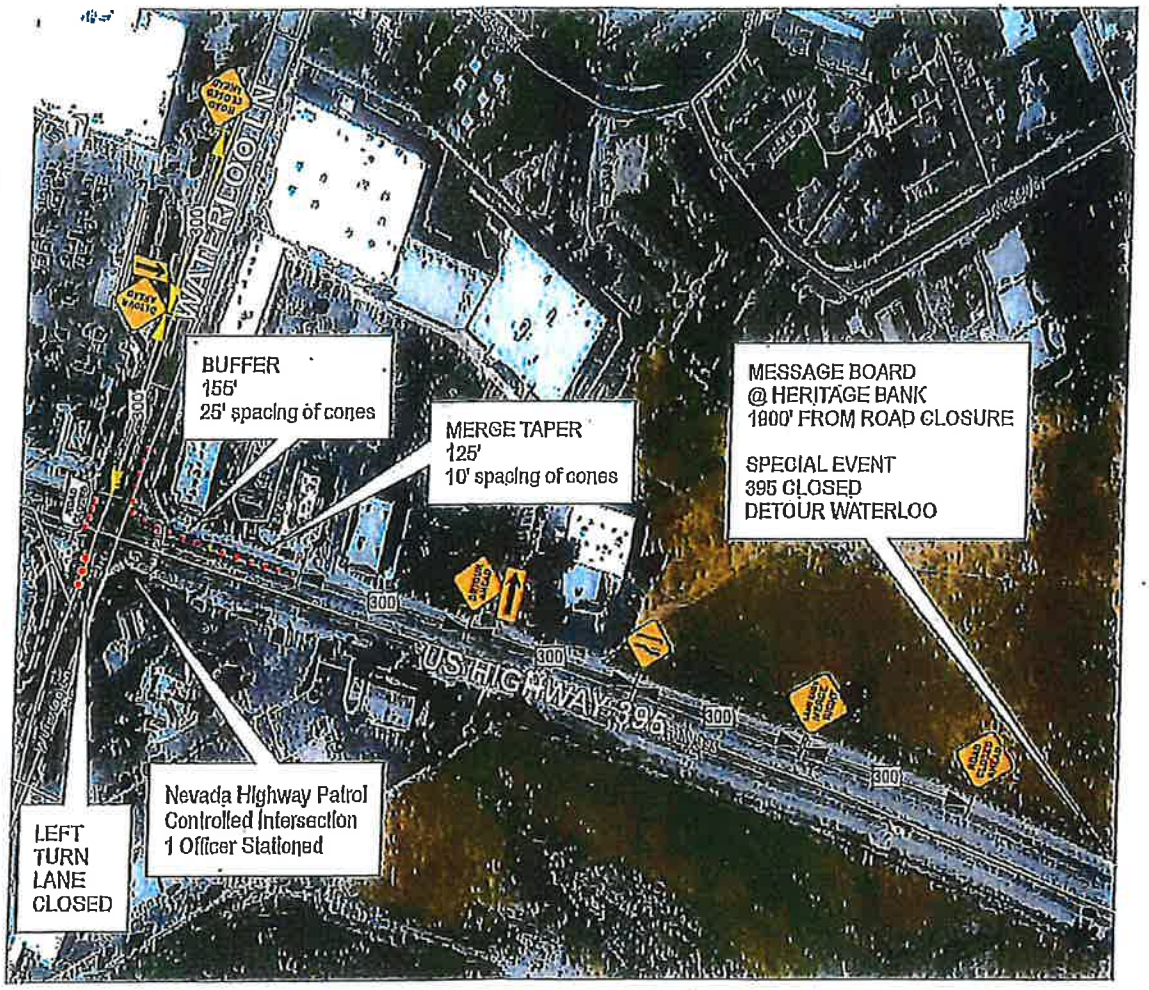
Comments:

US HIGHWAY 395 and DOUGLAS AVE
PARADE OF LIGHTS

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www.invarion.com

US HIGHWAY 395 and WATERLOO DETOUR
PARADE OF LIGHTS
DETAIL 5



Manifest
2 x road closed ahead W20-3
2 x lane ends merge right W9-2R
1 x road narrows W4-2
2 x detour ahead W20-2
1 x large arrow W1-6
1 x large arrow (R) W1-6
25 x Barrel
1 x R11-2 road closed R11-2

Legend

Barrel

Town of Gardnerville Nevada

Date: 10/21/2016 Author: GAL Project: PARADE OF LIGHTS

Comments:

US HIGHWAY 395 and WATERLOO LANE

HIGHWAY PATROL CONTROLLED INTERSECTION

Parade Of Lights – 2026

Sheet: Overall View

2	DETOUR (L)	M4-9
2	DETOUR *	M4-9
1	ROAD CLOSED AHEAD	W20-3
1	ROAD CLOSED	R11-2

Sheet: Detail 1 – Buckeye & 395

28	BARRELS OR CONES	
2	ROAD CLOSED AHEAD	W20-3
1	LANE ENDS MERGE RIGHT	W9-2R
1	RADD NARROWS (SYMBOL)	W4-2
2	LARGE ARROW	W1-6
2	DETOUR AHEAD	W20-2
1	ROAD CLOSED	R11-2

4	BARRELS OR CONES	
1	ROAD CLOSED	R11-2

4	BARRELS OR CONES	
1	ROAD CLOSED	R11-2

7	BARRELS OR CONES	
1	ROAD CLOSED	R11-2
1	DETOUR (L)	M4-9

Sheet: Detail 2 – Minden

32	BARRELS OR CONES	
1	ROAD CLOSED AHEAD	W20-3
1	LANE ENDS MERGE RIGHT	W9-2R
1	ROAD NARROWS (SYMBOL)	W4-2
2	LARGE ARROW	WI-6
2	DETOUR AHEAD	W20-2
1	ROAD CLOSED	R11-2

Contacts:

Chamber of Commerce:
Alicia Main
Chief Executive Officer
Office: (775) 782-8144
Cell (775) 450-4969

Emergency:
DC Sheriffs Office
911

Tara Smaltz
Traffic Permit Contact
(775) 834-8320

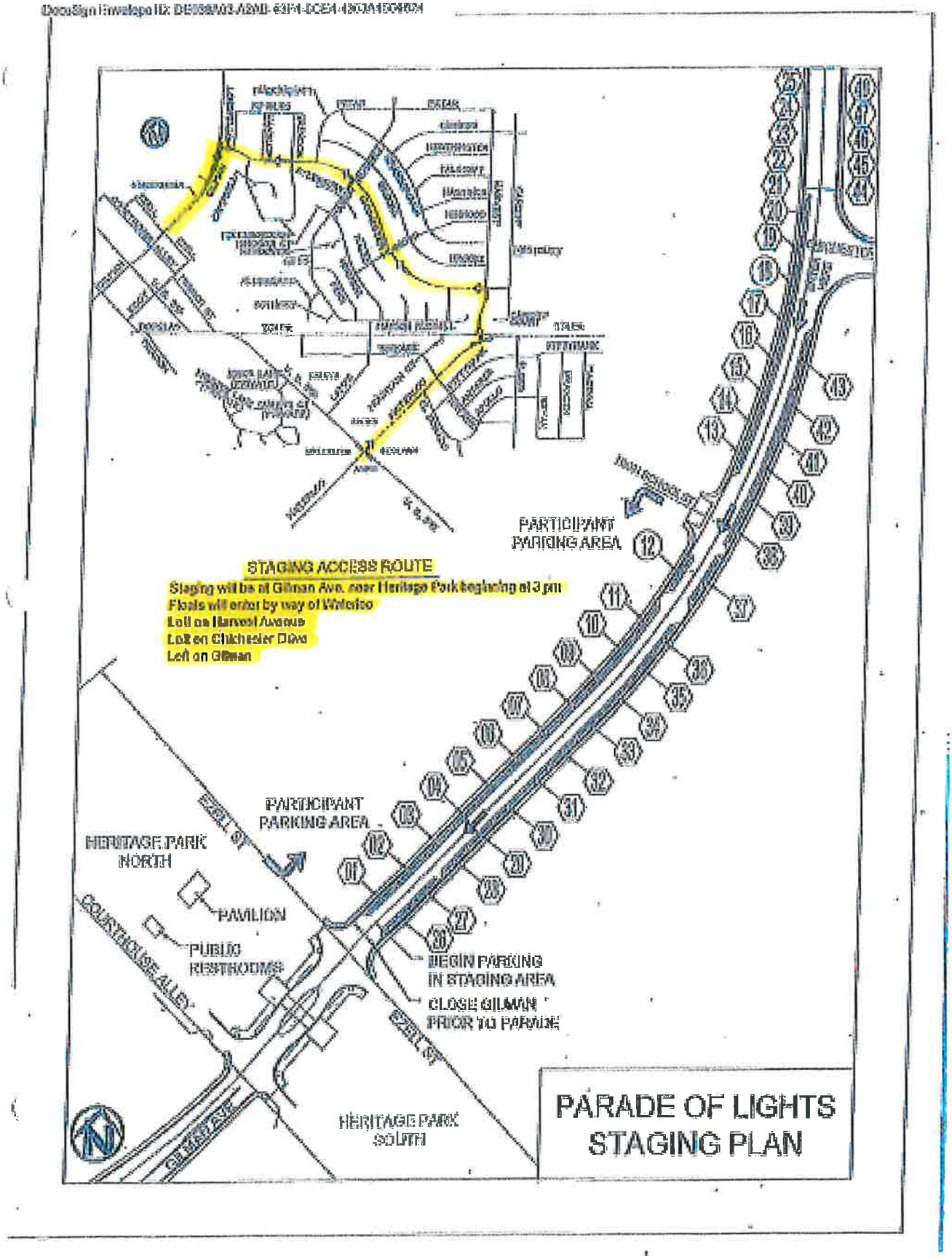
SIGNS:
Town of Minden
JD Frisby
(775) 782-5976

Town of Gardnerville
Erik Nilssen
(775) 790-7975

Message Boards Will Read
SPECIALEVENT AHEAD
HWY 395 CLOSED
USE BUCKEYE

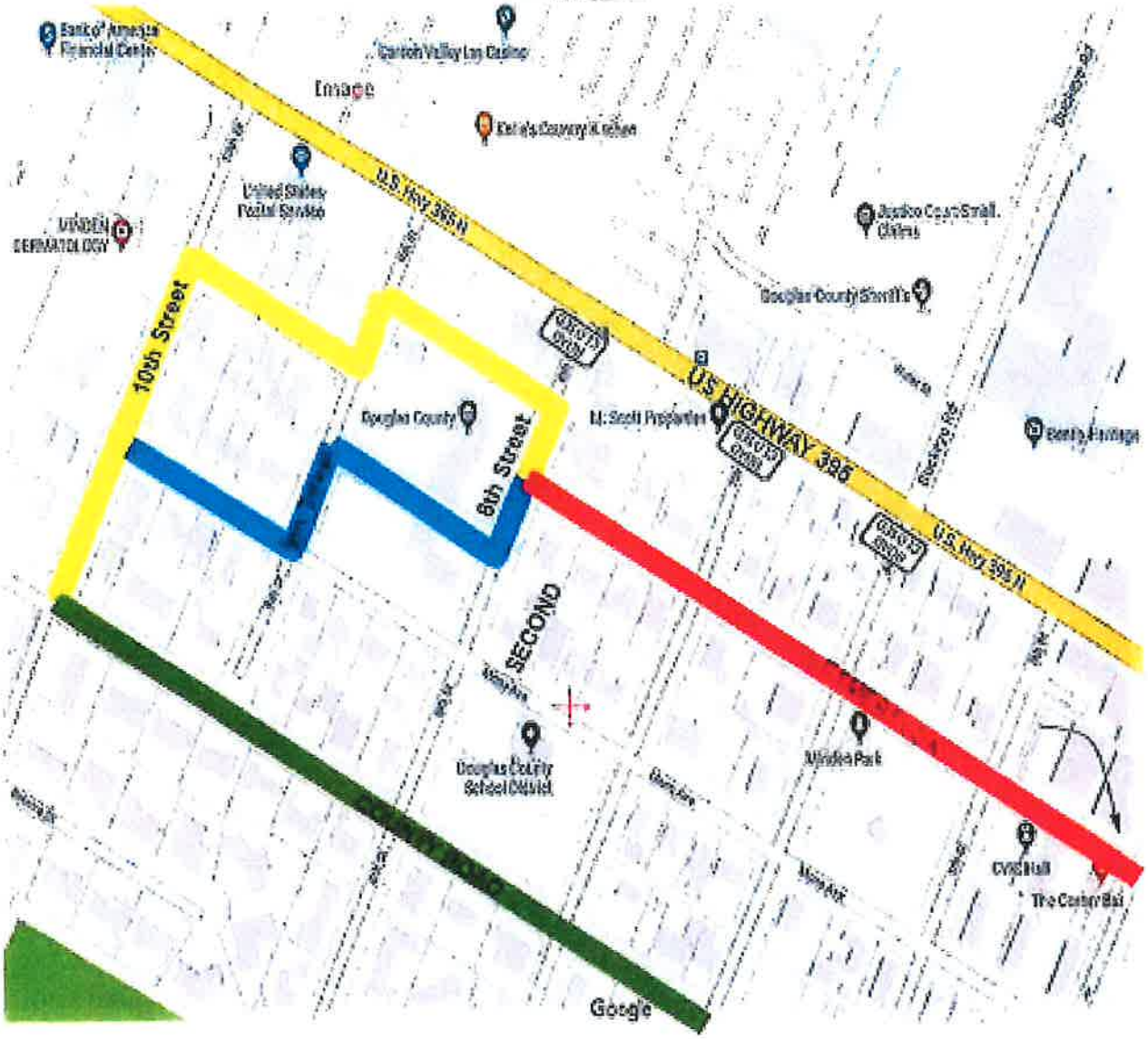
SPECIAL EVENT AHEAD
HWY 395 CLOSED
USE WATERLOO

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DocuSign Envelope ID: 9BABB4ED-1018-4525-8EA7-4D0071EAE18

MINDEN DOWNTOWN
PARADE OF LIGHTS
DETAIL 2



LEGEND

- PARADE ROUTE
- EVEN NUMBERED FLOAT RIDER DROPOFF
- ODD NUMBERED FLOAT RIDER DROPOFF
- FLOAT RETURN ROUTE

Town of Gardnerville Nevada

Date: 11/20/2018 Author: LACOST Project: PARADE OF LIGHTS

Comments:

MINDEN DOWNTOWN
ROUTE AND TRAFFIC PLAN

CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	CONTACT NAME: PHONE (A/C, No, Ext): (775) 782-2277 FAX (A/C, No): (775) 782-8923 E-MAIL ADDRESS: info@warrenreed.com
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hartford Property and Casualty — 34690 INSURER B : Pro Group Management INSURER C : ACE Property & Casualty Insurance Company — 20699C INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR	X		53SBABU1N37	7/7/2026	7/7/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: Business Liability General Aggre							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N	N/A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Douglas County
PO BOX 218
Minden, NV 89423

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Aleen Reed

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CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/14/2026

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PRODUCER Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	CONTACT NAME: PHONE (A/C, No, Ext): (775) 782-2277 FAX (A/C, No): (775) 782-8923 E-MAIL ADDRESS: info@warrenreed.com
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hartford Property and Casualty — 34690 INSURER B : Pro Group Management INSURER C : ACE Property & Casualty Insurance Company — 20699C INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER: Business Liability General Aggre	X		53SBABU1N37	7/7/2026	7/7/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		080702	1/1/2026	1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

East Fork Fire Protection District
1694 County Rd.
Minden, NV 89423

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Allen Reed

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CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

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PRODUCER Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	CONTACT NAME: PHONE (A/C, No, Ext): (775) 782-2277 FAX (A/C, No): (775) 782-8923 E-MAIL ADDRESS: info@warrenreed.com
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hartford Property and Casualty — 34690 INSURER B : Pro Group Management INSURER C : ACE Property & Casualty Insurance Company — 20699C INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER: Business Liability General Aggre			53SBABU1N37	7/7/2026	7/7/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		080702	1/1/2026	1/1/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Town of Gardnerville
1407 US HWY 395
Gardnerville, NV 89410

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Allen Reed

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CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	CONTACT NAME: PHONE (A/C, No, Ext): (775) 782-2277 FAX (A/C, No): (775) 782-8923 E-MAIL ADDRESS: info@warrenreed.com
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Hartford Property and Casualty — 34690 INSURER B : Pro Group Management INSURER C : ACE Property & Casualty Insurance Company — 20699C INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR	X		53SBABU1N37	7/7/2026	7/7/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: Business Liability General Aggre							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Town of Minden
1604 Esmeralda St
Minden, NV 89423

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Allen Reed

ACORD 25 (2016/03)

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7757821025 C.U.C.C.U.A. 837 P01 NOV 25 '97 15:39

Internal Revenue Service

District Director

Department of the Treasury

300 N. Los Angeles Street, MS 7043
Los Angeles, CA 90012

CARSON VALLEY CHAMBER OF COMMERCE
AND VISITORS AUTHORITY, INC.
1512 HWY 395, SUITE 1
GARDNERVILLE, NV 89410

Person to Contact:
L. HANRAHAN
Telephone Number:
(213) 894-2336

Refer Reply to:
EO(0807)97
Date:
AUGUST 11, 1997

EIN: [redacted]

Dear Taxpayer:

This letter is in response to your request for a copy of the determination letter for the above named organization.

Our records indicate that this organization was recognized to be exempt from Federal income tax in SEPTEMBER 1979 as described in Internal Revenue Code Section 501(c)(06).

The exempt status for the determination letter issued in SEPTEMBER 1979 continues to be in effect.

If you need further assistance, please contact our office at the above address or telephone number.

Sincerely,

Disclosure Assistant

Post-it® Fax Note 7671	Date 11-23 # of pages ▶ 1
To KELLY	From RACHAEL
Co./Dept.	Co.
Phone #	Phone #
Fax # 782-8255	Fax #

CERTIFICATE OF RESTATED AND AMENDED

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

ARTICLES OF INCORPORATION

OF THE

NOV 22 1995
No. 339-45
DEAN HELLER, SECRETARY OF STATE

CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED

A Nevada Corporation

ARTICLE I

The name of the corporation shall remain as the CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to law.

ARTICLE VI

Except as otherwise provided by law and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE IX

The Restated and Amended Articles of Incorporation were approved by resolution of the members.

(NONPROFIT) ANNUAL LIST OF OFFICERS, DIRECTORS AND REGISTERED AGENT OF

FILE NUMBER C339-1945

NAME OF CORPORATION: Carson Valley Chamber of Commerce & Visitors Authority

FOR THE FILING PERIOD OF 11- 2010 07-01-2010 TO 11- 2011 06-30-2011

110301

The entity's duly appointed registered agent in the State of Nevada upon whom process can be served is:

William Clarnock, Executive Director
Carson Valley Chamber of Commerce & Visitors Authority

A FORM TO CHANGE REGISTERED AGENT INFORMATION CAN BE FOUND ON OUR WEBSITE WWW.NVSOS.GOV

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

☒ Return one file stamped copy. (If filing not accompanied by order instructions, the stamped copy will be sent to registered agent.)

YOU MAY NOW FILE YOUR ANNUAL LIST ONLINE AT www.nvsos.gov

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of each all Directors must be named. There must be at least one director. An Officer must sign the form. *FORM WILL BE RETURNED IF UNSIGNED.*
2. If there are additional officers, attach a list of them to this form.
3. Return the completed form with the $85.00 filing fee, if no amendment. A $50.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 60 days before its due date shall be deemed an amended list for the previous year.
4. Make your check payable to the Secretary of State. Your canceled check will constitute a certificate to transact business.
5. Certified Copies: If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional $30.00 per certification. A copy fee of $1.00 per page is required for each additional copy requested when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
6. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
7. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE $85.00 IF NO CAPITALIZATION LATE PENALTY: $50.00

NAME	TITLE(S)		
Cheri Gloekner	PRESIDENT (OR EQUIVALENT OF)		
ADDRESS	CITY	STATE	ZIP CODE
1477 Highway 395	Gardnerville	NV	89410
NAME	TITLE(S)		
Jeri Johnson	SECRETARY (OR EQUIVALENT OF)		
ADDRESS	CITY	STATE	ZIP CODE
1477 Highway 395	Gardnerville	NV	89410
NAME	TITLE(S)		
John Ender	TREASURER (OR EQUIVALENT OF)		
ADDRESS	CITY	STATE	ZIP CODE
1477 Highway 395	Gardnerville	NV	89410
NAME	TITLE(S)		
Debra Lang	DIRECTOR		
ADDRESS	CITY	STATE	ZIP CODE
1477 Highway 395	Gardnerville	NV	89410

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 239.330 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

x Wm. Clarnock — Title: Executive Director — Date: 07/30/10

Signature of Officer

Nevada Secretary of State Annual List Required
Revised: 7-1-09

CERTIFICATE OF RESTATED AND AMENDED

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

ARTICLES OF INCORPORATION

OF THE

NOV 22 1995

No. 339-45

CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED

A Nevada Corporation

DEAN HELLER, SECRETARY OF STATE

ARTICLE I

The name of the corporation shall remain as the CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to law.

ARTICLE VI

Except as otherwise provided by law and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE IX

The Restated and Amended Articles of Incorporation were approved by resolution of the members.

b. Preserving and protecting the competitive enterprise system of business by: creating a better understanding and appreciation of the importance of business people and concern for their problems; educating the business community and representing them in city, county, state and national legislative and political affairs; preventing or addressing controversies which are detrimental to expansion and growth of business and the community if they arise.

c. Promoting the general welfare and prosperity of the Carson Valley area, so that its citizens and all areas of its business community shall prosper. All necessary means of promotion shall be provided and particular attention and emphasis shall be given to the economic, civic, commercial, cultural, industrial and educational interests of the area.

d. The chamber will be the designated tourist marketing organization for the Carson Valley and surrounding areas. A portion of the Douglas County Lodgers Tax and "room tax" revenues granted from the rental of transient lodging, authorized by Nevada Revised Statutes are granted to the chamber. The chamber will advertise, publicize and promote the projects specified within the law. The chamber shall also advertise the resources of Carson Valley and surrounding areas related to tourism, including available accommodations, transportation, entertainment, natural resources and climate and promote "special events" related thereto.

e. Any other lawful activity within the objects or purposes of the corporation.

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ARTICLE IV

The number of the Board of Directors shall remain at 15, but the number of such directors may be fixed and altered from time to time by the By-Laws of the corporation.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to Chapter 82 of the Nevada Revised Statutes.

ARTICLE VI

Except as otherwise provided in NRS 82.136 and 82.536 and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE VII

The following are the current name and address of the Board of Directors:

Jim McFarland	1520 Church Street, Gardnerville, NV 89410
Miles Terzich	1470 Highway 395 Gardnerville, NV 89410
Bill Henderson	1627 U.S. Highway 395 N., Minden, NV 89423
Roxanne Stangle	P.O. Box 217, Minden, NV 89423
June Michali	P.O. Box 2048, Minden, NV 89423
Sandy Cable	P.O. Box 927, Minden, NV 89423
Diane Pettitt	P.O. Box 43, Gardnerville, NV 89410
Jim McKarl	1679 Toni Court, Minden, NV 89423

Fran Houle	P.O. Box 1616, Gardnerville, NV 89410
Ray Lummus	P.O. Box 667, Gardnerville, NV 89410
Renee Mack	P.O. Box 154, Minden, NV 89423
Sheila Plimpton	1795 Ironwood Drive, Minden, NV 89423
David Pumphrey	P.O. Box 623, Minden, NV 89423
Ron Squires	1970 Comstock, Gardnerville, NV 89410
Suzy Stockdale	1650 Lucerne, Minden, NV 89423

ARTICLE VIII

All persons serving, or who have served, as officers or directors of this corporation, shall be indemnified by this corporation against expenses actually and necessarily incurred by them in connection with the defense of any action, suit or proceeding which they, or any of them, are made parties, or a party, by reason of having been or being directors or officers or a director or an officer of this corporation, except in relation to matters as to which any such director or officer or former director or officer shall be adjudged in such action, suit or proceeding to be liable for intentional misconduct, fraud or knowing violation of law. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled, under any By-Law, agreement or otherwise. Notwithstanding any other provision of these Articles, no director or officer of this corporation shall be personally liable to the corporation or its stockholders for damages for breach of fiduciary duty as a director or officer. This limitation of personal liability does not limit

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the liability of any officer or director for acts or omissions which involve intentional misconduct, fraud or a knowing violation of the law, or for payment of dividends in violation of NRS 78.300.

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The undersigned, JIM MCFARLAND, President of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., after first being duly sworn, deposes and says that he have read the foregoing Certificate of Restated and Amended Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. and that by a vote of 14 Board of Directors, being all of the Board of Directors present, the undersigned President has been authorized to execute the foregoing Certificate by a Resolution of the Board of Directors adopted on the 4th day of October, 1995, and that this Certificate correctly sets forth the text of the Articles as restated and amended as of this date.

JIM MCFARLAND, President

SUBSCRIBED AND SWORN before me
this 17th day of October, 1995.

NOTARY PUBLIC

MILOS TERZICH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES APR 28, 1999

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The undersigned, ROXANNE STANGLE, Acting Secretary of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., after first being duly sworn, deposes and says that she has read the foregoing Certificate of Restated and Amended Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. and that by a vote of 14 Board of Directors, being all of the Board of Directors present, the undersigned Acting Secretary has been authorized to execute the foregoing Certificate by a Resolution of the Board of Directors adopted on the 4th day of October, 1995, and that this Certificate correctly sets forth the text of the Articles as restated and amended as of this date.

ROXANNE STANGLE, Acting Secretary

SUBSCRIBED AND SWORN before me
this 3rd day of November, 1995.

SUSAN D. SMITH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES JULY 1, 1998

NOTARY PUBLIC

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CARSON VALLEY CHAMBER OF COMMERCE AND VISITOR'S AUTHORITY, INC.

A Nevada Corporation

On the 4th day of October, 1995, at a regularly scheduled meeting of the Board of Directors of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., it having been brought to the attention of the Board that the original Articles of Incorporation expire on or about November 26, 1995, and after motion being made and duly seconded, a quorum of the Board of Directors being present, the following resolution was unanimously passed:

RESOLVED, that the Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., be restated and amended pursuant NRS 82.371 and NRS 82.356 to read as follows:

ARTICLE I

The name of the corporation shall remain as THE CARSON VALLEY CHAMBER OF COMMERCE AND VISITOR'S AUTHORITY, INC.

ARTICLE II

This corporation is organized pursuant to Section 501(c)(6) of the Internal Revenue Code as amended and upon dissolution, any assets of the corporation must be distributed to any person or entity which is recognized as exempt under Section 501(c) of the Internal Revenue Code as amended.

ARTICLE III

This corporation is a nonprofit corporation, without capital stock, which will not distribute any gains, profits or dividends to its members. Its purposes shall include, but not be

limited to, serving the Carson Valley area of Douglas County in the following manners:

a. Serving as a clearinghouse for general information; providing a vehicle for orderly development of the community by encouraging ideas and representation from within; promoting the economic, educational, cultural, recreational and social welfare of the residents, property owners, business enterprises and investors in said area.

b. Preserving and protecting the competitive enterprise system of business by: creating a better understanding and appreciation of the importance of business people and concern for their problems; educating the business community and representing them in city, county, state and national legislative and political affairs; preventing or addressing controversies which are detrimental to expansion and growth of business and the community if they arise.

c. Promoting the general welfare and prosperity of the Carson Valley area, so that its citizens and all areas of its business community shall prosper. All necessary means of promotion shall be provided and particular attention and emphasis shall be given to the economic, civic, commercial, cultural, industrial and educational interests of the area.

d. The chamber will be the designated tourist marketing organization for the Carson Valley and surrounding areas. A portion of the Douglas County Lodgers Tax and "room tax" revenues granted from the rental of transient lodging, authorized by Nevada Revised Statutes are granted to the chamber. The chamber will advertise, publicize and promote

the projects specified within the law. The chamber shall also advertise the resources of Carson Valley and surrounding areas related to tourism, including available accommodations, transportation, entertainment, natural resources and climate and promote "special events" related thereto.

e. Any other lawful activity within the objects or purposes of the corporation.

ARTICLE IV

The number of the board of directors shall remain at 15, but the number of such directors may be fixed and altered from time to time by the By-Laws of the corporation.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to Chapter 82 of the Nevada Revised Statutes.

ARTICLE VI

Except as otherwise provided in NRS 82.136 and 82.536 and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE VII

All persons serving, or who have served, as officers or directors of this corporation, shall be indemnified by this corporation against expenses actually and necessarily incurred by them in connection with the defense of any action, suit or

proceeding which they, or any of them, are made parties, or a party, by reason of having been or being directors or officers or a director or an officer of this corporation, except in relation to matters as to which any such director or officer or former director or officer shall be adjudged in such action, suit or proceeding to be liable for intentional misconduct, fraud or knowing violation of law. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled, under any By-Law, agreement or otherwise. Notwithstanding any other provision of these Articles, no director or officer of this corporation shall be personally liable to the corporation or its stockholders for damages for breach of fiduciary duty as a director or officer. This limitation of personal liability does not limit the liability of any officer or director for acts or omissions which involve intentional misconduct, fraud or a knowing violation of the law, or for payment of dividends in violation of NRS 78.300.

AYES - 14

NAYS - NONE

ABSTENTIONS - NONE

ABSENTEES - 1

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The undersigned, being President of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. hereby certifies that the foregoing Resolution was passed as hereinabove stated.

JIM MCFARLAND, President

ATTEST:

ROXANNE STANGLE
Acting Secretary

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 18 day of October, 1995, personally appeared before me, a Notary Public, JIM MCFARLAND and ROXANNE STANGLE, known to me to be the President and Acting Secretary, respectively, of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., who acknowledge that they executed the above Resolution.

NOTARY PUBLIC

MILOS TERZICH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES APR 24, 1999

THIS FORM SHOULD ACCOMPANY Certificate of Restated and Amended Articles OF INCORPORATION FOR A NEVADA CORPORATION

1. Name of corporation CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED
2. Date of adoption of Amended and Restated Articles October 4, 1995
3. If the articles were amended, please indicate what changes have been made:
   (a) Was there a name change? Yes ☐ No ☐ If yes, what is the new name?
   (b) Did you change the resident agent? Yes ☐ No ☐ If yes, please indicate the new resident agent and address.
   Please attach the resident agent acceptance certificate.
   (c) Did you change the purposes? Yes ☐ No ☐ Did you add Banking? ☐ Gaming? ☐ Insurance? ☐ None of these? ☐
   (d) Did you change the capital stock? Yes ☐ No ☐ If yes, what is the new capital stock?
   (e) Did you change the directors? Yes ☐ No ☐ If yes, indicate the change
   (f) Did you add the directors liability provision? Yes ☐ No ☐
   (g) Did you change the period of existence? Yes ☐ No ☐ If yes, what is the new existence?
   (h) If none of the above apply, and you have amended or modified the articles, have did you change your articles?

Name and Title of Officer Date

State of) ss.
County of)

On , personally appeared before me, a Notary Public, , who acknowledged that he/she executed the above instrument.

Notary Public

(Notary Stamp or Seal)

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

NOV 22 1995

No. 334-45

DEAN HELLER, SECRETARY OF STATE

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

TEMPORARY OCCUPANCY PERMIT

District 2 Permit No.: **T – 321 – 26**
Applicant: **Carson Valley Chamber of Commerce**
Route: **US 395 N**
Milepost: **DO 21.00 – 23.00**
Type of Activity: **Parade – Road Closure**
FOR DEPARTMENT USE ONLY

PERMIT FOR TEMPORARY OCCUPANCY OF NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
(Under the Provisions of NRS 408.423 and 408.210)

1. Location where the event and/or occupancy is proposed:

US 395 (Main St)	**Eddy St to Esmerlda Ave**
Local name of highway	Street address or nearest cross street
21.00	**23.00**
between Milepost	and Milepost

2. Describe the event in detail, including the proposed route, the proposed date, and time of the event. Please attach plan sheets and/or drawings and traffic control plans for the proposed event.

On US 395 (Main St), road closure with detour for Annual Parade of Lights.

Traffic control will be supported by Douglas County Sheriff.

In Process

EVENT DATE(s): **December 5, 2026** To: **December 5, 2026 2:00PM – 9:00PM**

3. THE PERMIT SHALL BE SIGNED AND RETURNED TO THE DISTRICT OFFICE.

Carson Valley Chamber of Commerce	**Alicia Main - Executive Director**
*Name of **PERMITTEE***	*Name and Title (Please print)*
1477 Hwy 395N, Ste A	DocuSigned by: Alicia Main 10C40088C4594FF... 11/04/2026
Address	***Signature***
Gardnerville, NV 89410	**775-782-8144, 775-450-4969**
City, State, Zip	*Telephone*
10/28/2026	**alicia@carsonvalleynv.org**
Date of Application	*Email*
Permittee Representative	*Permittee Representative Email*

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

4. This temporary permit is valid for **ONE YEAR** from date of issuance or expires upon completion of the event.

5. The temporary Right-of-Way Occupancy Permit, or a conformed copy, shall be kept at the site of the event and must be shown to any representative of the Department of Transportation or any law enforcement officer on demand.
THE EVENT SHALL BE SUSPENDED IF THIS PERMIT IS NOT LOCATED ON SITE.

6. The **PERMITTEE**, in addition to obtaining the temporary Right-of-Way Occupancy Permit must also obtain any and all other permits required by State law or local ordinances.

7. The **PERMITTEE** agrees to indemnify and save harmless the State of Nevada and its officers, agents, and employees against any and all liability, loss, damage, cost and expense which it or they may incur, suffer, or be required to pay by reason of death, disease, or bodily injury to any person or persons, or injury to, destruction of, or loss of use of any property, including property belonging to the State of Nevada, arising out of or incident to activities contemplated by this permit, and proximately caused, in whole or in part, by any act or omission of the **PERMITTEE**, or its contractors, agents, or the employees of any one or all of them **OR BY THE OFFICERS, AGENTS, OR EMPLOYEES OF THE STATE OF NEVADA,** unless it is established by the **PERMITTEE** that the proximate cause was the willful misconduct or gross negligence of the officers, agents, or employees of the State of Nevada.

In Process

*** SEE ADDITIONAL TERMS AND CONDITIONS STARTING ON PAGE 3. ***

Prepared By: Initial LD _____ Initial

Inspector: DS SC _____ Initial

Supervisor: DS DO _____ Initial

Reviewed By: Signed by: Kelly Dawson 9B63A74DA2DE4A8... _____
District 2 Engineering Services Manager

11/04/2026
Date

This temporary Right-of-Way Occupancy permit is granted to the PERMITTEE in accordance with the provisions of Chapter 408 NRS, and subject to the terms and conditions stipulated to perform the activity described.

STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION

Approved By: _____
Director or District Engineer

_____
Date

NDOT District 2 Permit Office
310 Galletti Way, Sparks, NV 89431
v 07/15/2025

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

ADDITIONAL TERMS AND CONDITIONS

8. Unless specified in Condition 2, this permit does not grant approval for any other event within the NDOT right-of-way.

9. PERMITTEE shall contact the Permit Office a minimum of five (5) days prior to the anticipated date of event. Contact the District 2 Permit Office, by email at d2permitinspection@dot.nv.gov or by phone at 775-834-8330, option 2.

10. The hours of event shall be from 7:00 AM to 3:30 PM, daily, Monday through Friday, provided all through lanes of traffic are unrestricted by activity in progress. Any change in work hours must receive prior written approval from NDOT. To obtain approval, submit a formal written request to the District 2 Permit Office. The request letter shall be addressed to the District Engineer, signed by the PERMITTEE, and submitted at least five (5) working days prior to the day you wish to work adjusted hours.

11. No event shall be allowed in the NDOT right-of-way from 5:00 AM the working day before a holiday through 7:00 PM the working day after a holiday, unless prior written approval has been given by NDOT. To obtain approval, submit a formal written request to the District 2 Permit Office. The request letter shall be addressed to the District Engineer, signed by the PERMITTEE and submitted at least five (5) working days prior to the day requested.

    NDOT recognized holidays are as follows:
    - January 1, New Year's Day
    - Third Monday in January, Martin Luther King Day
    - Third Monday in February, President's Day
    - Last Monday in May, Memorial Day
    - June 19, Juneteenth National Independence Day
    - July 4, Independence Day
    - First Monday in September, Labor Day
    - Last Friday in October, Nevada Day
    - November 11, Veteran's Day
    - Fourth Thursday in November, Thanksgiving Day
    - Fourth Friday in November, Family Day
    - December 25, Christmas Day

12. No event shall be allowed the working day before, during, and the working day after scheduled special events. It is the PERMITTEE's responsibility to become aware of local or special events scheduled in the area of event.

PERMITTEE INITIAL DS AM

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

TRAFFIC CONTROL

13. Traffic control shall be set up as shown on the attached plans, unless otherwise noted herein or directed by the District 2 Permit Inspector. Any deviation from the attached plans will require prior approval from the District 2 Permit Office.

14. All persons working in the NDOT right-of-way shall wear OSHA approved reflective clothes, not limited to hats and vests. All vehicles occupying the public Right-of-Way shall be equipped with reflective markings and an overhead strobe light.

15. A detour around the road closure, for the through traffic, shall be in place prior to the roadway being blocked for the permitted special event.

16. All closures on a State or US Route must be supported by uniformed law enforcement officers.

17. The work of setting up and tearing down traffic control devices, as required, shall be completed each day, within the hours specified on the permit and/or on the approved traffic control plan. All traffic control devices shall be completely removed from the roadway and sidewalk at the end of the permitted activity period.

In Process

18. PERMITTEE shall only use legalized interstate exits as turnarounds. PERMITTEE shall not use emergency vehicle turnarounds or highway center medians as a means of travel or use for U-turns. Any incident arising from activities pertaining to the permitted access will be considered as willful misconduct and result in revocation of access.

19. Per MUTCD PERMITTEE shall ensure the buffer space be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped traffic.

20. All traffic control shall conform to the current *Manual on Uniform Traffic Control Devices*, "Chapter 6," and *The Nevada Department of Transportation Standard Plans for Bridge and Road Construction,* 2024 Edition.

21. Regardless of traffic control operations, do not stop public traffic for more than a 20-minute duration and do not delay it for more than 30 minutes total, regardless of the number of work zones. Any proposed traffic control plan must meet the duration of delay restrictions (20 minutes stopped, 30 minutes total delay). Should these delay restrictions be exceeded, work will be immediately suspended. If work is suspended, submit a written revised event plan which addresses the delay problem. Upon approval of the plan the event operations may resume.

22. All Category 1 & 2 Traffic Control Devices used on NDOT maintained roadways must be National Cooperative Highway Research Program *Report 350* compliant. The PERMITTEE and/or the contractor shall have the manufacturer's certificates of compliance available upon request.

PERMITTEE INITIAL DS AM

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

SITE MAINTENANCE

23. PERMITTEE shall be responsible for maintaining the integrity of the roadway surface. Dust, dirt, mud, gravel, etc. carried onto the roadway surface shall be removed on a regular basis (at least once a day or as requested by NDOT personnel). Failure to comply may result in NDOT having the roadway cleaned and the cost for the clean-up billed to the PERMITTEE.

24. PERMITTEE shall not disturb signs, object markers, milepost panels, marker posts and guideposts.

25. PERMITTEE shall re-install signs, object markers, milepost panels, marker posts and guideposts disturbed during event by the end of the working day.

26. The NDOT right-of-way shall be returned to the original condition. Road travel way shall remain clean and free of debris at all times. Removal of trash and debris will be the responsibility of the PERMITTEE.

27. PERMITTEE shall not use the NDOT right-of-way for parking or staging. All activities shall be accomplished outside of the NDOT right-of-way.

In Process

EMERGENCY

28. During business hours, emergency work on permitted facilities must be authorized by the District 2 Permit Inspector.

29. During non-business hours, notify the NDOT District 2 Utilities 24/7 Hotline of any emergency at (775) 834-8344. Provide the District 2 Road Operations Center the following information:

    - PERMITTEE's contact information for the emergency. District 2 Road Operations Center may need to call back to follow up.
    - Temporary occupancy permit number
    - Location of the emergency
    - Description of emergency
    - Description of the traffic impact (shoulder closure, lane closure, etc.)
    - Give an estimated time duration to mitigate the incident.

30. After an emergency event, the PERMITTEE shall follow up with the District 2 Permit Office and submit a new Temporary Occupancy Permit application summarizing the emergency event. Contact your District 2 Permit Inspector for any questions and comments.

PERMITTEE INITIAL DS AM

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

TEMPORARY OCCUPANCY APPLICATION

APPLICATION FOR TEMPORARY OCCUPANCY FOR THE
NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
(Underthe Provisions ofNRS 408.423and408.210)

1. Location where the work/event will be taking place:

US 395	Between Eddy and Esmeralda Streets
Local name of highway	Street address or nearest cross street
20.61	22.34
between Milepost	and Milepost

2. Describe the event in detail, including the route and detailed description of the work or event. Please attach plan sheets and/or drawings and traffic control plans for the work or event.

2026 P arade of Lights - annual Carson Valley community holiday parade.
Event route on US 395 between Eddy and Esmeralda Streets.
See attached route map, staging details, and traffic control plans.

Work or Event Date/Time: December 5, 2026 | 4:00 PM - 8:00 PM

3. **APPLICATION SHALL BE SIGNED AND RETURNED TO THE DISTRICT OFFICE PRIOR TO WORK**

Carson Valley Chamber of Commerce	Alicia Main, Chief Executive Officer
PERMITTEE Company Name	*PERMITTEE Name and Title (Please print)*
1477 US Highway 395, Suite A	AliciaMa
Address	*Signature*
Gardnerville, NV 89410	775-782-8144 | Cell: 775-450-8969
City, State, Zip	*Telephone*
10/19/2026	alicia@carsonvalleynv.org
Date of Application	*Email*
Alicia Main	alicia@carsonvalleynv.org
Permittee Representative	*Permittee Representative Email*

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

4. The application shall be signed by the PERMITTEE on Page 1 and returned to the District 2 Permit Office. The application will not be accepted without a signature.

5. The **PERMITTEE**, in addition to obtaining the temporary Right-of-Way Occupancy Permit must also obtain any and all other permits required by State law, local or tribal ordinances.

6. The **PERMITTEE** agrees to indemnify and hold harmless the State of Nevada and its officers, agents, and employees against any and all liability, loss, damage, cost and expense which it or they may incur, suffer, or be required to pay by reason of death, disease, or bodily injury to any person or persons, or injury to, destruction of, or loss of use of any property, including property belonging to the State of Nevada, arising out of or incident to activities contemplated by this permit, and proximately caused, in whole or in part, by any act or omission of the **PERMITTEE**, or its contractors, agents, or the employees of any one or all of them **OR BY THE OFFICERS, AGENTS, OR EMPLOYEES OF THE STATE OF NEVADA,** unless it is established by the **PERMITTEE** that the proximate cause was the willful misconduct or gross negligence of the officers, agents, or employees of the State of Nevada.

7. Application must include the following documentation:

a. Temporary Occupancy Application
- i. Completely filled out and signed.
- ii. Permittee Representative may fill out application but will need signature from the PERMITTEE.

b. WorkPlanSheets
- i. Clear and Legible
- ii. Depict only work taking place within NDOT right of way.

c. Event Location Map
- i. Clear and Legible
- ii. For parades, show entire route of parade

d. Traffic Control Plans
- i. Must be clear and legible.
- ii. Appropriate spacing according to the roadway speeds.
- iii. Indicate the speeds of the roadway.
- iv. Attach speed limit spacing chart matching NDOT standards.
- v. ATSSA Traffic Control Supervisor/Technician number or equivalent.

e. Law Enforcement
- i. Parades, special events, aviation, or wire line crossings with road closures
  1. NHP Contract Agreement, For any use of NHP Troopers.
  2. Letter from the local law enforcement agency stating they will be providing traffic control for the event. This will suffice for a traffic control.

f. OtherDocuments
- i. may be requested depending on the type and size of the work of event taking place. The District 2 Permit Office will reach out if additional information is needed.

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Douglas County
SHERIFF
"A Tradition of Service"
Daniel J. Coverley
SHERIFF

October 19, 2026

To Whom It May Concern,

The Douglas County Sheriff's Office will conduct all traffic control related to the Carson Valley Chamber of Commerce Christmas Parade, "Parade of Lights".

Sincerely,

Daniel J. Coverley
Sheriff

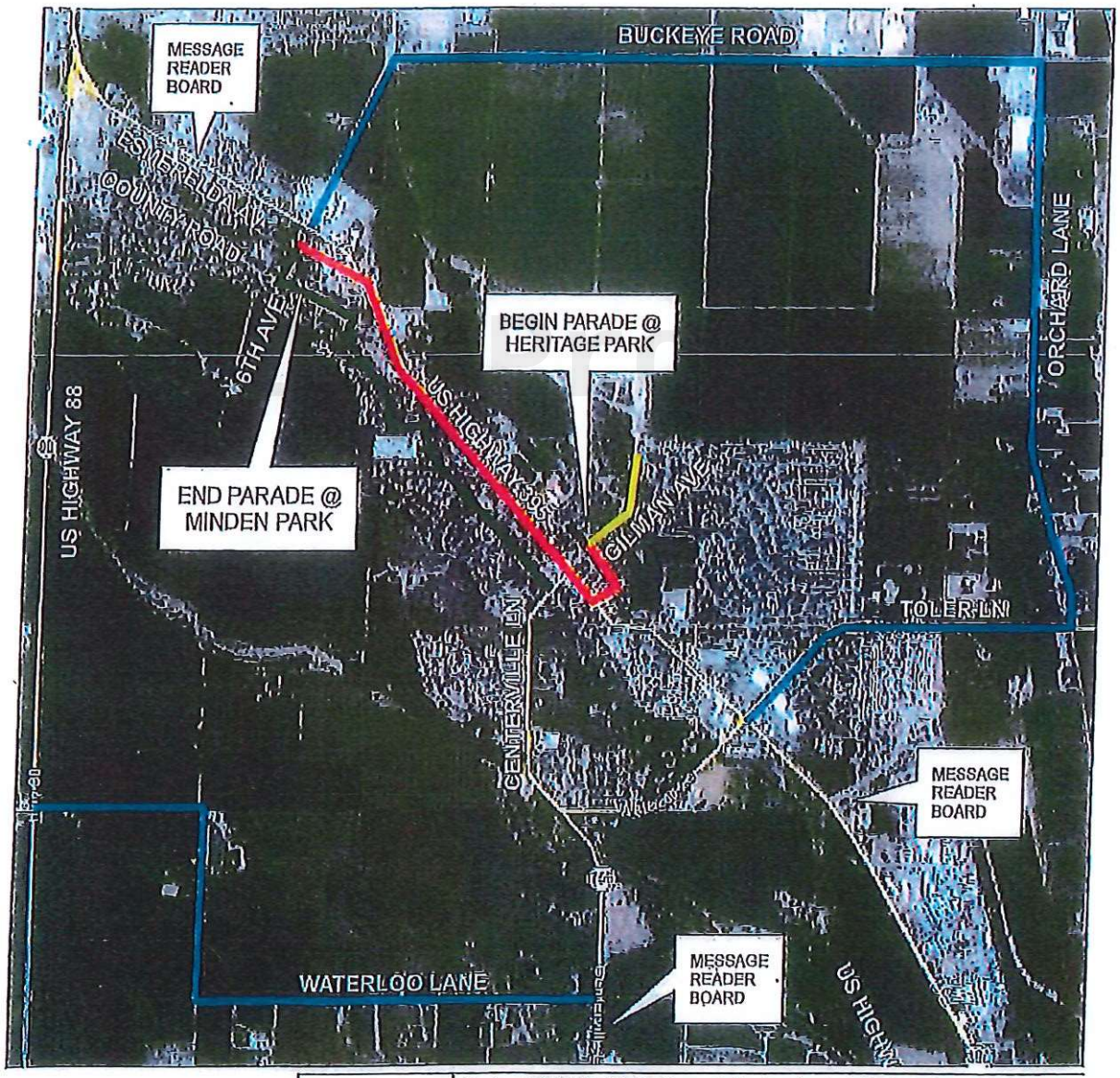
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POST OFFICE BOX 218 MINDEN, NEVADA 89423
Administration 775/782-9900 – Investigations 775/782-9905 – Civil 775/782-9942 – Jail 775/782-9921
Records 775/782-9933 – Dispatch 775/782-5126 – Fax 775/782-9919

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OVERALL VIEW
PARADE OF LIGHTS
PATH AND NDOT DETOURS



LEGEND
- BYPASS
- PARADE ROUTE
- LOADING ZONE
- FLOAT RETURN ROUTE

Town of Gardnerville Nevada

Date: 12/01/2015 Author: GAL Project: PARADE OF LIGHTS

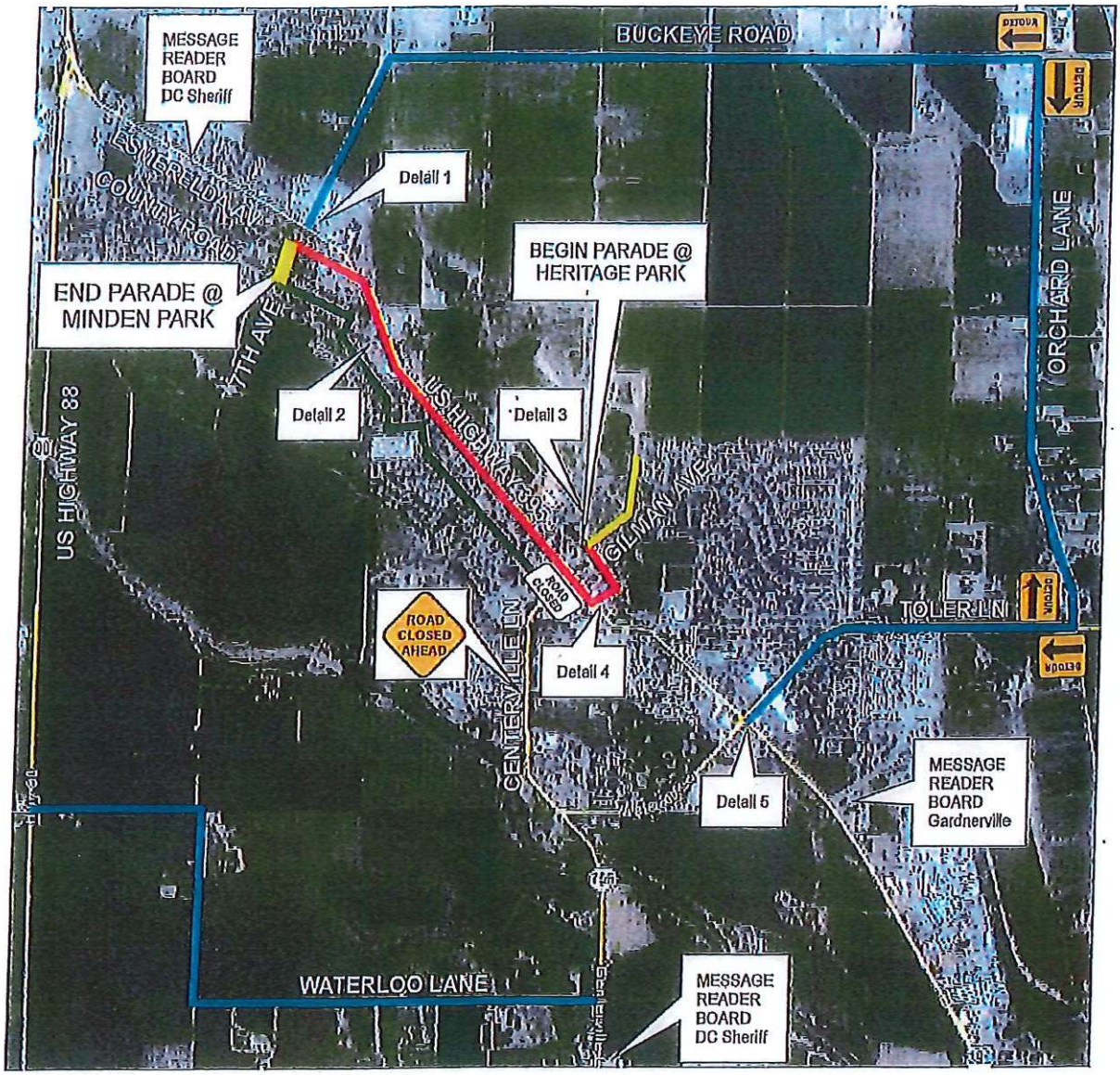
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OVERALL VIEW OF DETOUR AND PARADE PATH

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OVERALL VIEW
OUTLIER SIGNAGE



LEGEND

- BYPASS
- PARADE ROUTE
- LOADING AND UNLOADING ZONE
- FLOAT RETURN ROUTE

Manifest

2 x detour (L) M4-9

2 x detour (R) M4-9

1 x road closed ahead W20-3

1 x road closed R11-2 R11-2

Town of Gardnerville Nevada

Date: 10/21/2016 **Author:** GAL **Project:** PARADE OF LIGHTS

Comments:

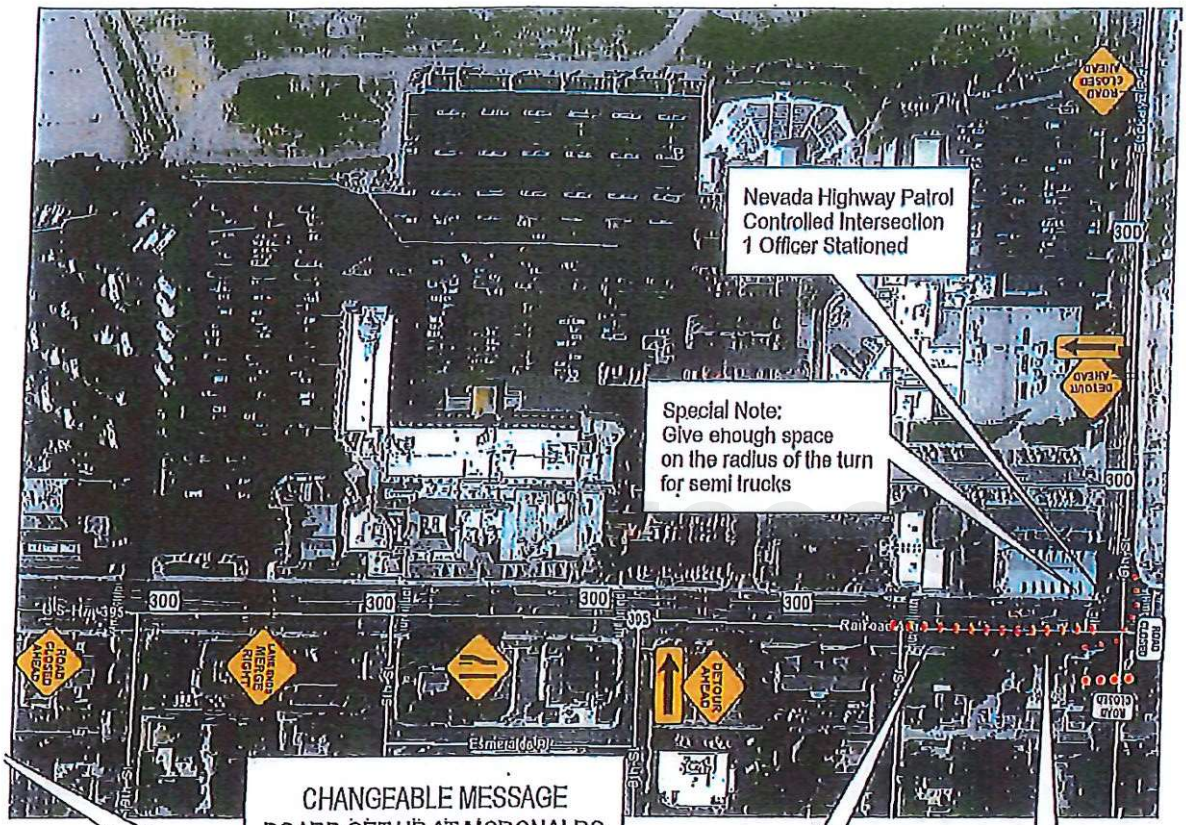
OVERALL VIEW OF DETOUR AND PARADE PATH

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US HIGHWAY 395 and BUCKEYE ROAD
PARADE OF LIGHTS
DETAIL 1



Manifest	Legend
26 x Barrel	Barrel
2 x road closed ahead W20-3	
1 x lane ends merge right W9-2R	
1 x road narrows W4-2	
1 x large arrow W1-6	
2 x detour ahead W20-2	
2 x R11-2 road closed R11-2	
1 x large arrow (R) W1-6	

Town of Gardnerville Nevada

Date: 10/21/2016 **Author:** GAL **Project:** PARADE OF LIGHTS

Comments:

US HIGHWAY 395 and BUCKEYE ROAD

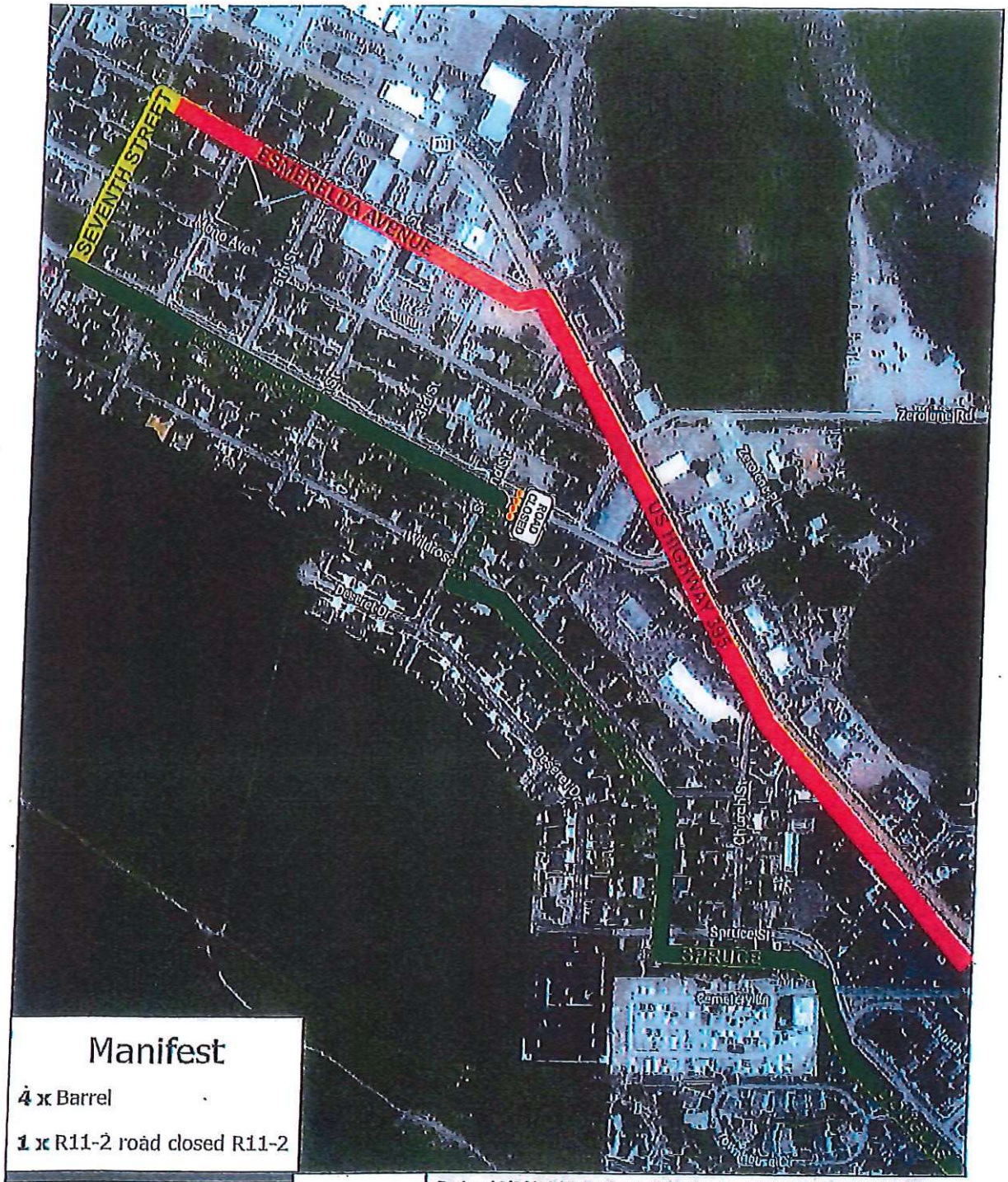
HWY PATROL CONTROLLED INTERSECTION

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MINDEN DOWNTOWN PARADE OF LIGHTS DETAIL 2

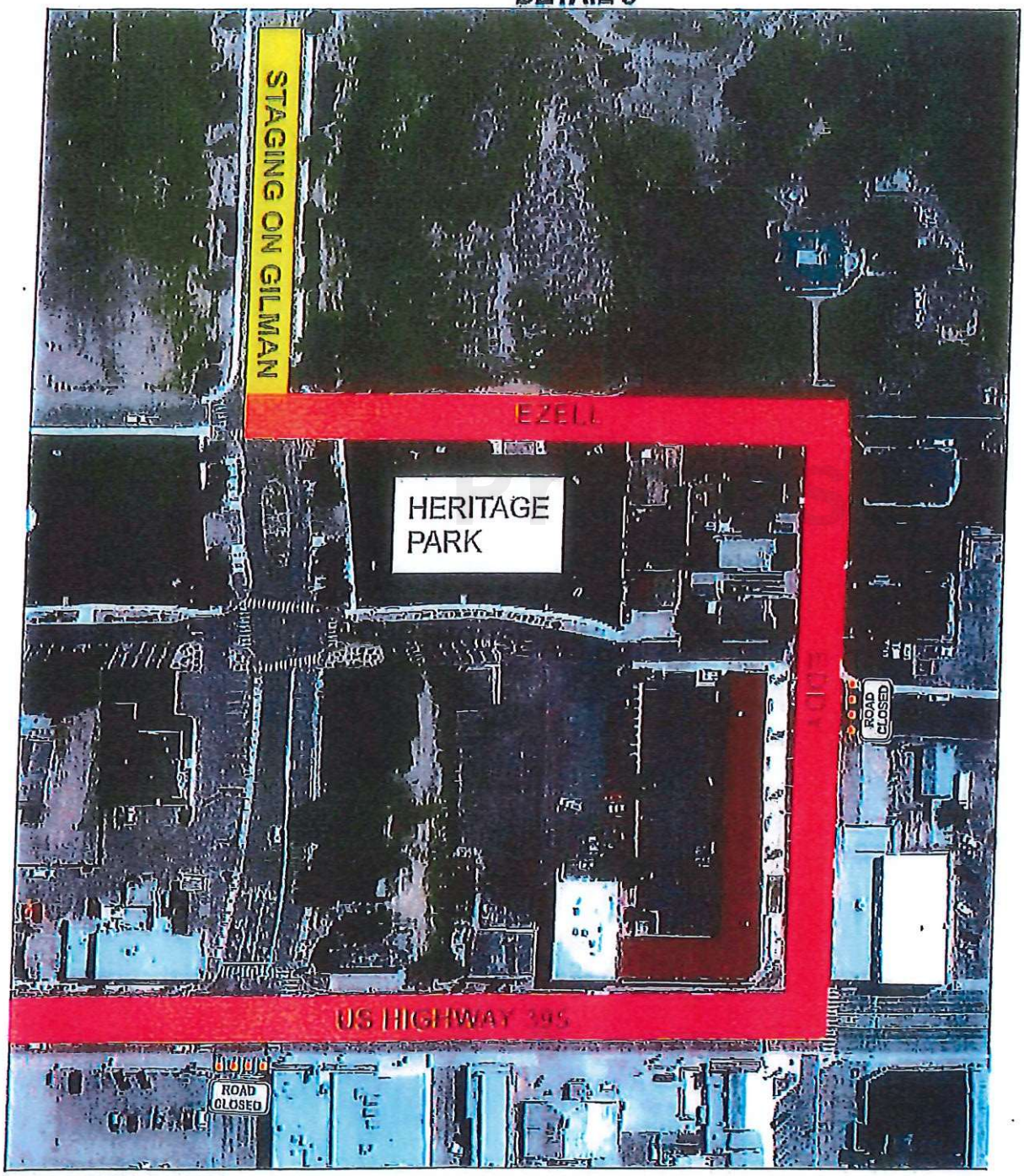


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HERITAGE PARK
PARADE OF LIGHTS
DETAIL 3

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Legend

Barrel

Manifest

8 x Barrel

2 x R11-2 road closed R11-2

Town of Gardnerville Nevada

Date: 12/01/2015 **Author:** GAL **Project:** PARADE OF LIGHTS

Comments:

HERITAGE PARK
PARADE OF LIGHTS

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

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US HIGHWAY 395 and DOUGLAS AVENUE
PARADE OF LIGHTS
DETAIL 4



Manifest

1 x R11-2 R11-2

1 x detour (L) M4-9

7 x Barrel

Legend

Barrel

Town of Gardnerville Nevada

Date: 12/01/2015 Author: GAL Project: PARADE OF LIGHTS

Comments:

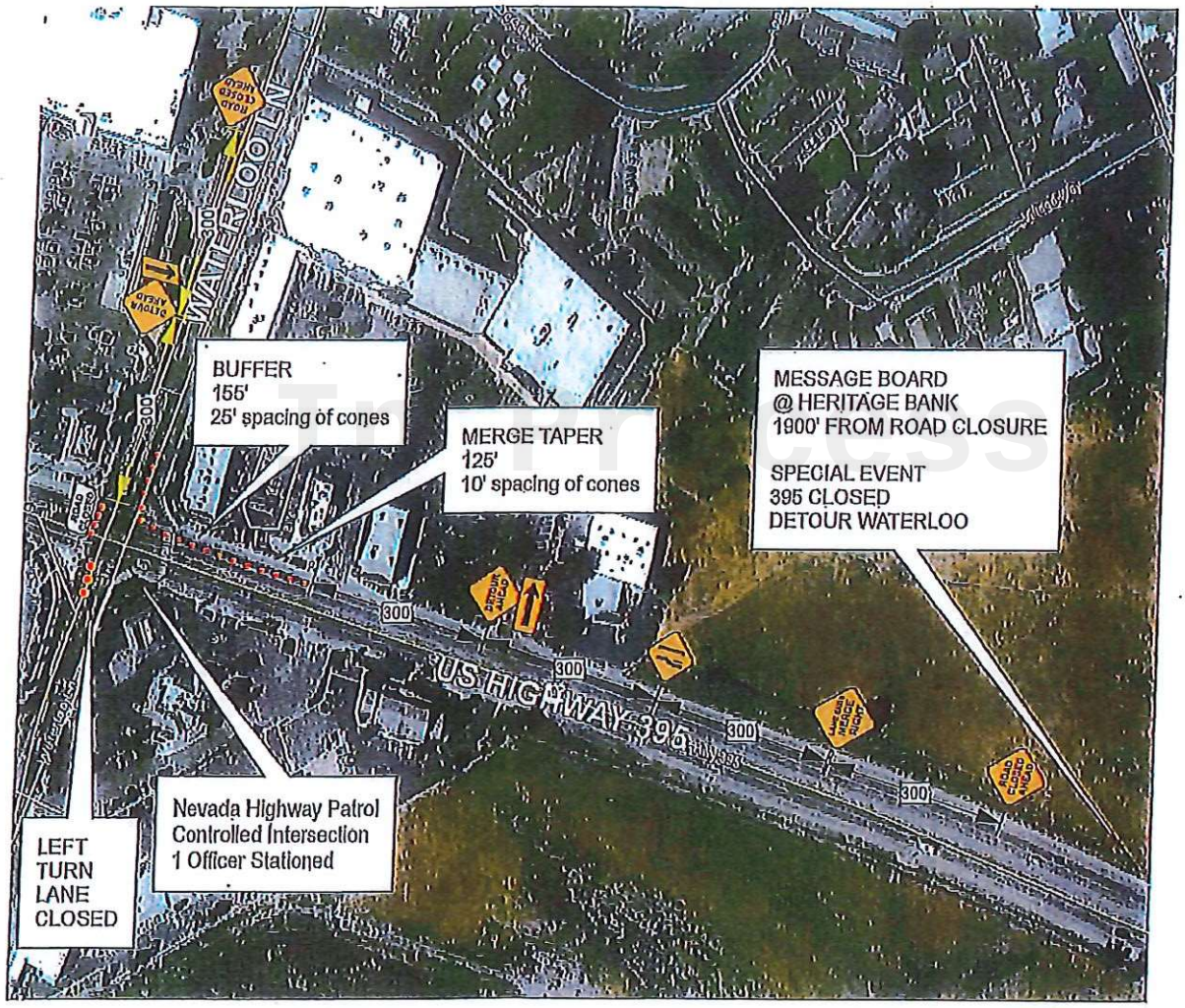
US HIGHWAY 395 and DOUGLAS AVE
PARADE OF LIGHTS

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US HIGHWAY 395 and WATERLOO DETOUR
PARADE OF LIGHTS
DETAIL 5

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Manifest	Legend
2 x road closed ahead W20-3	Barrel
2 x lane ends merge right W9-2R	
1 x road narrows W4-2	
2 x detour ahead W20-2	
1 x large arrow W1-6	
1 x large arrow (R) W1-6	
25 x Barrel	
1 x R11-2 road closed R11-2	

Town of Gardnerville Nevada

Date: 10/21/2016 **Author:** GAL **Project:** PARADE OF LIGHTS

Comments:

US HIGHWAY 395 and WATERLOO LANE

HIGHWAY PATROL CONTROLLED INTERSECTION

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Parade Of Lights – 2026

Sheet: Overall View

2	DETOUR (L)	M4-9
2	DETOUR ®	M4-9
1	ROAD CLOSED AHEAD	W20-3
1	ROAD CLOSED	R11-2

Sheet: Detail 1 – Buckeye & 395

28	BARRELS OR CONES	
2	ROAD CLOSED AHEAD	W20-3
1	LANE ENDS MERGE RIGHT	W9-2R
1	RAOD NARROWS (SYMBOL)	W4-2
2	LARGE ARROW	W1-6
2	DETOUR AHEAD	W20-2
1	ROAD CLOSED	R11-2

4	BARRELS OR CONES	
1	ROAD CLOSED	R11-2

4	BARRELS OR CONES	
1	ROAD CLOSED	R11-2

7	BARRELS OR CONES	
1	ROAD CLOSED	R11-2
1	DETOUR (L)	M4-9

Sheet: Detail 2 – Minden

32	BARRELS OR CONES	
1	ROAD CLOSED AHEAD	W20-3
1	LANE ENDS MERGE RIGHT	W9-2R
1	ROAD NARROWS (SYMBOL)	W4-2
2	LARGE ARROW	W1-6
2	DETOUR AHEAD	W20-2
1	ROAD CLOSED	R11-2

Contacts:

Chamber of Commerce: Alicia Main
Chief Executive Officer
Office: (775) 782-8144
Cell (775) 450-4969

Emergency: DC Sheriffs Office
911

Tara Smaltz
Traffic Permit Contact
(775) 834-8320

SIGNS: Town of Minden
JD Frisby
(775) 782-5976

Town of Gardnerville
Erik Nilssen
(775) 790-7975

Message Boards Will Read SPECIALEVENT AHEAD
HWY 395 CLOSED
USE BUCKEYE

SPECIAL EVENT AHEAD
HWY 395 CLOSED
USE WATERLOO

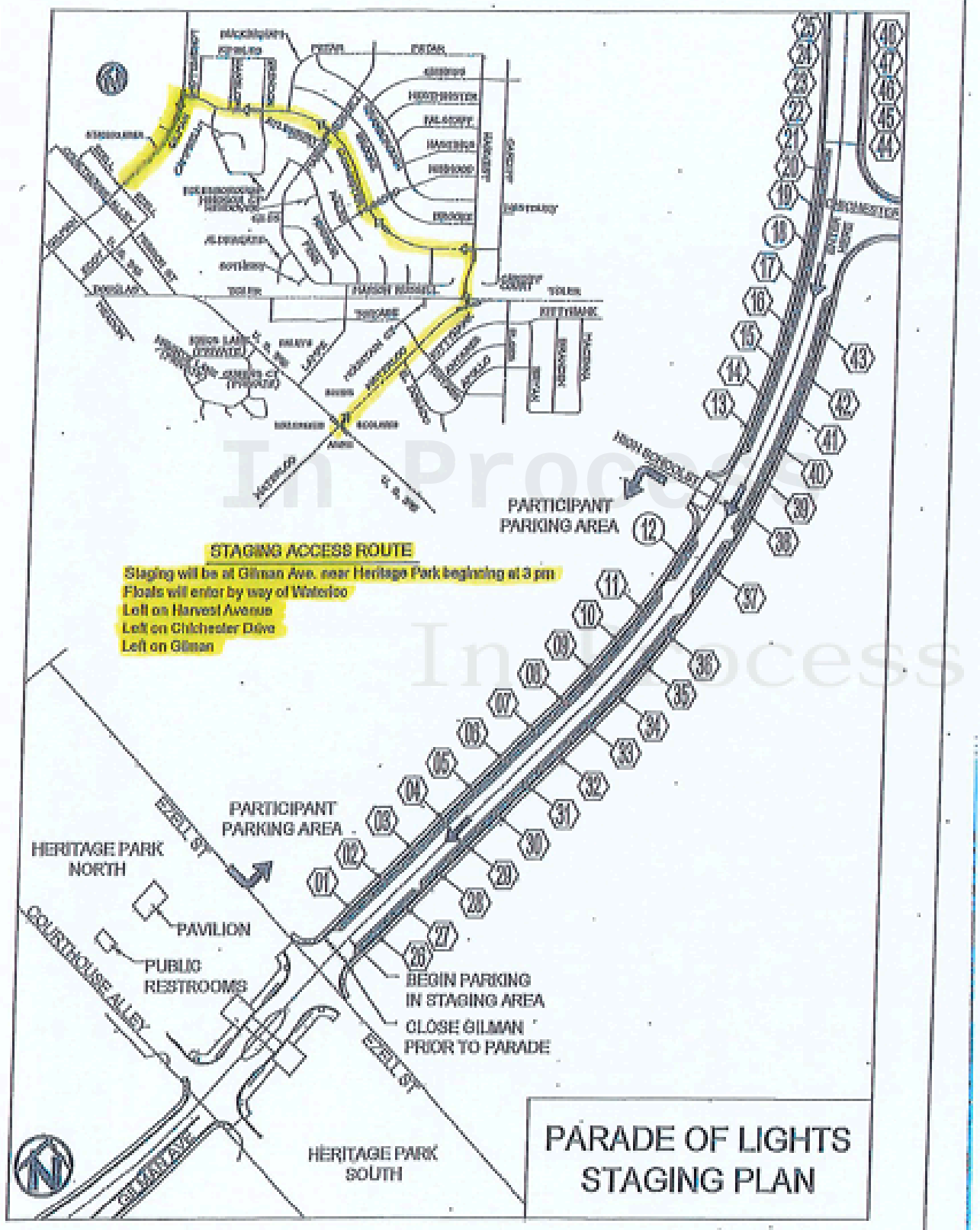
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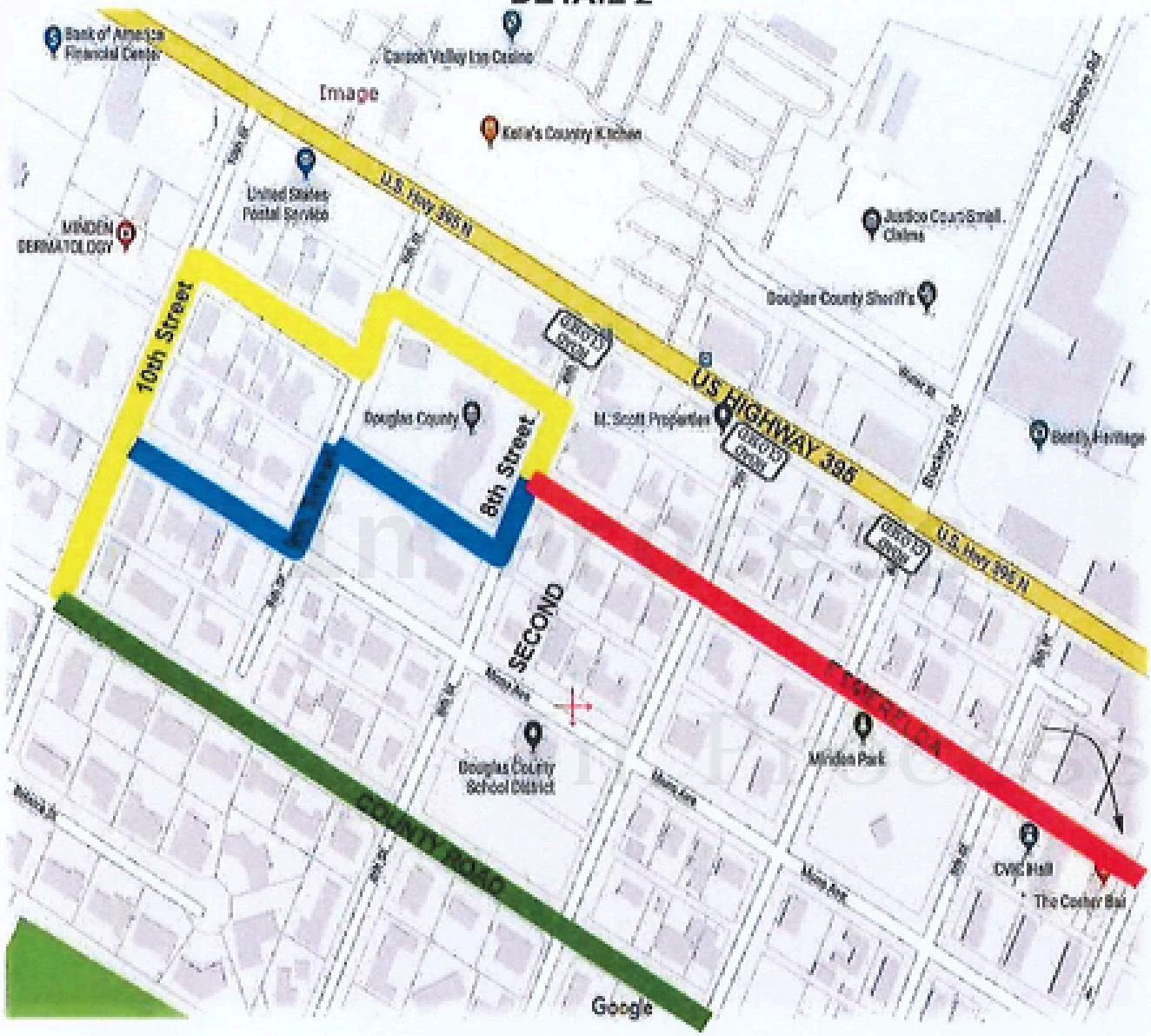
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MINDEN DOWNTOWN PARADE OF LIGHTS DETAIL 2



LEGEND

- PARADE ROUTE
- EVEN NUMBERED FLOAT RIDER DROPOFF
- ODD NUMBERED FLOAT RIDER DROPOFF
- FLOAT RETURN ROUTE

Town of Gardnerville Nevada	**Date:** 11/20/2018 **Author:** LACOST **Project:** PARADE OF LIGHTS
	Comments: MINDEN DOWNTOWN ROUTE AND TRAFFIC PLAN

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

DOUGLAS COUNTY OUTDOOR FESTIVAL LICENSE APPLICATION

INSURANCE, HOLD HARMLESS & INDEMNIFICATION REQUIREMENTS FOR AN OUTDOOR FESTIVAL LICENSE APPLICATION

Pursuant to Douglas County Code §5.12, any applicant for a Douglas County Outdoor Festival license must ensure the following requirements are met to the satisfaction of Douglas County before the Outdoor Festival license may be issued.

INDEMNIFICATION & HOLD HARMLESS

As respects acts, errors or omissions relating to the event, APPLICANT agrees to indemnify and hold harmless COUNTY, its officers, agents, employees, and volunteers from and against any and all claims, demands, defense costs, liability or consequential damages of any kind or nature arising directly or indirectly out of the event or any activity leading up to, during, or following the event, excepting those which arise out of the sole negligence of the COUNTY. APPLICANT further agrees to defend COUNTY and assume all costs, expenses and liabilities of any nature to which COUNTY may be subjected as a result of any claim, demand, action or cause of action arising out of the negligent acts, errors or omissions of APPLICANT or its agents concerning the event.

INSURANCE REQUIREMENTS

COUNTY requires that APPLICANT purchase General Liability Insurance as described below against claims for injuries to persons or damages to property which may arise from or in connection with the event by APPLICANT, its agents, representatives, or employees. The cost of all such insurance shall be borne by APPLICANT. APPLICANT shall maintain coverage and limits of not less than $1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage and not less than $2,000,000 for events determined to be high risk by Douglas County. APPLICANT is required to post an indemnity bond or a performance bond in favor of the county in connection with the operation of outdoor festival for not less than $100,000. Any Douglas County department or agency required to perform an duty during the outdoor festival that results in it incurring extraordinary costs may request the clerk of the board to invoice the licensee or proceed against a bond posted.

Any deductibles or self-insured retentions must be declared to and approved by the COUNTY prior to the event. COUNTY reserves the right to request additional documentation, financial or otherwise prior to giving its approval of the deductibles and self-insured retention and prior to issuing the license. The COUNTY prior to the change taking effect must approve any changes to the deductibles or self-insured retentions.

APPLICANT shall provide COUNTY with a certificate of insurance that identifies COUNTY, its officers, agents, employees and volunteers as additional insured.

I hereby agree to the all of the provisions stated above and have attached a copy of the Certificate of Liability Insurance:

Carson Valley Chamer of C	12/5/2026
Name of Event	Date of Event
Applicant's name (printed)	
Applicant's signature	Date

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	**CONTACT NAME:** **PHONE (A/C, No, Ext):** (775) 782-2277 **FAX (A/C, No):** (775) 782-8923 **E-MAIL ADDRESS:** info@warrenreed.com
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : Hartford Property and Casualty 34690 INSURER B : Pro Group Management INSURER C : ACE Property & Casualty Insurance Company 20699C INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		53SBABU1N37	7/7/2026	7/7/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: Business Liability General Aggre							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Douglas County
PO BOX 218
Minden, NV 89423

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Allen Reed

In Process

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CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

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PRODUCER	CONTACT NAME:	
Warren W. Reed Insurance, Inc. 1521 Hwy 395 N Gardnerville, NV 89410	PHONE (A/C, No, Ext): (775) 782-2277	FAX (A/C, No): (775) 782-8923
	E-MAIL ADDRESS: info@warrenreed.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER A : Hartford Property and Casualty	34690
	INSURER B : Pro Group Management	
	INSURER C : ACE Property & Casualty Insurance Company	20699C
	INSURER D :	
	INSURER E :	
	INSURER F :	

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	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER: Business Liability General Aggre							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
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C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
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Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

East Fork Fire Protection District
1694 County Rd.
Minden, NV 89423

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Allen Reed

In Process

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CARSONVA11 RRODRIGUEZ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/14/2026

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	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Hartford Property and Casualty — 34690
INSURED Carson Valley Chamber 1477 Hwy 395 N, STE A Gardnerville, NV 89410	INSURER B : Pro Group Management
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	INSURER D :
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	OTHER: Business Liability General Aggre							$
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	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
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							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

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Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Town of Gardnerville
1407 US HWY 395
Gardnerville, NV 89410

CANCELLATION

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AUTHORIZED REPRESENTATIVE

Allen Reed

In Process

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	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A		080702	1/1/2026	1/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Directs & Officers L			NFPNVF150189512-007	9/1/2025	9/1/2026	D&O	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The below mentioned certificate holder is added as additional insured.
Parade of Lights Dec. 5th, 2026

CERTIFICATE HOLDER

Town of Minden
1604 Esmeralda St
Minden, NV 89423

CANCELLATION

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AUTHORIZED REPRESENTATIVE

Allen Reed

In Process

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7757821029 C.U.C.C.I.A. 837 P01 NOV 25 '97 15:39

Internal Revenue Service

District Director

Department of the Treasury

300 N. Los Angeles Street, MS 7043
Los Angeles, CA 90012

CARSON VALLEY CHAMBER OF COMMERCE
AND VISITORS AUTHORITY, INC.
1512 HWY 395, SUITE 1
GARDNERVILLE, NV 89410

Person to Contact:
L. HANRAHAN
Telephone Number:
(213) 894-2336

Refer Reply to:
EO(0807)97
Date:
AUGUST 11, 1997

EIN: [redacted]

Dear Taxpayer:

This letter is in response to your request for a copy of the determination letter for the above named organization.

Our records indicate that this organization was recognized to be exempt from Federal income tax in ~~SEPTEMBER~~ 1973 as described in Internal Revenue Code Section 501(c)(06).

The exempt status for the determination letter issued in SEPTEMBER 1973 continues to be in effect.

If you need further assistance, please contact our office at the above address or telephone number.

Sincerely,

Disclosure Assistant

Post-it® Fax Note 7671	Date 11-23	# of pages ▶ 1
To KELLY	From BARBARA	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 324-8255	Fax #	

In Process

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CERTIFICATE OF RESTATED AND AMENDED

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

ARTICLES OF INCORPORATION

OF THE

NOV 22 1995

CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED

No. 339-45

A Nevada Corporation

DEAN HELLER, SECRETARY OF STATE

ARTICLE I

The name of the corporation shall remain as the CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to law.

ARTICLE VI

Except as otherwise provided by law and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE IX

The Restated and Amended Articles of Incorporation were approved by resolution of the members.

In Process

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

(NONPROFIT) ANNUAL LIST OF OFFICERS, DIRECTORS AND REGISTERED AGENT OF

FILE NUMBER C339-1945

Carson Valley Chamber of Commerce & Visitors Authority
NAME OF CORPORATION

FOR THE FILING PERIOD OF 11-2009 07-01-2010 TO 11-2011 06-30-2011

^110091^

The entity's duly appointed registered agent in the State of Nevada upon whom process can be served is:

William Chernock, Executive Director
Carson Valley Chamber of Commerce & Visitors Authority

A FORM TO CHANGE REGISTERED AGENT INFORMATION CAN BE FOUND ON OUR WEBSITE: www.nvsos.gov

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

[X] Return one file stamped copy. (If filing not accompanied by order instructions, the stamped copy will be sent to registered agent.)

YOU MAY NOW FILE YOUR ANNUAL LIST ONLINE AT www.nvsos.gov

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. There must be at least one director. An Officer must sign the form. *FORM WILL BE RETURNED IF UNSIGNED.*
2. If there are additional officers, attach a list of them to this form.
3. Return the completed form with the $50.00 filing fee, if no corrections. A $25.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 60 days before its due date shall be deemed an amended list for the previous year.
4. Make your check payable to the Secretary of State. Your canceled check will constitute a certificate to transact business.
5. Certified Copies: If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an Additional $30.00 per certification. A copy fee of $1.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
6. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
7. Form must be in the possession of the Secretary of State on or before the last day of the month to which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.

FILING FEE DUE IF NO CAPITALIZATION LATE PENALTY DUE IF

NAME: Chord Glockner	TITLE(S): PRESIDENT (OR EQUIVALENT OF)		
ADDRESS: 1477 Highway 395	CITY: Gardnerville	STATE: NV	ZIP CODE: 89410
NAME: Yael Johnson	TITLE(S): SECRETARY (OR EQUIVALENT OF)		
ADDRESS: 1477 Highway 395	CITY: Gardnerville	STATE: NV	ZIP CODE: 89410
NAME: John Ender	TITLE(S): TREASURER (OR EQUIVALENT OF)		
ADDRESS: 1477 Highway 395	CITY: Gardnerville	STATE: NV	ZIP CODE: 89410
NAME: Debra Lang	TITLE(S): DIRECTOR		
ADDRESS: 1477 Highway 395	CITY: Gardnerville	STATE: NV	ZIP CODE: 89410

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 239.330 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Wes. Clock
Signature of Officer

Title: Executive Director

Date: 07/30/10

Nevada Secretary of State Annual List Required
Revised: 7-1-09

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

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b. Preserving and protecting the competitive enterprise system of business by: creating a better understanding and appreciation of the importance of business people and concern for their problems; educating the business community and representing them in city, county, state and national legislative and political affairs; preventing or addressing controversies which are detrimental to expansion and growth of business and the community if they arise.

c. Promoting the general welfare and prosperity of the Carson Valley area, so that its citizens and all areas of its business community shall prosper. All necessary means of promotion shall be provided and particular attention and emphasis shall be given to the economic, civic, commercial, cultural, industrial and educational interests of the area.

d. The chamber will be the designated tourist marketing organization for the Carson Valley and surrounding areas. A portion of the Douglas County Lodgers Tax and "room tax" revenues granted from the rental of transient lodging, authorized by Nevada Revised Statutes are granted to the chamber. The chamber will advertise, publicize and promote the projects specified within the law. The chamber shall also advertise the resources of Carson Valley and surrounding areas related to tourism, including available accommodations, transportation, entertainment, natural resources and climate and promote "special events" related thereto.

e. Any other lawful activity within the objects or purposes of the corporation.

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ARTICLE IV

The number of the Board of Directors shall remain at 15, but the number of such directors may be fixed and altered from time to time by the By-Laws of the corporation.

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to Chapter 82 of the Nevada Revised Statutes.

ARTICLE VI

Except as otherwise provided in NRS 82.136 and 82.536 and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE VII

The following are the current name and address of the Board of Directors:

Jim McFarland	1520 Church Street, Gardnerville, NV 89410
Miles Terzich	1470 Highway 395 Gardnerville, NV 89410
Bill Henderson	1627 U.S. Highway 395 N., Minden, NV 89423
Roxanne Stangle	P.O. Box 217, Minden, NV 89423
June Micheli	P.O. Box 2048, Minden, NV 89423
Sandy Cable	P.O. Box 927, Minden, NV 89423
Diane Pettitt	P.O. Box 43, Gardnerville, NV 89410
Jim EnEarl	1679 Toni Court, Minden, NV 89423

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Fran Houle	P.O. Box 1616, Gardnerville, NV	89410
Ray Lummus	P.O. Box 667, Gardnerville, NV	89410
Renee Mack	P.O. Box 154, Minden, NV	89423
Sheila Plimpton	1795 Ironwood Drive, Minden, NV	89423
David Pumphrey	P.O. Box 623, Minden, NV	89423
Ron Squires	1970 Comstock, Gardnerville, NV	89410
Suzy Stockdale	1650 Lucerne, Minden, NV	89423

ARTICLE VIII

All persons serving, or who have served, as officers or directors of this corporation, shall be indemnified by this corporation against expenses actually and necessarily incurred by them in connection with the defense of any action, suit or proceeding which they, or any of them, are made parties, or a party, by reason of having been or being directors or officers or a director or an officer of this corporation, except in relation to matters as to which any such director or officer or former director or officer shall be adjudged in such action, suit or proceeding to be liable for intentional misconduct, fraud or knowing violation of law. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled, under any By-Law, agreement or otherwise. Notwithstanding any other provision of these Articles, no director or officer of this corporation shall be personally liable to the corporation or its stockholders for damages for breach of fiduciary duty as a director or officer. This limitation of personal liability does not limit

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the liability of any officer or director for acts or omissions which involve intentional misconduct, fraud or a knowing violation of the law, or for payment of dividends in violation of NRS 78.300.

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The undersigned, JIM MCFARLAND, President of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., after first being duly sworn, deposes and says that he have read the foregoing Certificate of Restated and Amended Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. and that by a vote of 14 Board of Directors, being all of the Board of Directors present, the undersigned President has been authorized to execute the foregoing Certificate by a Resolution of the Board of Directors adopted on the 4th day of October, 1995, and that this Certificate correctly sets forth the text of the Articles as restated and amended as of this date.

In Process

JIM MCFARLAND, President

SUBSCRIBED AND SWORN before me
this 17th day of October, 1995.

NOTARY PUBLIC

MILOS TERZICH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES APR 28, 1999

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STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

The undersigned, ROXANNE STANGLE, Acting Secretary of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., after first being duly sworn, deposes and says that she has read the foregoing Certificate of Restated and Amended Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. and that by a vote of 14 Board of Directors, being all of the Board of Directors present, the undersigned Acting Secretary has been authorized to execute the foregoing Certificate by a Resolution of the Board of Directors adopted on the 4th day of October, 1995, and that this Certificate correctly sets forth the text of the Articles as restated and amended as of this date.

In Process

Roxanne Stangle
ROXANNE STANGLE, Acting Secretary

SUBSCRIBED AND SWORN before me
this 3rd day of November, 1995.

Susan D. Smith
NOTARY PUBLIC

SUSAN D. SMITH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES JULY 6, 1998

Docusign Envelope ID: FF3A23A1-6995-8645-8065-95F97B7B7E8E

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CARSON VALLEY CHAMBER OF COMMERCE AND VISITOR'S AUTHORITY, INC.

A Nevada Corporation

On the 4th day of October, 1995, at a regularly scheduled meeting of the Board of Directors of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., it having been brought to the attention of the Board that the original Articles of Incorporation expire on or about November 26, 1995, and after motion being made and duly seconded, a quorum of the Board of Directors being present, the following resolution was unanimously passed:

In Process

RESOLVED, that the Articles of Incorporation of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., be restated and amended pursuant NRS 82.371 and NRS 82.356 to read as follows:

ARTICLE I

The name of the corporation shall remain as THE CARSON VALLEY CHAMBER OF COMMERCE AND VISITOR'S AUTHORITY, INC.

ARTICLE II

This corporation is organized pursuant to Section 501(c)(6) of the Internal Revenue Code as amended and upon dissolution, any assets of the corporation must be distributed to any person or entity which is recognized as exempt under Section 501(c) of the Internal Revenue Code as amended.

ARTICLE III

This corporation is a nonprofit corporation, without capital stock, which will not distribute any gains, profits or dividends to its members. Its purposes shall include, but not be

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limited to, serving the Carson Valley area of Douglas County in the following manners:

a. Serving as a clearinghouse for general information; providing a vehicle for orderly development of the community by encouraging ideas and representation from within; promoting the economic, educational, cultural, recreational and social welfare of the residents, property owners, business enterprises and investors in said area.

b. Preserving and protecting the competitive enterprise system of business by: creating a better understanding and appreciation of the importance of business people and concern for their problems; educating the business community and representing them in city, county, state and national legislative and political affairs; preventing or addressing controversies which are detrimental to expansion and growth of business and the community if they arise.

c. Promoting the general welfare and prosperity of the Carson Valley area, so that its citizens and all areas of its business community shall prosper. All necessary means of promotion shall be provided and particular attention and emphasis shall be given to the economic, civic, commercial, cultural, industrial and educational interests of the area.

d. The chamber will be the designated tourist marketing organization for the Carson Valley and surrounding areas. A portion of the Douglas County Lodgers Tax and "room tax" revenues granted from the rental of transient lodging, authorized by Nevada Revised Statutes are granted to the chamber. The chamber will advertise, publicize and promote

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the projects specified within the law. The chamber shall also advertise the resources of Carson Valley and surrounding areas related to tourism, including available accommodations, transportation, entertainment, natural resources and climate and promote "special events" related thereto.

e. Any other lawful activity within the objects or purposes of the corporation.

ARTICLE IV

The number of the board of directors shall remain at 15, but the number of such directors may be fixed and altered from time to time by the By-Laws of the corporation.

In Process

ARTICLE V

The period of existence of this corporation shall be perpetual, unless there is a merger or dissolution pursuant to Chapter 82 of the Nevada Revised Statutes.

ARTICLE VI

Except as otherwise provided in NRS 82.136 and 82.536 and Chapter 35 of NRS, no action may be brought against any officer or director of this corporation based upon any act or omission arising from failure in his or her official capacity to exercise due care regarding the management or operation of this corporation unless the act or omission involves intentional misconduct, fraud or knowing violation of the law.

ARTICLE VII

All persons serving, or who have served, as officers or directors of this corporation, shall be indemnified by this corporation against expenses actually and necessarily incurred by them in connection with the defense of any action, suit or

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proceeding which they, or any of them, are made parties, or a party, by reason of having been or being directors or officers or a director or an officer of this corporation, except in relation to matters as to which any such director or officer or former director or officer shall be adjudged in such action, suit or proceeding to be liable for intentional misconduct, fraud or knowing violation of law. Such indemnification shall not be deemed exclusive of any other rights to which those indemnified may be entitled, under any By-Law, agreement or otherwise. Notwithstanding any other provision of these Articles, no director or officer of this corporation shall be personally liable to the corporation or its stockholders for damages for breach of fiduciary duty as a director or officer. This limitation of personal liability does not limit the liability of any officer or director for acts or omissions which involve intentional misconduct, fraud or a knowing violation of the law, or for payment of dividends in violation of NRS 78.300.

AYES - 14

NAYS - NONE

ABSTENTIONS - NONE

ABSENTEES - 1

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The undersigned, being President of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc. hereby certifies that the foregoing Resolution was passed as hereinabove stated.

JIM MCFARLAND, President

ATTEST:

ROXANNE STANGLE
Acting Secretary

In Process

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 4th day of October, 1995, personally appeared before me, a Notary Public, JIM MCFARLAND and ROXANNE STANGLE, known to me to be the President and Acting Secretary, respectively, of the Carson Valley Chamber of Commerce and Visitor's Authority, Inc., who acknowledge that they executed the above Resolution.

NOTARY PUBLIC

MILOS TERZICH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES APRIL 24, 1999

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THIS FORM SHOULD ACCOMPANY Certificate of Restated and Amended
Articles OF INCORPORATION FOR A NEVADA CORPORATION

1. Name of corporation CARSON VALLEY CHAMBER OF COMMERCE AND VISITORS AUTHORITY, INCORPORATED
2. Date of adoption of Amended and Restated Articles October 4, 1995

3. If the articles were amended, please indicate what changes have been made:
   (a) Was there a name change? Yes ☐ No ☐ If yes, what is the new name?

   (b) Did you change the resident agent? Yes ☐ No ☐ If yes, please indicate the new resident agent and address.

   Please attach the resident agent acceptance certificate.

   (c) Did you change the purposes? Yes ☐ No ☐ Did you add Banking? ☐ Gaming? ☐ Insurance? ☐ None of these? ☐
   (d) Did you change the capital stock? Yes ☐ No ☐ If yes, what is the new capital stock?

   (e) Did you change the directors? Yes ☐ No ☐ If yes, indicate the changes

   (f) Did you add the directors liability provision? Yes ☐ No ☐
   (g) Did you change the period of existence? Yes ☐ No ☐ If yes, what is the new existence?

   (h) If none of the above apply, and you have amended or modified the articles, how did you change your articles?

Name and Title of Officer — Date

State of _____ }
County of _____ } ss.

On _____, personally appeared before me, a Notary Public, who acknowledged that he/she executed the above instrument.

Notary Public

(Notary Stamp or Seal)

FILED
IN THE OFFICE OF THE
SECRETARY OF STATE OF THE
STATE OF NEVADA

NOV 22 1995

No. 334-45

DEAN HELL
Deputy Secretary of State

In Process

AMY BURGANS
CLERK-TREASURER
website: cltr.douglasnv.us

DOUGLAS COUNTY STATE OF NEVADA CLERK TREASURER

Clerk's Office *(775) 782-9014*
Treasurer's Office *(775) 782-9018*
Tahoe General Services *(775) 586-7270*

Public Hearing Within 30 Days Waiver Letter

To Whom It May Concern:

Per NRS 244.3544, I am aware that I have the right to have my outdoor festival license application presented at a regular meeting of the Board of County Commissioners within 30 days of submitting a complete application and fee, if applicable. Per this letter, I authorize the Douglas County Clerk's Office to waive the no more than 30 days requirement to allow all required Douglas County Departments adequate time needed to review the application and provide required conditions, if applicable.

Applicable Nevada Revised Statute:
NRS 244.3544 Hearing: Notice; investigation; grant, denial or conditioning of license; issuance of license.
1. Upon receipt of a complete application and the application fee, the clerk shall:
(a) Set the application for public hearing at a regular meeting of the board, not less than 15 days nor more than 30 days thereafter, and give not less than 10 days' written notice thereof to the applicant.

Name of Event: PARADE OF LIGHTS

Applicant Signature: _____ Date: 10-23-26

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____

_____

_____

_____

_____.

NAME & TITLE OF APPROVER: Kara Easton, Director

DEPARTMENT: Emergency Management

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: None

NAME & TITLE OF APPROVER: Kate Moroles-O'Neil, EVM & Int. Principal Planner

DEPARTMENT: community Development

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: none

NAME & TITLE OF APPROVER: Ryan Stanton, Deputy Director

DEPARTMENT: Community Services

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____
None
_____
_____
_____.

NAME & TITLE OF APPROVER: Ron Elges/Undersheriff

DEPARTMENT: Sheriff's Office

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: Any pyrotechnics or fire perfomance shall reuire seprate submittal for review and permit to EFFPD

NAME & TITLE OF APPROVER: Patrick Mooneyhan-Captain

DEPARTMENT: EFFPD

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: This parade does not have any impact directly on Town of Gardnerville Facilities. Town Board approval not required.

NAME & TITLE OF APPROVER: Erik Nilssen - Town Manager

DEPARTMENT: Town of Gardnerville

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS: The application for a license to conduct an outdoor festival was reviewed by Risk Management. The applicant provided sufficient proof of coverage to satisfy the requirements outlined in section N of Douglas County Code 5.12.120.

NAME & TITLE OF APPROVER: Megan Warren/ Human Resources Analyst

DEPARTMENT: Human Resources/Risk Management

AMY BURGANS, CLERK-TREASURER
OUTDOOR FESTIVAL ENTERTAINMENT EVENT
APPROVAL FORM
775 782-9014

SUBJ: Carson Valley Chamber of Commerce Parade of Lights

EVENT DATE: December 5, 2026

APPROVE: YES_☑_ NO_☐_

DEPOSIT RECOMMENDED: YES_☐_ NO_☑_; if yes, amount $_____

COMMENTS/CONDITIONS:_____

_____

_____

_____

_____.

NAME & TITLE OF APPROVER: JD Frisby, Town Manager

DEPARTMENT: Town of Minden

AGENDA ITEM NO. C.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept a $56,000 State of Nevada Aging and Disability Services Division (ADSD) Transportation Grant Award for the period of July 1, 2026, through June 30, 2027, and authorize the County Manager to sign the grant award. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Accept a $56,000 State of Nevada ADSD Transportation Grant Award for the period of July 1, 2026, through June 30, 2027, and authorize the County Manager to sign the grant award.

FINANCIAL IMPACT:
This grant will increase revenue in the "Grant Revenue - State" account of the Senior Services fund (260-000 331.510) by $56,000. The County's match requirement of $8,400 has already been budgeted as part of Salaries and Wages expenses within the fund. The Community Services Department has filled out the grant forms packet and routed it to the Grants Administrator in the Finance Department. The Grants Administrator has reviewed and approved the packet and assigned a project number to the grant (Project 27G05). The project number will be used to track all revenues and expenses related to the grant.

BACKGROUND:
This grant is administered by the State of Nevada Aging and Disability Services Division. The State contacts the Community Services Department each year with an opportunity to apply for funding. The Department applied for funding and was awarded $56,000 for Fiscal Year 2026-27. The grant funds are used to help subsidize the County's DART program, which provides vital transportation services to aging and disabled members of our community. The grant has a 15% match requirement of $8,400 which is already budgeted in Salaries and Wages of the Senior Services fund for the current fiscal year. The grant period is July 1, 2026, through June 30, 2027.

ATTACHMENTS:
D02-04-10-LX-27 NOSA.pdf

27G05 Grant Form.pdf

State of Nevada
Department of Human Services
Aging and Disability Services Division
(hereinafter referred to as the Department)

Agency Ref. #: **D02-04-10-LX-27**
Unit: 3140
Sub Unit: 14
GL: 8504
Reporting: N/A

NOTICE OF SUBAWARD

Program Name: ADSD Office of Community Living (OCL) Grants Management Contact Name: Katrina Fowler, KLFowler@adsd.nv.gov	**Subrecipient's Name:** Douglas County Contact Name: Brook Adie, Community Services Director / badie@douglasnv.us
Address: 1550 E College Parkway Carson City, NV 89706	**Address:** Douglas County Treasurer PO Box 3000 Minden, NV 89423
Subaward Period: 07/01/2026 - 06/30/2027 **Subaward Type:** Categorical	**Subrecipient's:** **EIN:** 88-6000031 **Vendor #:** T40174400 **UEI:** KE5GF37F6F95

Purpose of Award: Fiscal Year 2027 funding to provide Transportation: Direct Service Services to individuals deemed eligible per the ADSD Service Specifications.

Region(s) to be served: ☐ Statewide ☒ Specific county or counties: Douglas County

Approved Budget Categories:

1. Personnel	**$44,051.85**
2. Travel	**$0.00**
3. Operating	**$7,800.00**
4. Equipment	**$0.00**
5. Contractual/Consultant	**$0.00**
6. Other	**$0.00**
TOTAL DIRECT COSTS	**$51,851.85**
7. Indirect Costs	**$4,148.15**
TOTAL APPROVED BUDGET	**$56,000.00**

AWARD COMPUTATION:

Total Obligated by this Action:	$	56,000.00
Cumulative Prior Awards this Budget Period:	$	0.00
Total Federal Funds Awarded to Date:	$	0.00
Total State Funds Awarded to Date:	$	56,000.00
Total Funds Awarded:	$	**56,000.00**
Match Required ☒ Y ☐ N		
Amount Required this Action:	$	8,400.00
Amount Required Prior Awards:	$	0.00
Total Match Amount Required:	$	**8,400.00**

Research and Development (R&D) ☐ Y ☒ N

Federal Budget Period:
N/A

Federal Project Period:
N/A

FOR AGENCY USE, ONLY

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
Independent Living Grant (ILG) (3140.14 / N/A, $56,000.00)	100%	N/A	N/A	N/A	N/A

Agency Approved Indirect Rate: N/A

Subrecipient Approved Indirect Rate: 8%

Terms and Conditions:
In accepting these grant funds, it is understood that:
1. This award is subject to the availability of appropriated funds.
2. Expenditures must comply with any statutory guidelines, the DHHS Grant Instructions and Requirements (GIRS), ADSD Requirements and Procedures for Grant Programs (RPGPs), and the State Administrative Manual.
3. Expenditures must be consistent with the narrative, goals and objectives, and budget as approved and documented.
4. Subrecipient must comply with all applicable Federal and State regulations.
5. Quarterly progress reports are due by the 30th of each month following the end of the quarter, unless specific exceptions are provided in writing by the grant administrator.
6. Financial Status Reports and Requests for Reimbursements must be submitted monthly, unless specific exceptions are provided in writing by the grant administrator.

Incorporated Documents:

Section A:	Grant Conditions and Assurances;	Section E:	Audit Information Request;
Section B:	Description of Services, Scope of Work and Deliverables;	Section F:	Current/Former State Employee Disclaimer;
Section C:	Budget and Financial Reporting Requirements;	Section G:	DHHS Confidentiality Addendum; and
Section D:	Request for Reimbursement;	Section H:	Matching Funds Agreement

Authorized Subrecipient Official's Name, Title:	Signature	Date
Brook Adie, Coommunity Services Director -OR- Authorized Signer (Print Name and Title): _____		
Cheyenne Pasquale, Agency Manager For Rique Robb, ADSD Administrator	C. Pasquale	10/19/2026

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION A

GRANT CONDITIONS AND ASSURANCES

General Conditions

1. Nothing contained in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the services to be performed under this Agreement. The Department of Human Services (hereafter referred to as "Department") shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance as the Subrecipient is an independent entity.

2. The Subrecipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Subrecipient's performance or nonperformance of the services or subject matter called for in this Agreement.

3. The Department or Subrecipient may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, and signed by a duly authorized representative of both organizations. Such amendments shall not invalidate this Agreement, nor relieve or release the Department or Subrecipient from its obligations under this Agreement.

    - The Department may, in its discretion, amend this Agreement to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both the Department and Subrecipient.

4. Either party may terminate this Agreement at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. Partial terminations of the Scope of Work in Section B may only be undertaken with the prior approval of the Department. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, reports, or other materials prepared by the Subrecipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Subrecipient shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

    - The Department may also suspend or terminate this Agreement, in whole or in part, if the Subrecipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and the Department may declare the Subrecipient ineligible for any further participation in the Department's grant agreements, in addition to other remedies as provided by law. In the event there is probable cause to believe the Subrecipient is in noncompliance with any applicable rules or regulations, the Department may withhold funding.

Grant Assurances

A signature on the cover page of this packet indicates that the applicant is capable of and agrees to meet the following requirements, and that all information contained in this proposal is true and correct.

1. Adopt and maintain a system of internal controls which results in the fiscal integrity and stability of the organization, including the use of Generally Accepted Accounting Principles (GAAP).

2. Compliance with state insurance requirements for general, professional, and automobile liability; workers' compensation and employer's liability; and, if advance funds are required, commercial crime insurance.

3. These grant funds will not be used to supplant existing financial support for current programs.

4. No portion of these grant funds will be subcontracted without prior written approval unless expressly identified in the grant agreement.

5. Compliance with the requirements of the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, P.L. 93-112, as amended, and any relevant program-specific regulations, and shall not discriminate against any employee for employment because of race, national origin, creed, color, sex, religion, age, disability or handicap condition (including AIDS and AIDS-related conditions).

6. Compliance with the Americans with Disabilities Act of 1990 (P.L. 101-136), 42 U.S.C. 12101, as amended, and regulations adopted there under contained in 28 CFR 26.101-36.999 inclusive, and any relevant program-specific regulations.

7. Compliance with the Clean Air Act (42 U.S.C. 7401–7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251–1387), as amended—Contracts and sub-grants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401–7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251–1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

8. Compliance with Title 2 of the Code of Federal Regulations (CFR) and any guidance in effect from the Office of Management and Budget (OMB) related (but not limited to) audit requirements for grantees that expend $750,000 or more in Federal awards during the grantee's fiscal year must have an annual audit prepared by an independent auditor in accordance with the terms and requirements of the appropriate circular. **To acknowledge this requirement, Section E of this notice of subaward must be completed.**

9. Certification that neither the Subrecipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency. This certification is made pursuant to regulations implementing Executive Order 12549, Debarment and Suspension, 28 C.F.R. pt. 67 § 67.510, as published as pt. VII of May 26, 1988, Federal Register (pp. 19150-19211).

10. Compliance with the Consolidated Appropriations Act, 2023, PL 117-328.

11. Compliance with the Trafficking Victims Protection Act of 2000, Section 106 (g), as amended (22 U.S.C. 7104(g)).

12. No funding associated with this grant will be used for lobbying.

13. Disclosure of any existing or potential conflicts of interest relative to the performance of services resulting from this grant award.

14. Provision of a work environment in which the use of tobacco products, alcohol, and illegal drugs will not be allowed.

15. Should the collection of information require the use of an information technology system, the Subrecipient will be expected to adhere to state and federal information security requirements to help ensure the security of any system used or developed by the Subrecipient. In particular, if the data to be collected includes Personally Identifiable Information or Protected PII, the subrecipient must apply the appropriate security controls required to protect the privacy and security of the collected PII and/or Protected PII. (See 2 CFR 200.1 Definitions; 2 CFR 200.303 Internal Controls).

16. An organization receiving grant funds through the Nevada Department of Human Services shall not use grant funds for any activity related to the following:

    - Any attempt to influence the outcome of any federal, state or local election, referendum, initiative or similar procedure, through in-kind or cash contributions, endorsements, publicity or a similar activity.
    - Establishing, administering, contributing to or paying the expenses of a political party, campaign, political action committee or other organization established for the purpose of influencing the outcome of an election, referendum, initiative or similar procedure.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation; or
        - The enactment or modification of any pending federal, state or local legislation, through communication with any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation, including, without limitation, efforts to influence State or local officials to engage in a similar lobbying activity, or through communication with any governmental official or employee in connection with a decision to sign or veto enrolled legislation.
    - Any attempt to influence the introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity through communication with any officer or employee of the United States Government, the State of Nevada or a local governmental entity, including, without limitation, efforts to influence state or local officials to engage in a similar lobbying activity.
    - Any attempt to influence:
        - The introduction or formulation of federal, state or local legislation;
        - The enactment or modification of any pending federal, state or local legislation; or
        - The introduction, formulation, modification or enactment of a federal, state or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity**, by preparing, distributing or using** publicity or propaganda, or by urging members of the general public or any segment thereof to contribute to or participate in any mass demonstration, march, rally, fundraising drive, lobbying campaign or letter writing or telephone campaign.
    - Legislative liaison activities, including, without limitation, attendance at legislative sessions or committee hearings, gathering information regarding legislation and analyzing the effect of legislation, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.
    - Executive branch liaison activities, including, without limitation, attendance at hearings, gathering information regarding a rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity and analyzing the effect of the rule, regulation, executive order, program, policy or position, when such activities are carried on in support of or in knowing preparation for an effort to engage in an activity prohibited pursuant to subsections 1 to 5, inclusive.

17. An organization receiving grant funds through the Nevada Department of Human Services may, to the extent and in the manner authorized in its grant, use grant funds for any activity directly related to educating persons in a nonpartisan manner by providing factual information in a manner that is:

    - Made in a speech, article, publication, or other material that is distributed and made available to the public, or through radio, television, cable television or other medium of mass communication; and
    - Not specifically directed at:
        - Any member or employee of Congress, the Nevada Legislature or a local governmental entity responsible for enacting local legislation;
        - Any governmental official or employee who is or could be involved in a decision to sign or veto enrolled legislation; or
        - Any officer or employee of the United States Government, the State of Nevada or a local governmental entity who is involved in introducing, formulating, modifying or enacting a Federal, State or local rule, regulation, executive order or any other program, policy or position of the United States Government, the State of Nevada or a local governmental entity.

    This provision does not prohibit a Subrecipient or an applicant for a grant from providing information that is directly related to the grant or the application for the grant to the granting agency.

18. Protections for Whistleblowers

    - In accordance with 41 U.S.C. § 4712, subrecipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to federal contract (including the competition for or negotiation of a contract) or grant.

- The list of persons and entities referenced in the paragraph above included the following: A member of Congress or a representative of a committee of Congress, an Inspector General, the Government Accountability Office, a treasury employee responsible for contract or grant oversight or management, an authorized official of the Department of Justice or other law enforcement agency, a court or grand jury, or a management official or other employee of subrecipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address mis-conduct.

- Subrecipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

19. To comply with reporting requirements of the Federal Funding and Accountability Transparency Act (FFATA), the sub-grantee agrees to provide the Department with copies of all contracts, sub-grants, and or amendments to either such documents, which are funded by funds allotted in this agreement.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION B

Description of Services, Scope of Work and Deliverables

Douglas County hereinafter referred to as Subrecipient, agrees to provide the following services and reports according to the identified timeframes:

Scope of Work for Douglas County

Indicate the staff responsible for each of the following:

Compliance Item	Due Date	Indicate Subrecipient Staff Responsible (Name and Title)
Reporting Schedule	Each report applicable to funded service, as outlined at https://adsd.nv.gov/Programs/Grant/Reporting/Instructions/	
Case management system reporting and/or service-specific report(s)	10th calendar day following the month of service	
Request for Reimbursement	15th calendar day following the month or quarter of service	
Request for Reimbursement – Advance (if approved)	15th calendar day before the month of service	
Quarterly Report	30th calendar day following the quarter of service	
General Service Specifications	Ongoing throughout subaward period – General guidelines for service provision	
Transportation: Direct Service Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision	
NV DHHS Grant Instructions and Requirements (GIRS) - and - ADSD Requirements and Procedures for Grant Programs (RPGPs)	Ongoing throughout subaward period – General guidelines for management of the subaward GIRS: https://www.dhs.nv.gov/siteassets/content/programs/grants/Grant_Instructions_and_Requirements_Revised_1.2025_-_FINAL__R.pdf RPGPs: https://adsd.nv.gov/uploadedFiles/agingnvgov/content/Programs/Grant/FiscalRequirements.pdf	
Quality Improvement and Efficiency	Ongoing throughout subaward period	
Provision of service as described in the approved subaward application	Ongoing throughout subaward period	

ADSD Work Plan

Applicant / Subrecipient Name: Douglas County	**Service:** Transportation: Direct Service

Goal 1 (Outreach): *Increase Public Awareness*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Create Program Awareness	- Develop/update materials directly targeted to seniors - Network and collaborate with partners serving seniors	Ongoing	Copies of outreach materials and networking activities
1.2 Community Outreach	- Attend events and activities targeted towards seniors - Outreach to community service organizations to distribute information and resources	Ongoing	Calendar of events, meetings and activities attended
1.3 Senior Advisory Council Meetings	- Discuss strategies and methods to increase awareness with the Senior Advisory Board, who are in direct communication with seniors and aware of their needs	Ongoing	Public minutes from meetings; Public comment at meetings

Projected Output	Expected Outcomes
Number of Events: 12 meetings per year	Increased program awareness
Number of People Reached: 100	Increased program participation

Goal 2 (Service Delivery): *Expand Services*

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase ridership	Addition of two full time drivers and two new vehicles	Ongoing	Ridership numbers
1.2 Increase attendance at Congregate Dining based on increase in available Transportation services	Expansion of fixed routes and Demand Response Services	Ongoing	Number of meals served at the Community center and satellite locations.
1.3 Increase satisfaction	Expansion will allow residents in rural areas to feel more of a sense of belonging and community	Ongoing	Responses to surveys, feedback to Master Plan

Projected Output	Expected Outcomes
Number of Unduplicated Clients: 100	Increase in Ridership
Number of Units: 1200	Increase in Meals
% Underserved Populations: 10	Increase in Satisfaction

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION C

Budget and Financial Reporting Requirements

Identify the source of funding on all printed documents purchased or produced within the scope of this subaward, using a statement similar to: "This publication (journal, article, etc.) was supported by the Nevada State Department of Human Services through Grant Number D02-04-10-LX-27 from the Aging and Disability Services Division (ADSD). Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the Department nor ADSD."

Any activities performed under this subaward shall acknowledge the funding was provided through the Department by Grant Number D02-04-10-LX-27 from Aging and Disability Services Division (ADSD).

Subrecipient agrees to adhere to the following budget:

ADSD Subaward Application
PROPOSED BUDGET NARRATIVE

Personnel Costs					Fringe Only: $14,556.95	**Total:**	**$44,051.85**
List staff, positions, salaries/rate of pay, fringe rate, percent of direct-service time to be spent on the project and the number of months to calculate the amount requested.							
A. Position: Staff Name (if known, otherwise state new position), Title, Position Control Number (PCN) B. *Provide a breakdown of the type of fringe benefits provided, such as health insurance, Medicare, FICA, worker's compensation, retirement, etc. -AND- Describe position duties as they relate to the funding and program objectives. Expand rows as needed.*		**Annual Salary**	**Fringe Rate**	**% of Time**	**Months**	**Amount Requested**
A. John Castillo, Driver, 680.3470.01 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$48,335.00	73.06%	5.951%	12.00	$4,977.95
A. Debbie Smith, On Call Driver, 680.3470.02 B. *Salaries and Wages expenses. Fringe benefits include Workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$21,775.00	8.33%	5.951%	12.00	$1,403.77
A. John Baker, Driver, 680.3470.03 B. *Salaries and Wages expenses. Fringe benefits include workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$24,012.00	8.33%	5.951%	12.00	$1,547.99
A. Russ Kozerski, Driver, 680.3470.04 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$62,458.00	68.90%	5.951%	12.00	$6,277.80
A. Tanya Grimes, Driver, 680.3470.05 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$61,709.00	62.72%	5.951%	12.00	$5,975.57
A. Rick Peterson, Driver, 680.3470.06 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$62,458.00	52.00%	5.951%	12.00	$5,649.65
A. Bethwell Nkala, Driver, 680.3470.07 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$60,164.00	52.26%	5.951%	12.00	$5,451.46
A. Jeffrey Brackett, On Call Driver, 680.3470.09 B. *Salaries and Wages expenses. Fringe benefits include Workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$21,445.00	8.33%	5.951%	12.00	$1,382.50
A. Michael Becker, Driver, 680.3470.11 B. *Salaries and Wages expenses. Fringe benefits include retirement, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$34,818.00	45.08%	5.951%	12.00	$3,006.09
A. Georgia Greenrod, Driver, 680.3470.12 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$50,431.00	41.04%	5.951%	12.00	$4,232.82
A. Robert Osier, Driver, 680.3470.13 B. *Salaries and Wages expenses. Fringe benefits include retirement, health insurance, workers compensation, unemployment and Medicare. Responsible for transporting public, senior citizens, and residents with disabilities to and from various locations within the County*		$48,024.00	45.08%	5.951%	12.00	$4,146.25

Travel	Total:	$0.00

Operating	Total:	$7,800.00

Include specific facility and vehicle costs associated with the proposed program (not the agency as a whole), such as rent, maintenance expenses, insurance, fuel, as well as utilities such as power, water and communications (phone/internet). Also list tangible and expendable personal property such as office supplies, program supplies, necessary software, postage, computers and related equipment which cost less than $10,000 per unit, etc. Provide a calculation for each line.

Enter Description(s) Below:	Amount:
Utilities Expenses (power, water and heat). $250 per month x 12 months = $3,000	$3,000.00
Camera system maintenance expenses. $100 per month x 12 months = $1,200	$1,200.00
GPS service. $100 per month x 12 months = $1,200	$1,200.00
Fuel expenses. $200 per month x 12 months = $2,400	$2,400.00
	$0.00

Justification: *(Enter below, expand row as needed) Provide narrative to justify purchase of meals, snacks, large expense or unusual budget items. Include details how budget item supports deliverables of the project.*

Equipment	Total:	$0.00

Contractual	Total:	$0.00

Other	Total:	$0.00

TOTAL DIRECT PROJECT COSTS	$51,851.85

Administrative Expenses/Indirect Costs	Total:	$4,148.15

Administrative expenses and indirect costs are to be used to help cover expenses that are not easily assignable to a specific program or unit within an organization. These costs are associated with depreciation and use allowances, facility operation and maintenance, general administrative expenses such as accounting, payroll, legal and data processing, and any personnel not providing direct services to the project. If requested, the expenses are limited to the maximum rate listed below, depending on the funding source and existence of a Federal Negotiated Indirect Cost Rate Agreement (NICRA) percentage for your agency of the direct project costs requested from ADSD. Once a funding source is assigned to an approved subaward, the allowable rate will apply, and a budget revision may be required if excess expenses are included. Indirect/administrative expenses do not apply to fixed-fee subawards or portions of subawards. Indirect expenses must be applied using the agency's Federal Negotiated Indirect Cost Rate Agreement (NICRA) or Modified Total Direct Costs (MTDC) which excludes equipment, capital expenditures and items such as pass-through funds, and major subcontract(s) over the first $50,000, as applicable. Reference the Grant Instructions and Requirements for additional information on Indirect Costs.

Choose ONE type of rate according to funding source and provide calculation or explanations:	RATE:
1. Independent Living Grant (ILG)/FHN State Funds and State Funds awarded to the NV System of Higher Education* (non-research): 8%	8.00%
2. Federal/Other State Funding: 15% de minimis (Modified Total Direct Costs - MTDC)	
3. Federal Negotiated Indirect Cost Rate Agreement (NICRA): Identify approved costs per the NICRA & attach the current agreement to application. In cells below, describe how the total indirect amount was calculated based on the NICRA letter guidance and exceptions. Expand row as needed.	

NICRA Calculation:	
Other Explanations:	

TOTAL BUDGET REQUEST	$56,000.00

ADSD Subaward Application
PROPOSED BUDGET SUMMARY

Enter Info in Orange Cells

A. FUNDING SOURCES	*ADSD Funds*	MATCH	FTA grant funding	County funding	[Enter name of Other Funding, if applicable]	[Enter name of Other Funding, if applicable]	[Enter name of Other Funding, if applicable]	TOTAL
PENDING OR SECURED	Pending	Pending	Pending	Pending				
ENTER TOTAL FUNDING	$56,000.00	$8,400.00	$362,756.35	$241,837.57	$0.00	$0.00	$0.00	$668,993.92
EXPENSE CATEGORY								
Personnel	$44,051.85	$8,400.00	$362,756.35	$241,837.57				$657,045.77
Travel	$0.00							$0.00
Operating	$7,800.00							$7,800.00
Equipment	$0.00							$0.00
Contractual/Consultant	$0.00							$0.00
Other Expenses	$0.00							$0.00
Indirect	$4,148.15							$4,148.15
TOTAL EXPENSE	**$56,000.00**	**$8,400.00**	**$362,756.35**	**$241,837.57**	**$0.00**	**$0.00**	**$0.00**	**$668,993.92**
These boxes should equal zero	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Indirect Cost	$4,148.15	Total Program Budget	$668,993.92
Indirect % of Budget	8.00%	ADSD Percent of Program Budget	8%

B. Comments regarding budget summary, if applicable.

Our grant request is comprised primarily of the salaries and benefits of our Transportation employees. These employees sole function is to provide Transportation services to the residents of our County who need it. Their salaries are also partially funded by a federal grant award and partially funded by the County.

C. Identify specific source(s) of Match, as applicable, and indicate whether each source of match is Secured or Pending.

The match will be provided by Douglas County, pending the approval of our budget for the 2026-2027 Fiscal Year.

D. List potential amounts and sources of program income (required); and describe if the project plans to have a sliding fee scale or voluntary contributions.

Our program has a suggested donation of $1 per ride.

- Department of Human Services policy allows no more than 10% flexibility of the total, not to exceed amount of the subaward, within the approved Scope of Work/Budget. Subrecipient will obtain written permission to redistribute funds within categories. **Note: the redistribution cannot alter the total not to exceed amount of the subaward. Modifications in excess of 10% require a formal amendment.**

- Equipment purchased with these funds belongs to the program from which this funding was appropriated and shall be returned to the program upon termination of this agreement. All equipment purchased with these funds is subject to the requirements and conditions set forth in 2 CFR 200.313 (including, but not limited to, equipment use, maintenance, inventory, management, and/or disposal). All equipment and high-risk items (i.e., cameras, laptops, televisions) must be inventoried annually and made available for review upon request.

- Travel expenses, per diem, and other related expenses must conform to the procedures and rates allowed for State officers and employees. It is the Policy of the Board of Examiners to restrict contractors/Subrecipients to the same rates and procedures allowed State Employees. The State of Nevada reimburses at rates comparable to the rates established by the US General Services Administration, with some exceptions (State Administrative Manual 0200.0 and 0320.0).

The Subrecipient agrees:

To request reimbursement according to the schedule specified below for the actual expenses incurred related to the Scope of Work during the subaward period.

- Total reimbursement through this subaward will not exceed $56,000.00.
- Requests for Reimbursement will be accompanied by supporting documentation, including a line-item description of expenses incurred and required documents from the RFR back-up documentation workbook.
- Additional expenditure detail will be provided upon request from the Department.

Additionally, the Subrecipient agrees to provide:

- A complete financial accounting of all expenditures to the Department within 30 days of the CLOSE OF THE SUBAWARD PERIOD. Any un-obligated funds shall be returned to the Department at that time, or if not already requested, shall be deducted from the final award.
- Any work performed after the BUDGET PERIOD will not be reimbursed.
- If a Request for Reimbursement (RFR) is received after the 45-day closing period, the Department may not be able to provide reimbursement.
- If a credit is owed to the Department after the 45-day closing period, the funds must be returned to the Department within 30 days of identification.

The Department agrees:

- Identify specific items Aging and Disability Services Division must provide or accomplish to ensure successful completion of this project, such as:
  - Providing technical assistance, upon request from the Subrecipient.
  - Providing prior approval of reports or documents to be developed.
  - Forwarding a report to another party, i.e., Administration for Community Living (ACL).
- The Department reserves the right to hold reimbursement under this subaward until any delinquent forms, reports, and expenditure documentation are submitted to and accepted by the Department.

Both parties agree:

- Aging and Disability Services Division will conduct programmatic and financial monitoring of the project on an annual basis or as determined necessary based on a risk assessment.
- The Subrecipient will, in the performance of the Scope of Work specified in this subaward, perform functions and/or activities that could involve confidential information; therefore, the Subrecipient is requested to fill out Section G, which is specific to this subaward, and will be in effect for the term of this subaward.
- All reports of expenditures and requests for reimbursement processed by the Department are SUBJECT TO AUDIT.
- This subaward agreement may be TERMINATED by either party prior to the date set forth on the Notice of Subaward, provided the termination shall not be effective until 30 days after a party has served written notice upon the other party. This agreement may be terminated by mutual consent of both parties or unilaterally by either party without cause. The parties expressly agree that this Agreement shall be terminated immediately if for any reason the Department, state, and/or federal funding ability to satisfy this Agreement is withdrawn, limited, or impaired.

Financial Reporting Requirements

- A Request for Reimbursement is due on a monthly or quarterly basis, based on the terms of the subaward agreement, no later than the 15th calendar day of the following month.
- Reimbursement is based on actual expenditures incurred during the period being reported.
- Payment will not be processed without all reporting being current.
- Reimbursement may only be claimed for expenditures approved within the Notice of Subaward.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

SECTION D
Request for Reimbursement (RFR)

Department of Human Services
Aging and Disability Services (ADSD)

Agency Ref #
Unit:
GL:
Draw #:
CFDA #

Financial Status Report and Request for Reimbursement

Program Name:	Subrecipient Name:
ADSD OCL, Grants Management	
Program Address:	Subrecipient Address:
1550 East College Parkway, Carson City, NV 89706	
Subaward Period:	Subrecipient's:
(Enter Subaward Period)	EIN:
(Enter Service)	Vendor #:
(Enter type of subaward - Categorical or Fixed-Fee)	

FINANCIAL REPORT AND REQUEST FOR REIMBURSEMENT

(must be accompanied by expenditure report/back-up)

Month(s):
Calendar Year:

☐ NEW REQUEST ☐ REIMBURSEMENT ☐ ADVANCE & RECONCILIATION
☐ PAID RFR BACK-UP REVISION ☐ ADVANCE ONLY ☐ RECONCILIATION ONLY

	A	B	C	D	E	F
Approved Budget Category	Approved Budget	Total Prior Requests	Current Request	Year to Date Total	Budget Balance	Percent Requested
1 Personnel		$0.00		$0.00	$0.00	-
2 Travel		$0.00		$0.00	$0.00	-
3 Operating		$0.00		$0.00	$0.00	-
4 Equipment		$0.00		$0.00	$0.00	-
5 Contract/Consultant		$0.00		$0.00	$0.00	-
6 Other		$0.00		$0.00	$0.00	-
7 Indirect Expenses		$0.00		$0.00	$0.00	-
Total	$0.00	$0.00	$0.00	$0.00	$0.00	-

Additional Financial Reporting - All Award Types

Budget Item	Required Amount	Total Prior Months	Current Amount	Year to Date Total	Budget Balance	Percent Provided
1 Match		$0.00		$0.00	$0.00	-
2 Program Income	N/A	$0.00		$0.00	N/A	N/A

Additional Financial Reporting - Fixed-Fee Awards Only

Fixed-Fee Rate(s):	Number of Units of Service: Previous Periods	Number of Units of Service: This Period	Funding Earned: This Period	Funding Earned: Total/All	Balance to be Earned	Percent Earned
1	0.00		-	-	-	-
2			N/A			

☐ N/A

Advance Payment Reconciliation

Budget Categories or Specific Components (Expand rows as needed)	Month: Received	Month: Expended	Total Funds to Date: Funds Advanced	Expended	Balance	Percent Expended
			$0.00	$0.00	$0.00	-
			$0.00	$0.00	$0.00	-

I, a duly authorized signatory for the applicant, certify to the best of my knowledge and belief that this report is true, complete and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the subaward; and that the amount of this request is not in excess of current needs or, cumulatively for the award term, in excess of the total approved subaward. I am aware that any false, fictitious or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims, or otherwise. I verify that the cost allocation and backup documentation attached are correct.

Authorized Signature | Title | Date

OFFICE USE ONLY - DHS - ADSD OFFICE USE ONLY

Program contact? Yes:___ No:___; Contact:_____
Reason for contact: _____
Notes: _____

APPROVALS:
Scope of Work -
Date: Signed:
PAC Fiscal -
Date: _____ Signed: _____

Payment Breakdown	
Unit.Sub Unit / Reporting #	Amount
	$
N/A	$
N/A	$
N/A	$
N/A	$
N/A	$
N/A	$
TOTAL	$ -

For Reference Only

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION E

Audit Information Request

1. Non-Federal entities that **expend** $1,000,000.00 or more in total federal awards are required to have a single or program-specific audit conducted for that year, in accordance with 2 CFR § 200.501(a).
2. Did your organization expend $1,000,000.00 or more in all federal awards during your organization's most recent fiscal year? YES ☐ NO ☐
3. When does your organization's fiscal year end? _____
4. What is the official name of your organization? _____
5. How often is your organization audited? _____
6. When was your last audit performed? _____
7. What time-period did your last audit cover? _____
8. Which accounting firm conducted your last audit? _____

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION F

Current or Former State Employee Disclaimer

For the purpose of State compliance with NRS 333.705, subrecipient represents and warrants that if subrecipient, or any employee of subrecipient who will be performing services under this subaward, is a current employee of the State or was employed by the State within the preceding 24 months **and** is receiving PERS, subrecipient has disclosed the identity of such persons, and the services that each such person will perform, to the issuing Agency. Subrecipient agrees they will not utilize any of its employees who are Current State Employees or Former State Employees to perform services under this subaward without first notifying the Agency and receiving from the Agency approval for the use of such persons. This prohibition applies equally to any subcontractors that may be used to perform the requirements of the subaward.

The provisions of this section do not apply to the employment of a former employee of an agency of this State who is not receiving retirement benefits under the Public Employees' Retirement System (PERS) during the duration of the subaward.

Are any current or former employees of the State of Nevada assigned to perform work on this subaward?

YES ☐ If "YES", list the names of any current or former employees of the State and the services that each person will perform.

NO ☐ Subrecipient agrees that if a current or former state employee is assigned to perform work on this subaward at any point after execution of this agreement, they must receive prior approval from the Department.

Name of Previous Employee	Services Performed for Award	Collecting PERS? (Yes/No)	If Yes, indicate the end date of state service

Subrecipient agrees that any employees listed cannot perform work until approval has been given from the Department.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION G

Confidentiality Addendum

BETWEEN

Nevada Department of Human Services

Hereinafter referred to as "Department"

and

Douglas County

Hereinafter referred to as "Subrecipient"

This CONFIDENTIALITY ADDENDUM (the Addendum) is hereby entered into between Department and Subrecipient.

WHEREAS, Subrecipient may have access, view or be provided information, in conjunction with goods or services provided by Subrecipient to Department that is confidential and must be treated and protected as such.

NOW, THEREFORE, Department and Subrecipient agree as follows:

I. DEFINITIONS

The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear.

1. **Agreement** shall refer to this document and that agreement to which this addendum is made a part.
2. **Confidential Information** shall mean any individually identifiable information, health information or other information in any form or media.
3. **Subrecipient** shall mean the name of the organization described above.
4. **Required by Law** shall mean a mandate contained in law that compels a use or disclosure of information.

II. TERM

The term of this Addendum shall commence as of the effective date of the primary inter-local or other agreement and shall expire when all information provided by Department or created by Subrecipient from that confidential information is destroyed or returned, if feasible, to Department pursuant to Clause VI (4).

III. LIMITS ON USE AND DISCLOSURE ESTABLISHED BY TERMS OF CONTRACT OR LAW
Subrecipient hereby agrees it shall not use or disclose the confidential information provided, viewed or made available by Department for any purpose other than as permitted by Agreement or required by law.

IV. PERMITTED USES AND DISCLOSURES OF INFORMATION BY SUBRECIPIENT

Subrecipient shall be permitted to use and/or disclose information accessed, viewed or provided from Department for the purpose(s) required in fulfilling its responsibilities under the primary agreement.

V. USE OR DISCLOSURE OF INFORMATION

Subrecipient may use information as stipulated in the primary agreement if necessary for the proper management and administration of Subrecipient; to carry out legal responsibilities of Subrecipient; and to provide data aggregation services relating to the health care operations of Department. Subrecipient may disclose information if:

1. The disclosure is required by law; or
2. The disclosure is allowed by the agreement to which this Addendum is made a part; or
3. The Subrecipient has obtained written approval from the Department.

VI. OBLIGATIONS OF SUBRECIPIENT

1. **Agents and Subcontractors.** Subrecipient shall ensure by subcontract that any agents or subcontractors to whom it provides or makes available information, will be bound by the same restrictions and conditions on the access, view or use of confidential information that apply to Subrecipient and are contained in Agreement.

2. **Appropriate Safeguards.** Subrecipient will use appropriate safeguards to prevent use or disclosure of confidential information other than as provided for by Agreement.

3. **Reporting Improper Use or Disclosure.** Subrecipient will immediately report in writing to Department any use or disclosure of confidential information not provided for by Agreement of which it becomes aware.

4. **Return or Destruction of Confidential Information**. Upon termination of Agreement, Subrecipient will return or destroy all confidential information created or received by Subrecipient on behalf of Department. If returning or destroying confidential information at termination of Agreement is not feasible, Subrecipient will extend the protections of Agreement to that confidential information as long as the return or destruction is infeasible. All confidential information of which the Subrecipient maintains will not be used or disclosed.

IN WITNESS WHEREOF, Subrecipient and the Department have agreed to the terms of the above written Addendum as of the effective date of the agreement to which this Addendum is made a part.

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

STATE OF NEVADA
DEPARTMENT OF HUMAN SERVICES
AGING AND DISABILITY SERVICES DIVISION
NOTICE OF SUBAWARD

SECTION H

Matching Funds Agreement

This Matching Funds Agreement is entered into between the Nevada Department of Human Services (referred to as "Department") and Douglas County (referred to as "Subrecipient").

Program Name	ADSD OCL Grants Management	**Subrecipient Name**	Douglas County
Federal Grant Number	N/A	**Subaward Number**	D02-04-10-LX-27
Federal Amount	$ 0.00	**Contact Name**	Brook Adie, Community Services Director
State Amount	$56,000.00	**Address**	Douglas County Treasurer PO Box 3000 Minden, NV 89423
Non-Federal (Match) Amount	$8,400.00		
Total Award	$56,000.00		
Performance Period	07/01/2026 - 06/30/2027		

Under the terms and conditions of this Agreement, the Subrecipient agrees to complete the Project as described in the Description of Services, Scope of Work and Deliverables. Non-Federal (Match) funding is required to be documented and submitted with the Monthly Financial Status and Request for Funds Request and will be verified during subrecipient monitoring.

FINANCIAL SUMMARY FOR MATCHING FUNDS

Total Amount Awarded	**$56,000.00**
Required Match Percentage	**15%**
Total Required Match	**$8,400.00**

Approved Budget Category		Budgeted Match
1	Personnel	$8,400.00
2	Travel	$0.00
3	Operating	$0.00
4	Contract/Consultant	$0.00
5	Other	$0.00
6	Indirect Costs	$0.00
	Total	**$8,400.00**

Compliance with this section is acknowledged by signing the subaward cover page of this packet.

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	October 20th, 2026	**Fund-Department #**	260 / 682
Project Number	27G05	**Fund-Department Name**	Senior Services
Grant Title	ADSD Transportation Grant - FY27		
Grant Purpose	Provide transportation services to Aging and Disabled persons in Douglas County		
Awarding Entity	State of Nevada Aging and Disabled Services Division		
Total Grant Funds	$ 56,000.00		
Grant Start Date	7/1/2026	**End Date**	6/30/2027
Grant Type	☐ Federal- Enter CFDA ☑ State ☐ Other	(description of Other)	
Federal CFDA#		**Agreement Number**	D02-04-10-LX-27
Method of Funding	☐ Advance ☑ Reimbursement		
Reporting Frequency	☑ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Upon Completion		
Reporting Due By	15th	**(EX: 10th, 15th, 30th after the end of the Quarter)**	
County Match Required?	☐ No ☑ Yes - enter $amount or %	**Match Amt**	$ 8,400.00 **or Match %** 15%
Match Type	☑ In-Kind **or** ☐ Cash		

Complete only GREY areas

	Fund	Dept		
Fund-Department #	260	682	**Project Number**	**27G05**
Fund-Department Name	Senior Services			

Financial Information

			Source of Funds (Name of Awarding entity)		
Revenue					
260-000 331.500	Grant Revenue - Federal	$ -	$ -	$ -	
260-000 331.510	Grant Revenue - State	$ 56,000.00	$ -	$ -	
260-000 360.300	Grant Revenue - Non-Govt.	$ -	$ -	$ -	
	Total Revenue	$ 56,000.00	$ -	$ -	
	Match - Non Grant Reimbursement	$ -	$ -	$ -	

Expenditures

		First Year	Second Year	Third Year
Various	Salaries & Benefits	$ 44,051.85	$ -	$ -
260-682 532.003	Gas & Oil	$ 2,400.00	$ -	$ -
260-682 520.088	Utilities	$ 3,000.00	$ -	$ -
260-682 533.806	Software	$ 2,400.00	$ -	$ -
260-682 520.116	Vehicle Maint - Co	$ -	$ -	$ -
260-682 520.156	Insurance	$ -	$ -	$ -
260-682 000.000	Maint Bldg & Grounds	$ -	$ -	$ -
260-682 562.100	Grants-Capital Outlay	$ -	$ -	$ -
		$ -	$ -	$ -
		$ -	$ -	$ -
	Subtotal Expenses	$ 51,851.85	$ -	$ -
260-682 562.100	Grant Match - Capital Outlay	$ -	$ -	$ -
260-682 511.150	Grant Match - Salary	$ -	$ -	$ -
260-682 541.501	Grant Match - Serv & Supplies	$ -	$ -	$ -
	Subtotal Match	$ -	$ -	$ -
Various	In Direct Costs - Salaries	$ 4,148.15	$ -	$ -
260-682 533.800	In Direct Costs - Office supplies	$ -	$ -	$ -
	Total Indirect Costs	$ 4,148.15	$ -	$ -
	Total Expenditure	$ 56,000.00	$ -	$ -
	Total Match	$ -	$ -	$ -

Where will match funds come from?

The match will come from budgeted salaries and wages expenses

Grant Awarded Funds

Year	Amount
FY26-27	$ 56,000.00
FY27-28	$ -
FY28-29	$ -
Total	$ 56,000.00

AGENDA ITEM NO. D.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve a $66,503.95 payment from Douglas County to the Douglas County School District from profits collected during the Warrior Way Paid Parking Program season of May 1, 2026, through October 1, 2026 pursuant to an Interlocal Agreement previously entered into between Douglas County and the Douglas County School District. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Approve a $66,503.95 payment from Douglas County to the Douglas County School District from profits collected during the Warrior Way Paid Parking Program season of May 1, 2026, through October 1, 2026 pursuant to an Interlocal Agreement previously entered into between Douglas County and the Douglas County School District.

FINANCIAL IMPACT:

The Warrior Way parking program generated a net profit of $166,259.87 after accounting for program-related expenditures, including staffing, equipment rentals, portable restrooms, dumpsters, and monthly iPad usage charges.

The net proceeds are distributed as follows:

- Douglas County School District: $66,503.95
- Whittell Boosters Club: $33,251.97, pursuant to a separate agreement.
- Douglas County Community Services: $66,503.95, representing the remaining program proceeds.

The $99,755.92 in distributions to the School District and Whittell Boosters Club will be paid from the Room Tax Fund's Administrative Department, Contributions Account (234-801-540.001), which currently has $80,000 budgeted for FY 2026-27.

BACKGROUND:

Douglas County previously entered into an Interlocal Agreement with the Douglas County School District to assist in the administration of the Warrior Way Parking Program as further detailed in the agreement, a copy of which is attached. The agreement obligates Douglas County to pay the Douglas County School District 40% of the profit collected by the parking program during May 15, 2026-October 1, 2026, after a separate profit distribution to the Whittell Boosters Club, Inc. The net profit collected during this time was $166,259.87.

The distribution of profit from the program is as follows:

1. Douglas County School District -- $66,503.95
2. Whittell Boosters -- $33,251.97 (pursuant to a separate agreement); and
3. Douglas County Community Services -- $66,503.95 (the remaining profit).

ATTACHMENTS:

Warrior Way Paid Parking 2026.pdf
2026_Parking_expenses.pdf
Signed DCSD_DC Warior Way Paid Parking Agreement.pdf

DOUGLAS COUNTY
COMMUNITY SERVICES

WARRIOR WAY

PAID PARKING PROGRAM



- PARKING AMBASSADOR ONSITE DURING WEEKENDS
- FEES COLLECTED THROUGH ELETRONIC PAYMENTS & LICENSE PLATE READERS ON SITE
- 7,376 CARS PARKED
  - 76.33% increase from last year (4,183 cars last year)
- 1,087 DOUGLAS COUNTY RESIDENTS
  - 10.46% increase from last year (984 last year)
- 333 VOLUNTEER HOURS COMPLETED BY PARENT CLUB & BOOSTERS
  - 103.36% increase from last year (163.75 hours last year)



$51,924.35	$218,184.22	$166,259.87
EXPENSES	REVENUE	NET PROFIT

Distribution of Net Profit - 2026

Zephyr Cove Parent Group/Whittell Booster	Douglas County School District	Douglas County Community Services
$33,251.97	$66,503.95	$66,503.95

Warrior Way Parking Expenses

	FY26	FY27	Total
Nevada Barricade		$4,150.00	$4,150.00
Sani Huts - Summit Plumbing	$1,560.00	$1,020.00	$2,580.00
Amazon	$1,744.38		$1,744.38
GC Supply - Sparks	$1,693.20		$1,693.20
Carson Valley Signs	$2,867.00		$2,867.00
Ace Hardware		$35.98	$35.98
Kawasaki	$8,962.25		$8,962.25
South Tahoe Refuse	$1,586.52	$3,878.16	$5,464.68
Bison Profab		$6,614.42	$6,614.42
Router - AT&T	$256.44	$256.44	$512.88
Ipads - Verizon	$960.66	$960.88	$1,921.54
Payroll Expenses	$4,686.94	$10,691.08	$15,378.02
Total	$24,317.39	$27,606.96	$51,924.35

Warrior Way Parking Revenue

June	$30,882.10		$30,882.10
July		$102,115.87	$102,115.87
August		$83,680.15	$83,680.15
September		$1,506.10	$1,506.10
Total	$30,882.10	$187,302.12	$218,184.22

Net profit and distribution

Total Net profit	$166,259.87
Distribution to parent group	$33,251.97
Distribution to School District	$66,503.95
Distribution to Community Services	$66,503.95

DOUGLAS COUNTY, NV
This is a no fee document
NO FEE
DOUGLAS COUNTY/SENIOR CENTER

2026-1030836
03/04/2026 10:27 AM
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SHAWNYNE GARREN, RECORDER

Recorder's Office Cover Sheet

Recording Requested By:

Name: Ryan Stanton

Department: Senior Center

Item ID/Agreement #: DC-3030-2025

Type of Document: (please select one)

- ☑ Agreement
- ☐ Contract
- ☐ Grant
- ☐ Change Order
- ☐ Easement
- ☐ Other specify: _____

FILED
NO. DC-3030-2025
3/4/20
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY AL DEPUTY

INTERLOCAL CONTRACT

BETWEEN

DOUGLAS COUNTY, NEVADA

AND

DOUGLAS COUNTY SCHOOL DISTRICT

This Interlocal Contract ("Contract") is made by and between Douglas County (the "County"), a political subdivision of the State of Nevada, and the Douglas County School District (the "DCSD"). The County and DCSD are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

RECITALS

WHEREAS, the Parties are public agencies pursuant to Nevada Revised Statues (NRS) 277.100; and

WHEREAS, NRS 277.110 authorizes one or more public agencies to contract with any other public agency to perform any governmental service, activity, or undertaking which any of the contracting agencies is authorized by law to perform; and

WHEREAS, each Party is authorized by the laws of the State of Nevada to perform or undertake governmental functions and responsibilities as separate legal entities; and

WHEREAS, the Nevada Department of Transportation has designated areas along Highway 50 as "No Parking" zones; and

WHEREAS, the County owns and maintains Warrior Way and Zephyr Cove Park; and

WHEREAS, DCSD owns and maintains Zephyr Cove Elementary School and George Whittell High School; and

WHEREAS, the impact of summer beach parking and traffic patterns in the Zephyr Cove area, including impacts on Warrior Way, Zephyr Cove Park, Zephyr Cove Elementary School, and George Whittell High School are of mutual concern to the Parties; and

WHEREAS, the Parties have undertaken a paid parking program along Warrior Way, Zephyr Cove Park, Zephyr Cove Elementary School, and George Whittell High School to help alleviate unsafe traffic and parking patterns.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the Parties agree as follows:

1. **EFFECTIVE DATE OF CONTRACT AND TERM.** The term of the Contract shall commence on May 1, 2026, and will terminate on October 1, 2031, unless earlier terminated in accordance with Paragraph 7 of the Contract.

2. **PARKING CONTROL SEASON.** For the purpose of this Contract, the "Parking Control Season" means those hours of the day from sunup to sundown as follows:
   a. For the period between May 1st through the last day of the same school year, Saturday and Sundays only, including the Memorial Day federal holiday.
   b. For the period between the last day of school through the first day of the next following school year, the days of Sunday through Saturday (i.e., seven days a week).
   b. For the period between the first day of school through the last day of the same school year, Saturday and Sunday only, including the Labor Day federal holiday.

3. **PARKING CONTROL.** The Parties agree to implement the following parking control measures during the Parking Control Season:
   a. The County will post Warrior Way as private drive.
   b. The County will post a "No Public Beach Parking" sign on Warrior Way except for allowed paid public parking during the Parking Control Season.
   c. The County will only allow paid public parking during the Parking Control Season on Warrior Way.
   d. The County will only allow paid public parking during the Parking Control Season at Zephyr Cove Park.
   e. DCSD will only allow paid public parking during the Parking Control Season at Zephyr Cove Elementary School.
   f. DCSD will only allow paid public parking during the Parking Control Season at George Whittell High School.
   g. No parking will be allowed at any time in fire lanes or posted "No Parking" areas.
   h. No public beach parking will be allowed at the Douglas County Library or the Zephyr Cove Tennis Courts. Parking will only be provided for patrons of these facilities.

   A map showing the areas subject to these Parking Control use restrictions is graphically depicted as Exhibit "A" attached hereto and incorporated by reference.

4. **PAYMENT FOR SERVICES.** Because the Parties will incur expenses related to the enforcement of the Parking Controls, damage to County or DCSD facilities, providing sanitation services such as dumpsters and porta-potties to the public, ongoing maintenance of the public parking areas and software costs, it is understood and agreed by the Parties that the County will adopt and impose parking rates for paid parking during the Parking Control Season. It is anticipated that the parking rate structure will be based on public demand and weekend parking rates will be higher than weekday rates.

5. **EXCEPTIONS FROM PAYMENT FOR PARKING.** The Parties mutually agree that the following classification of persons will not be charged for parking under the terms of this Contract:

a. Residents of Douglas County with a registered Douglas County vehicle.
b. Current DCSD employees as verified by either an issued parking pass or authorized vehicle license plate.
c. Current County employees as verified by either an issued parking pass or authorized vehicle license plate.
d. Douglas County library patrons as verified by either an issued parking pass or authorized vehicle license plate.
e. Zephyr Cove Tennis Court users as verified by either an issued parking pass or authorized vehicle license plate.
f. Participants at an approved DCSD special event as verified by DCSD.
g. Participants at an approved County special event or Community Services Park facility reservation as verified by the County.

6. **DISTRIBUTION OF REVENUES.** Neither DCSD nor any DCSD affiliated non-profit organization will be responsible for any costs incurred under this Contract. After the County deducts any reasonable and necessary expenses related to the implementation and administration of this Contract, any net revenues will be distributed as follow:

   a. Twenty percent (20%) to the Zephyr Cove Elementary School Parents Club.
   b. Forty-percent (40%) to DCSD.
   c. Forty-percent (40%) to the County.

Notwithstanding the foregoing, DCSD and the County mutually agree that the Zephyr Cove Elementary School Parents Club will receive at least $30,000 from the net revenues during the term of this Contract if sufficient funds are collected.

It is anticipated that the County will enter a separate agreement with the Zephyr Cove Elementary School Parents Club outlining its duties and responsibilities to act as on-site parking ambassadors and to track the service hours provided by volunteers through its non-profit corporation, the George Whittell Boosters Club, and any other qualified non-profit corporation that provides parking ambassador services.

7. **TERMINATION OF CONTRACT.** Either Party may revoke the Contract without cause, provided only that a revocation shall not be effective until 30 days after the terminating party has served written notice upon the other party. Any monies due and owing up to the point of termination shall be paid to the County who will then distribute the funds according to the terms of this Contract.

8. **INDEMNIFICATION.** DCSD agrees to indemnify, defend, and save and hold harmless the County, its officers, elected officials, agents and employees from any and all claims, causes of action or liability arising from the performance of the Contract by DCSD or DCSD's agents and employees.

9. **CONSTRUCTION OF CONTRACT.** The Contract shall be construed and interpreted according to the laws of the State of Nevada. Any dispute regarding the Contract shall be resolved by binding arbitration, with an arbiter to be selected from a list of senior judges maintained by the Nevada Supreme Court of senior judges, with both parties to pay an equal share of the expenses charged by the senior judge and any other related court fees. Each party is responsible for their own attorney's fees. There shall be no presumption for or against the drafter in interpreting or enforcing the Contract.

10. **COMPLIANCE WITH APPLICABLE LAWS.** The Parties, and each of them, promise and agree to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract.

11. **DCSD INSPECTION.** The books, records, documents and accounting procedures and practices of the County related to the Contract shall be subject to inspection, examination and audit by a designated DCSD representative. DCSD shall give reasonable advance written notice to County before conducting any inspection. Such written notice must be given at least ten business days in advance of the requested inspection.

12. **MODIFICATION OF CONTRACT.** This Contract constitutes the entire agreement between the parties and may only be modified by a written amendment signed by the Parties.

13. **SEVERABILITY.** The illegality or invalidity of any provision or portion of this Contract shall not affect the validity of the remainder of the Contract.

14. **NON-APPROPRIATION OF FUNDS.** All payments and services provided under this contract are contingent upon the availability of the necessary public funding. In the event Douglas County does not receive the funding necessary to perform in accordance with the terms of the Contract, the Contract shall automatically terminate and all fees due and owing shall be paid.

15. **ASSIGNMENT.** DCSD understands that it cannot and will not assign, transfer or delegate any rights, obligations or duties under the Contract. This Contract is not intended to benefit any other person or entity other than the County and DCSD.

Although the Zephyr Cove Elementary School Parents Club and the George Whittell Boosters Club are referenced in this Contract, they are not parties to this Contract and have no express or implied legal rights granted under this Contract.

16. **ENTIRE CONTRACT.** The Contract constitutes the full and final contract between the Parties and shall not be modified except in writing and signed by both Parties.

17. **NOTICE.** All written notices under the Contract shall be mailed or hand delivered to the following officials at the addresses stated below:

County Manager
Douglas County
Post Office Box 218
Minden, Nevada 89423

DCSD Superintendent
Douglas County School District
1638 Mono Avenue
Minden, Nevada 89423

IN WITNESS WHEREOF, the parties hereto have caused this Interlocal Contract between Douglas County and the Douglas County School District to be executed.

On behalf of and with authority to sign for Douglas County:

By: _____ 11/26/25
Sharla Hales, Chair (Date)
Douglas County Board of Commissioners

On behalf of and with authority to sign for Douglas County School District:

By: _____ 11/20/2025
Yvonne Wagstaff, President (Date)
Douglas County School District


LAKE
TAHOE
ZEPHYR COVE
BEACH
HWY 50 **NO PARKING**
NO PARKING
HWY 50 *NO P
George Whittell
High School
Zephyr Cove
Elementary Schools
WARRIOR WAY
Zephyr Cove Tennis Club
WARRIOR WAY
PAID PARKING
Zephyr Cove
Day Use Area
Zephyr Cove Stable
Lake Tahoe Cruises
/ MS Dixie II
Zephr Cove
Lake Tahoe Nv
Lake Valley
Zephyr Cove Resort

AGENDA ITEM NO. E.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through October 15, 2026, per Nevada Revised Statute 251.030. (Kathy Kaiser, Comptroller)

RECOMMENDED MOTION:
Accept the auditor's report on Douglas County's general ledger cash balances through October 15, 2026, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:
Pursuant to Nevada Revised Statute 251.030, County Comptrollers are required to report to the Board of County Commissioners, at each regular board meeting, the condition of each fund in the treasury. The attached Cash Report reflects the cash balances currently recorded in the County's general ledger, or official accounting record. Actual general ledger cash balances may differ from reported cash balances due to timing differences of general ledger entries.

ATTACHMENTS:
Cash Report as of October 15, 2026 updated.pdf

Douglas County

Douglas County, Nevada Cash Report

From Date: 10/1/2026 - To Date: 10/15/2026

Summary Listing, Report By Fund - Account

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
101	General Fund	$25,222,518.48	$2,869,926.79	1	$28,092,445.27
201	Stabilization Fund	$1,755,276.57	($237.73)		$1,755,038.84
202	Nv Cooperative Extension	$742,297.87	$55,375.20		$797,673.07
208	Cash Trust	$837,211.97	$10,062.37		$847,274.34
211	Solid Waste Mgmt.	$4,108,102.23	($15,489.41)		$4,092,612.82
212	Landscape Maintenance Districts	$16,694.87	($3,843.39)		$12,851.48
215	Assistance To Indigents	$1,041,634.66	$320,603.93		$1,362,238.59
216	Social Services	$3,084,016.46	$14,194.65		$3,098,211.11
217	One Nevada (Opioid Settlement)	$1,547,584.23	($66,009.18)		$1,481,575.05
220	PALS Sales Tax Fund	$300,752.44	($300,752.44)		$0.00
222	Law Library	$80,620.07	$1,686.44		$82,306.51
224	Library	$1,038,780.51	$46,003.73		$1,084,784.24
232	Road Operating	$1,907,306.10	($70,951.22)		$1,836,354.88
234	Room Tax	$4,453,941.69	($718,264.84)		$3,735,676.85
235	Library Gift Fund	$152,554.90	($372.73)		$152,182.17
236	Tahoe-Douglas Trans.Dist.	$5,321,495.21	$172,885.85		$5,494,381.06
240	Justice Ct. Admin. Assess	$1,737,554.84	$19,547.85		$1,757,102.69
242	China Spring Youth Camp	$1,325,666.42	($291,727.93)		$1,033,938.49
246	Flood Litigation Settlement Fund	$76,208.60	$0.00		$76,208.60
255	911 Emergency Services	$1,906,983.87	$103,116.91		$2,010,100.78
256	911 Surcharge	$474,184.26	($21,410.15)		$452,774.11
260	Senior Services Program	$1,505,165.39	($94,175.03)		$1,410,990.36
297	Restricted Accounts Fund	$4,391,636.29	$12,403.06		$4,404,039.35
309	Risk Management	$4,360,252.26	$137,763.48		$4,498,015.74
310	Self Ins.Dental Insurance	$820,635.24	($2,966.05)		$817,669.19
313	Motor Pool/Vehicle Maint	$1,710,944.87	($88,374.10)		$1,622,570.77
324	Regional Water Fund	$2,843,176.17	($18,205.73)		$2,824,970.44
325	Sewer Utility	$13,464,338.00	$34,722.11		$13,499,060.11
328	Douglas County Water Utility	$22,868,333.38	$94,457.21		$22,962,790.59
360	Airport Enterprise Fund	$2,745,453.29	($14,928.24)		$2,730,525.05
361	Stormwater Enterprise Fund	$1,347,044.06	($48,619.63)		$1,298,424.43
401	Extraordinary Maintenance	$3,419,473.96	($485.59)		$3,418,988.37
405	Ad Val Capital Projects	$1,446,730.69	$53,730.95		$1,500,461.64
410	County Construction	$7,315,844.59	($30,543.54)		$7,285,301.05
420	Park Resident.Const.Tax	$986,892.57	$16,861.03		$1,003,753.60
430	Regional Transportation	$12,781,632.13	$118,171.15		$12,899,803.28
440	Capital Projects-Debt Financed	$26,486,200.26	$102,180.45		$26,588,380.71
541	Debt Service	$1,565,227.77	$426,219.00		$1,991,446.77
600	Dc Redevelopment Area 2-Admin.	$1,378,096.96	$467,648.34		$1,845,745.30
601	Dc Redevl. Area 2-Cap. Projects	$28,986.57	($3.93)		$28,982.64
606	Dc Redevel.-Cap.Projects	$2,800,222.18	($379.25)		$2,799,842.93
610	Gardnerville Town	$700,414.76	$180,014.01		$880,428.77

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
611	Gardnerville Trash	$882,990.45	$35,156.29		$918,146.74
614	Gardnerville Ad Val Cap Proj	$11,006.71	$24,377.14		$35,383.85
620	Genoa Town	$988,559.56	($15,703.68)		$972,855.88
622	Genoa Ad Val Cap Projects	$63,756.76	$1,270.83		$65,027.59
624	Genoa Construction Res	$41,045.66	($4.00)		$41,041.66
630	Minden Town	$1,427,726.15	$205,944.34		$1,633,670.49
631	Minden Ad Val Cap Project	$132,350.52	$34,625.78		$166,976.30
635	Minden Trash	$865,977.49	$28,278.25		$894,255.74
636	Minden Cap.Equip./Constr.	$3,443,168.43	($4,516.34)		$3,438,652.09
639	Minden Wholesale Water Utility	$7,930,231.62	($91,174.08)		$7,839,057.54
640	Minden Town Water	$12,908,855.31	$38,172.38		$12,947,027.69
710	School District	$1,949,437.55	$2,275,130.98		$4,224,568.53
720	School Dist. Debt	$257,132.47	$572,510.14		$829,642.61
804	Carson Water Sub	$45,984.01	$121,498.45		$167,482.46
806	Cave Rock	$10,784.34	$11,736.11		$22,520.45
808	Dcsid M&O	$0.00	$0.00		$0.00
809	EFFPD	$709,086.34	$1,878,350.26		$2,587,436.60
810	Elk Point Sanitation	$382.26	$475.30		$857.56
811	Gardnerville Main Street	$0.00	$0.00		$0.00
812	Gardnerville Rancho Gid	$51,233.89	$214,195.12		$265,429.01
813	Genoa Lakes District	$256,221.52	$0.00		$256,221.52
814	Indian Hill	$45,032.18	$204,108.92		$249,141.10
815	G'ville Mainstreet Rev.Ln	$0.00	$0.00		$0.00
818	Kingsbury Gid	$76,724.42	$194,512.07		$271,236.49
822	Lakeridge	$4,469.23	$2,988.41		$7,457.64
823	Legal Services	$11,589.36	$2,719.92		$14,309.28
824	Logan Creek	$12,034.27	$9,568.68		$21,602.95
826	Mgsd	$30,682.34	$90,728.78		$121,411.12
829	NV Tahoe Conserv.Dist.	$0.00	$0.00		$0.00
830	Oliver Park	$45,183.49	$10,976.38		$56,159.87
832	Round Hill GID	$27,620.31	$31,907.14		$59,527.45
834	Sierra Estates	$1,708.52	$4,701.10		$6,409.62
836	Skyland	$7,269.12	$10,976.47		$18,245.59
838	Tahoe Douglas Sanitation	$20,174.42	$26,567.57		$46,741.99
839	Tahoe Douglas Fire	$652,089.26	$974,645.28		$1,626,734.54
840	Topaz Estates	$8,545.50	$37,361.57		$45,907.07
842	Zephyr Cove	$1,545.90	$3,885.83		$5,431.73
844	Zephyr Heights	$9,321.90	$15,607.66		$24,929.56
846	Zephyr Knolls	$1,896.90	$6,496.25		$8,393.15
847	Ef Swim Pool Dist Oper	$188,600.34	$498,669.64		$687,269.98
848	Ef Swim Pool Debt	$0.00	$0.00		$0.00
850	Employee Benefit Trust	$1,382,264.42	($405,067.70)		$977,196.72
852	T-D VISITORS AUTHORITY	$0.00	$0.00		$0.00
853	Western NV Reg.Youth Fac.	$0.00	$0.00		$0.00
855	Inmate Commissary Fund	$87,008.00	($1,052.35)		$85,955.65
856	Inmates Trust	$8,001.38	$13,565.16		$21,566.54
860	Profit From Tax Sale	$0.00	$0.00		$0.00

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
865	Unclaimed Monies	$120,366.87	($835.29)		$119,531.58
866	Public Guardian	$1,415,199.68	$0.00		$1,415,199.68
867	Public Administrator	$919,060.05	$182.74		$919,242.79
868	Library Gift Fund	$0.00	$0.00		$0.00
885	Mosquito District	$47,351.22	$124,020.71		$171,371.93
890	State Of Nevada	$6,562,711.82	$1,204,599.89		$7,767,311.71
892	Department Of Wildlife	$5,921.11	$0.00		$5,921.11
894	Range Improvements	$332.99	$0.00		$332.99
895	Sierra Forest Fire	$0.00	$0.00		$0.00
896	Refund Of Taxes	$0.00	$0.00		$0.00
Grand Total: 100 Funds		$215,766,723.68	$11,861,992.50		$227,628,716.18

Notes

1 General Fund Revenue Collections

AGENDA ITEM NO. F.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve a license agreement with Everest Infrastructure to allow the County to place communications equipment on Everest Infrastructure's Daggett Pass radio tower; and authorize the Chief Information Officer to sign the license agreement. The initial term of the license is five years, starting at $1,000 per month, with a 2% annual increase for a total five-year cost of $62,448.49. (Peace Ruggia, Chief Information Officer)

RECOMMENDED MOTION:
Approve the license agreement with Everest Infrastructure to allow the County to place communications equipment on Everest Infrastructure's Daggett Pass radio tower as presented; and authorize the Chief Information Officer to sign the license agreement.

FINANCIAL IMPACT:
Douglas Cuunty will make a monthly payment of $1,000 for an initial five-year term, with a 2% annual increase, resulting in a total cost of $62,448.49 over the five-year term. This cost will be paid out of the radio improvement project funds.

BACKGROUND:
1. Purpose of Request
This business case proposes to enter into a 5-year site agreement with Everest Infrastructure to improve lake radio coverage performance.
#1 — Casino Core / Stateline replacement: Daggett Pass can serve as a viable alternative or supplemental transmit/receive location for the Stateline area, replacing the County's current dependence on rooftop infrastructure at the Golden Nugget.
#2 — East Peak alternative: Daggett Pass can supplement or reduce reliance on the East Peak site, which presents significant access and jurisdictional challenges.

2. Background and Problem Statement
Stateline / Casino Core

The County's Stateline radio equipment sits atop the Golden Nugget casino, infrastructure that is aging and increasingly difficult to access and maintain. The site uses an omnidirectional antenna, which radiates in a donut-shaped pattern; VHF signals propagate more effectively when they sweep across a target area from the side rather than radiating outward from directly above it. As a result, the casino core itself sits in a relative coverage gap directly beneath the antenna. Building materials such as E-glass, along with general structural obstruction common to high-rise casino construction, further degrade in-building coverage. These combined factors make the current Stateline configuration a poor long-term fit for reliable casino-core coverage.

East Peak

East Peak remains one of the County's most difficult sites to access, particularly in winter, and is further complicated by its location on U.S. Forest Service land leased to Heavenly Mountain Resort (Vail Resorts). The combination of seasonal access restrictions and a multi-party land arrangement creates ongoing maintenance risk and limits the County's ability to respond quickly to outages.

3. Site Overview

Boulder Court is located near Daggett Pass, at approximately 38.9686° N / 119.8879° W, with a site elevation of roughly 2,280.7 meters (about 7,484 feet). A desktop coverage study was performed using Radio Mobile Online at 146 MHz to model expected coverage from this site at three candidate antenna heights — 20 ft, 40 ft, and 80 ft above ground level. Across all three modeled heights, the resulting coverage footprint was very similar, which suggests that, at this elevation, additional tower height delivers diminishing returns and a lower-cost.

The modeled coverage area (146 MHz, 20W ERP, omnidirectional) is shown below for reference:

Radio Mobile Online modeled coverage from Boulder Court (146 MHz). The marked point (+) indicates the Boulder Court site.

Fields testing revealed coverage in areas that the modeling did not show and yielded great results.

4. Benefits

Provides real-world validation of a desktop coverage model before committing capital to a permanent build.

Offers a potential path off aging, hard-to-maintain rooftop infrastructure at the Golden Nugget.

Offers a potential alternative to East Peak, a site burdened by winter access limitations and a multi-jurisdictional land agreement.

Low cost and low risk relative to a full build-out, since the agreement is time-bound and test-only.

5. Recommendation

IT recommends that the Board of County Commissioner's approve entry into a 5 year agreement with Everest Infrastructure at the Boulder Court site, for the purpose of (1) a Casino Core / Stateline coverage replacement and (2) an East Peak coverage alternative. This is a low-cost step, that will improve system coverage, ease of support and overall reliability.

ATTACHMENTS:

Daggett Pass Site Business Case.docx
701756_(Daggett Pass)_PE Douglas County SLA_10.21.pdf

DOUGLAS COUNTY, NEVADA

Information Technology

Business Case & Executive Summary

5 year Site Agreement with Everest Infrastructure — Boulder Court / Daggett Pass

Submitted by:	Peace Ruggia, Chief Information Officer Griffin Kale, Technical Lead Network & Infrastructure
Submitted to:	Internal Review Committee — for review and signature by Jenifer Davidson, County Manager
Requested action:	Approve a 5 year agreement with Everest Infrastructure at the Boulder Court site
Date:	October 26, 2026

1. Purpose of Request

This business case requests Internal Review Committee approval, and the County Manager's signature, to enter into a 5 year site agreement with Everest Infrastructure to improve lake radio coverage performance.

- #1 — Casino Core / Stateline replacement: Daggett Pass can serve as a viable alternative or supplemental transmit/receive location for the Stateline area, replacing the County's current dependence on rooftop infrastructure at the Golden Nugget.
- #2 — East Peak alternative: Daggett Pass can supplement or reduce reliance on the East Peak site, which presents significant access and jurisdictional challenges.

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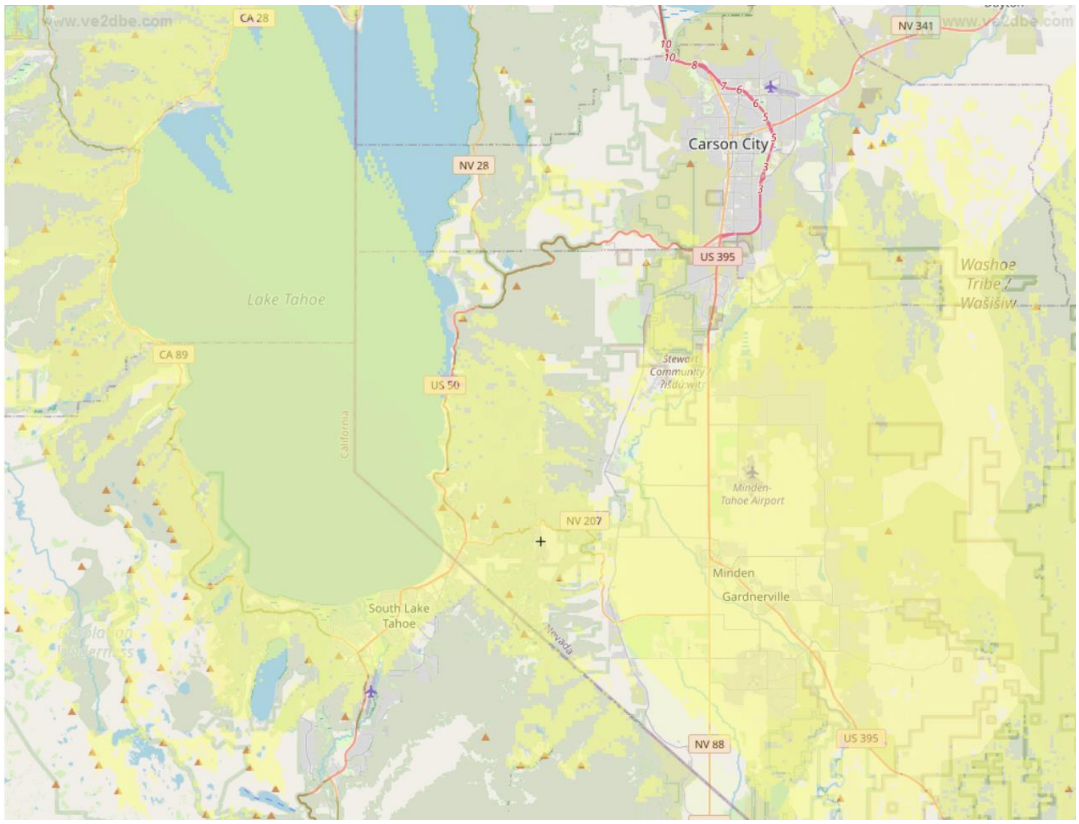
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- Offers a potential path off aging, hard-to-maintain rooftop infrastructure at the Golden Nugget.
- Offers a potential alternative to East Peak, a site burdened by winter access limitations and a multi-jurisdictional land agreement.
- Low cost and low risk relative to a full build-out, since the agreement is time-bound and test-only.

5. Recommendation

IT recommends that the Internal Review Committee approve entry into a 5 year agreement with Everest Infrastructure at the Boulder Court site, for the purpose of (1) a Casino Core / Stateline coverage replacement and (2) an East Peak coverage alternative. This is a low-cost step, that will improve system coverage, ease of support and overall reliability.

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

Tower Site: **US701756 (Daggett Pass)**
Lease ID: **US701756-DNV-00 (APP-006372)**

SITE LICENSE AGREEMENT

This Site License Agreement ("Agreement") is entered into as of _____ (the "Effective Date") by and between **EIP Communications I, LLC**, a Delaware limited liability company, with a principal address of Two Allegheny Center, Nova Tower 2, Suite 1002, Pittsburgh, PA 15212 ("Licensor") and **Douglas County**, a political subdivision of the State of Nevada, with a principal address of 1615 8th Street, Minden, Nevada 89423 ("Licensee").

WHEREAS, Licensor possesses a leasehold interest in a portion of land including related access and utility easements ("Land"), communications tower ("Tower"), and related improvements at the property located on or about 801 Boulder Court, Stateline, Nevada (the "Property"), as further described in Exhibit "A", for the purpose of leasing space to wireless communications service providers. The Land, Tower, and related improvements are referred to in this Agreement as the "Tower Site".

WHEREAS, Licensee desires to use those portions of Licensor 's Tower Site, pursuant to the terms of this Agreement, for the purpose of operating a communications facility and uses incidental thereto.

NOW THEREFORE, in consideration of the mutual promises herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. Scope of Use. Licensor hereby grants to Licensee the right to use the following portions of the Tower Site, as more particularly described in Exhibit B and Exhibit C attached hereto:

(a) Exclusive ground space as shown on Exhibit B ("Ground Space");
(b) Exclusive space on the Tower as identified on Exhibit B and Exhibit C, for the installation of Licensee's antennas and related equipment ("Antenna Space");
(c) Non-Exclusive access to mutually agreed space on the Land to install and connect utility lines to the power and telephone sources at the Tower Site;
(d) Those certain areas between the Ground Space and Antenna Space for Licensee's conduits, wires, cables, and other necessary connections (the "Connection Space");

to install, maintain and operate its equipment as specifically described in Exhibit C attached hereto and incorporated herein ("Equipment"). The areas defined in Subparagraphs (a) – (d) above are collectively referred to as the "Licensed Premises". Licensee shall have the right to alter, replace and upgrade its Equipment in the Licensed Premises at any time during the term of this Agreement, upon the prior written approval of the Licensor. Notwithstanding the following, in the event of an Emergency no prior written consent shall be required for Licensee to access the Licensed Premises and perform repairs, maintenance or replacement (limited to similar weight and dimensions) to Licensee's existing installed Equipment, provided Licensee shall be required to give Licensor notice (oral notice acceptable) of entry as soon as reasonably practical under the emergency circumstance, shall only perform the minimum work necessary to remedy the Emergency event (such work shall be in accordance with current industry practices and standards), and provide documentation or photos of the work performed. For purposes of this Agreement, an "Emergency" means any unforeseen event, condition, or failure of installed Equipment that poses an immediate threat to public health or safety, property, environmental integrity, or uninterrupted service. Licensee shall use the Licensed Premises as set forth herein and not in a manner which will cause a legal nuisance to the occupancy of Licensor's other licensees or the Master Lessor, as defined herein.

2. Term and Renewal Term. The "Initial Term" of this Agreement is for five (5) years commencing on the first day of the first calendar month immediately following the last signature date herein ("Commencement Date") and this Agreement shall automatically renew for one (1) additional term of five (5) years (the "Renewal Term"), without further action on the part of Licensor or Licensee, provided that

Licensee is not in default under the terms of this Agreement at the time of Licensee's exercise of the right to extend or as of the effective date of the Renewal Term, unless Licensee gives written notice to Licensor at least one hundred eighty (180) days prior to the expiration of the then current Term or Renewal Term of its intent not to renew the Term of this Agreement. As used herein, the phrase "Term" of this Agreement includes the Initial Term and any exercised Renewal Term.

3. Rent. Upon the Commencement Date, Licensee shall pay to Licensor a monthly rent ("Rent") equal to One Thousand and 00/100 Dollars ($1,000.00) payable each month in advance on the first day to Licensor at the payment address indicated in paragraph 14 herein with a late charge of ten percent (10%) for payments made after the 15th of the month. On each anniversary of the Commencement Date, the then current Rent shall be increased by two percent (2%). Subsequent to the Term, holdover rent shall annually be one hundred twenty-five percent (125%) of then current Rent.

4. Condition of Licensed Premises. The Licensed Premises shall be provided in **"AS IS"** condition by Licensor. Licensor shall have no obligation to maintain, insure or safeguard Licensee's Equipment. Licensor shall use commercially reasonable efforts to obtain and maintain any required licenses, permits or certifications required for the Tower Site to be utilized for wireless communications services.

5. Permitted Use, Installation and Access. The Licensed Premises may be used by Licensee for wireless communication purposes and uses incidental thereto. Licensee must obtain all local, state and federal approvals to operate, modify or replace the Equipment. Licensor reserves the right to prohibit operation of any Equipment it reasonably deems to be improperly installed, unsafe or not included in the approved installation plan or current Equipment list. Equipment installation, modification or removal plans shall be submitted to Licensor for written approval pursuant to Exhibit "C" herein.

6. Utilities. Licensee shall pay any charges to install and separately meter, or in the event that a separate meter is not possible, submeter utilities and provide telephone service to Licensee's Equipment, and shall pay all utility charges for utilities consumed by LICENSEE at the Tower Site. In the event Licensee is unable to separately meter the utilities, then Licensee shall pay to Licensor within thirty (30) days of receipt of an invoice from Licensor the pro rata portion of the actual utilities used by all users of the Tower Site. Licensor agrees to cooperate with Licensee, at Licensee's expense, in its efforts to obtain utilities from any location provided by the Licensor or the servicing utility. Temporary interruption in the power provided by the facilities will not render Licensor liable in any respect for damages to either person or property nor relieve Licensee from fulfillment of any covenant or agreement hereof unless such interruption is due to Licensor's or its agents', contractors', or employees' negligence, willful misconduct or intentional breach. Licensee shall have no claims whatsoever against Licensor for damages regarding any interruption in electrical service. Upon five (5) days' notice, Licensee shall cooperate in shutting down (and Licensor may shut down) the electrical service to the Tower Site or Equipment for necessary maintenance in connection with the Tower Site. Emergency situations, in Licensor's discretion, shall not require notice.

7. Taxes. Licensee shall pay all personal property taxes assessed against Licensee's personal property or Equipment and any *pro rata* increase in real property taxes levied against the Property or the Tower Site.

8. Interference. Licensee's Equipment, including subsequent modifications thereto, shall not interfere, in any manner, with the Tower Site or any other users of the Tower Site. In the event of interference, Licensee shall immediately suspend its operations (except for intermittent testing) and promptly remedy such interference, at Licensee's sole expense, and Licensee shall not be released from its obligation to pay Rent during such period. If said interference cannot be remedied by Licensee within thirty (30) days after notice, Licensor may terminate this Agreement upon written notice to Licensee. Licensee hereby acknowledges that Licensor may have leased or licensed, and will continue to lease or license, space at and upon the Tower Site to third parties and Licensee accepts this Agreement with this knowledge and, waives any and all claims against Licensor resulting from or attributable to interference caused by present or future equipment at the Tower Site. Licensor shall not be liable in any manner for indirect, consequential or special damages.

9. Removal of Licensee's Equipment. At the expiration or earlier termination of this Agreement, Licensee shall remove all Equipment within thirty (30) days of such date without interference, damage, or disruption to any other equipment, structures or operations of Licensor or other users of the Tower Site.

10. Indemnification. Licensee shall indemnify and hold Licensor harmless from all reasonable damages or costs incurred by Licensor, or other users of the Tower Site, resulting from the acts of Licensee or anyone acting for or on behalf of Licensee.

11. Damage or Destruction. Licensor shall not be liable for loss of use, other damages or claims arising from loss, destruction or damage to the Tower Site, Licensed Premises or the Equipment caused by any casualty, acts of God or acts of third parties.

12. Condemnation. This Agreement shall terminate as of the date title to the Licensed Premises vests in a condemning authority.

13. Insurance and Subrogation. (a) During the Term of this Agreement, Licensee at its sole cost and expense, shall procure and maintain in full force and effect (i) comprehensive general liability insurance coverage with a combined single limit of not less than One Million Dollars ($1,000,000) for bodily injury, insuring against liability arising out of Licensee's use of the Licensed Premises including property damage to the Tower Site; (ii) Property Damage Insurance covering the replacement cost of Licensor 's equipment on the Licensed Premises; and (iii) workers' compensation and employer's liability insurance as required by law. Such policy or policies of insurance shall name Licensor as an additional insured and provide for at least thirty (30) days prior written notice of cancellation. During the Term, Licensee shall furnish to Licensor certificates of insurance confirming that the herein specified coverage is in full force and effect.

(b) Licensor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage for the Tower Site during the term of this Agreement at Licensor's sole expense. Licensor agrees to provide proof of the aforementioned insurance to the Douglas County Manager and Licensor shall provide proof of insurance throughout the Term of this Agreement upon request of Licensee. Licensee must be notified at least thirty (30) days in advance of any cancellation or nonrenewal of such insurance.

14. Notices. All written communication shall be delivered to the following addresses for Licensor and Licensee or such address as may be designated in writing by either party:

If to Licensor: All written communication should be sent to:
EIP Communications I, LLC
Two Allegheny Center
Nova Tower 2, Suite 1002
Pittsburgh, PA 15212
Attention: Legal Department / US701756 (Daggett Pass)

If to Licensee: Douglas County NV
PO Box 218
Minden, NV 89423
Attn:Peace Ruggia

15. Quiet Enjoyment and Authority. Licensee shall enjoy quiet enjoyment of the Tower Site so long as Licensee is not in default under the terms of this Agreement.

16. Default. Any one or more of the following events shall constitute a Licensee default ("Default") under this Agreement: (i) failure to pay monetary amounts due within fifteen (15) business days of the due date thereof; (ii) failure to observe or perform any non-monetary obligations, including failure to comply with local, state or federal regulations, and failure to cure non-monetary breaches or commence to cure same

where a longer time is required, within thirty (30) days from receipt of written notice of such breach; (iii) bankruptcy, insolvency or reorganization; or (iv) making of an assignment or any other arrangement for the general benefit of creditors under any state statute. From and after the termination of this Agreement, Licensor may (but shall be under no obligation to) re-lease or license the Licensed Premises, or any part thereof, in Licensor's sole discretion and such re-licensing shall not relieve Licensee's obligations or liabilities hereunder.

17. Assignment. Licensee may not assign, transfer, or otherwise encumber its interest in this Agreement without the prior written consent of Licensor.

18. Master Lease. Licensee hereby acknowledges that Licensor and the owner or prime lessee of the Land ("Master Lessor") have entered into a lease or sublease ("Master Lease") (such Master Lease to include any prime lease if Master Lessor is the prime lessee rather than owner of the Land), from which Licensor's rights to the Property derive. This Agreement shall be subject and subordinate to the Master Lease, and to any matters to which the Master Lease is subject and subordinate, including the installation and modification of the Equipment. Nothing contained in this Agreement shall be construed to provide to Licensee any rights greater than those which Licensor is entitled to provide pursuant to the Master Lease, or to create privity of estate or of contract between Licensee and Master Lessor. Licensor shall use good faith efforts to fulfill its obligations under the Master Lease. If for any reason the term of the Master Lease terminates prior to the expiration of the Initial Term and/or any Renewal Term(s), this Agreement shall thereupon terminate and Licensor shall not be liable to Licensee by reason thereof. Licensor shall provide a redacted copy of the Master Lease to Licensee to be kept on file with Licensee and not attached hereto.

19. Environmental Laws. Licensee agrees to indemnify and hold Licensor harmless from and against any and all claims, judgments, demands, penalties, fines, losses or expenses incurred by Licensor or other users of the Tower Site, during or after the Term, resulting from any substance that Licensee, its agents, employees or contractors cause or permit to be brought upon or released in or about the Property.

19. Relocation Rights. If determined necessary by Licensor to relocate the tower and subject to the receipt of necessary governmental approvals, Licensor may upon written approval of the Licensee, relocate the Licensee's Equipment, or any part thereof, to an alternate tower location ("Relocation Site") in close proximity to the Tower Site; provided such relocation will: (i) be at Licensor's expense; (ii) be performed exclusively by Licensee or its agents; (iii) not unreasonably interrupt the communications service provided by Licensee at the Tower Site; (iv) not impair, or in any manner alter or degrade, in Licensee's reasonable discretion the quality of communications services provided by Licensor on and from the Tower Site. In the event the proposed Relocation Site is unacceptable to Licensee and would in Licensee's sole judgment, materially affect Licensee's operations, Licensee shall have the right to terminate this Agreement with ninety (90) days notice. In no event will such relocation modify any of the terms and conditions of this Agreement.

20. Miscellaneous. (a) In the event of litigation in connection with this Agreement, each party shall be entitled to recover its reasonable attorneys' fees and court costs for issues wherein a party is the prevailing party, as determined and allocated by the court as part of the judgment.

(b) Each party agrees to furnish to the other, within twenty (20) business days after the written request, such truthful estoppel information as the other may reasonably request.

(c) This Agreement constitutes the entire agreement and understanding of the parties, and supersedes and nullifies all offers, negotiations and other agreements, leases or licenses.

(d) Any amendments to this Agreement must be in writing and executed by both parties.

(e) This Agreement does not create a partnership, joint venture or agency between the parties.

(f) This Agreement shall be interpreted under the laws of the state in which the Property is located.

(g) If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

(h) This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

(i) This Agreement is effective only upon the full execution by the parties hereto.

Exhibits to this Agreement

Exhibit A: Description of the Property
Exhibit B: Description of Tower Site and Licensed Premises
Exhibit C: Equipment

[Signatures to follow on next page]

NOW THEREFORE, intending to be legally bound hereby, Licensor and Licensee execute this Agreement with the effective date being the date of the final signature herein ("Effective Date").

LICENSOR:

EIP Communications I, LLC,
a Delaware limited liability company

Signed by:
By: John P. Lemmon
96A260C2E8674BE...
Name: John P. Lemmon
Title: EVP and General Counsel
Date: 10/19/2026

LICENSEE:

Douglas County Board of Commissioners,
a political subdivision of the State of Nevada

By: _____
Name: Peace Ruggia
Title: Chief Information Officer
Date: _____

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

EXHIBIT A

Description of the Property

See attached Copy of the Revised Lease Schedule dated March 30, 2020 which includes a description of the Property and the Tower Site

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

Revised Lease Schedule

This Revised Lease Schedule (the "**Revised Lease Schedule**") is made pursuant to that certain Master Lease/Sublease Agreement dated as of January 14, 2019 (the "**Master Lease Agreement**"), by and between Frontier Communications Corporation, a Delaware corporation and EIP Communications I, LLC, a Delaware limited liability company. The Lease for the Premises described below consists of this Revised Lease Schedule and the Master Lease Agreement, together with any schedules attached to this Revised Lease Schedule. This Revised Lease Schedule replaces any prior Lease Schedule for the Premises.

1. **Landlord/Frontier Entity**: Frontier Communications of the Southwest, Inc.

2. **Tenant**: EIP Communications I, LLC, a Delaware limited liability company

3. **Site Name**: Daggett Pass – 5800.246

4. **Site Address**: 801 Boulder Court, Stateline, Nevada

5. **Legal Description of Property**: See Schedule 1

6. **Frontier Facility Type**: Communication Facility

7. **Description of Premises**: Approximately 5,066 square feet of ground space, as more particularly depicted on Schedule 2, together with, and subject to the terms and conditions of the Master Lease Agreement and on a non-exclusive basis, for the duration of the Term all (i) existing easements or rights for access, Utilities or Telecommunications Services currently under and subject to the Antenna Users Agreements, and (ii) additional easements or rights for access, Utilities, and Telecommunications Services for new Antenna Users Agreements, necessary to operate the Owned Tower Premises, including any connections between the Antenna Users equipment and the Owned Tower.

8. **Prime Lease**: Not Applicable

9. **Prime Landlord**: Not Applicable

10. **Other**: subject to availability, non-exclusive use of one or more parking spaces located on the Property while working in the Premises. Notwithstanding anything to the contrary in this Revised Lease Schedule or in the Master Lease Agreement, Landlord and Tenant acknowledge and agree that Landlord's non-exclusive rights-of-way to any Reserved Property located within the Premises shall remain in full force and effect notwithstanding the fact that such non-exclusive rights-of-way may not actually be depicted on Schedule 2 attached hereto. Subject to the foregoing, this Revised Lease Schedule shall otherwise remain subject to the provisions set forth in Paragraph 48 of the Master Lease Agreement.

[signatures on following page]

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

In witness whereof, the parties have duly executed this Revised Lease Schedule as of the latter date set forth below.

EIP Communications I, LLC

By: _____
Name: Michael Mackay
Title: President
Date: 3/27/20

FTR Property ID: 934-51048-95582
EIP Site ID: 701756

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

Frontier Communications of the Southwest, Inc.

By: _____
Name: James Campbell
Title: GVP, Facilities & Real Estate Services
Date: 3/30/2020

FTR Property ID: 934-51048-95582
EIP Site ID: 701756

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

Schedule 1

(Legal Description of Property)

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA DESCRIBED AS FOLLOWS:

PARENT PARCEL:

ALL THAT PARCEL OF LAND SITUATE IN SECTION 19, TOWNSHIP 18 NORTH, RANGE 19 EAST, M.D.B.&M. COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 89° 59' 10" WEST 2366.83 FET FROM THE SOUTHEAST CORNER OF SAID SECTION 19, WHICH POINT IS ALSO THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK 7, KINGSBURY ESTATE UNIT 2; THENCE FROM SAID POINT OF BEGINNING NORTH 41° 47' 28" EAST, 203.69 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5; THENCE NORTH 86° 39' 37" EAST 294.46 FEET; THENCE SOUTH 00° 00' 50" WEST, 169.13 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF SAID SECTION 19; THENCE NORTH 89° 59' 10" WEST ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 429.66 FEET TO THE POINT OF BEGINNING.

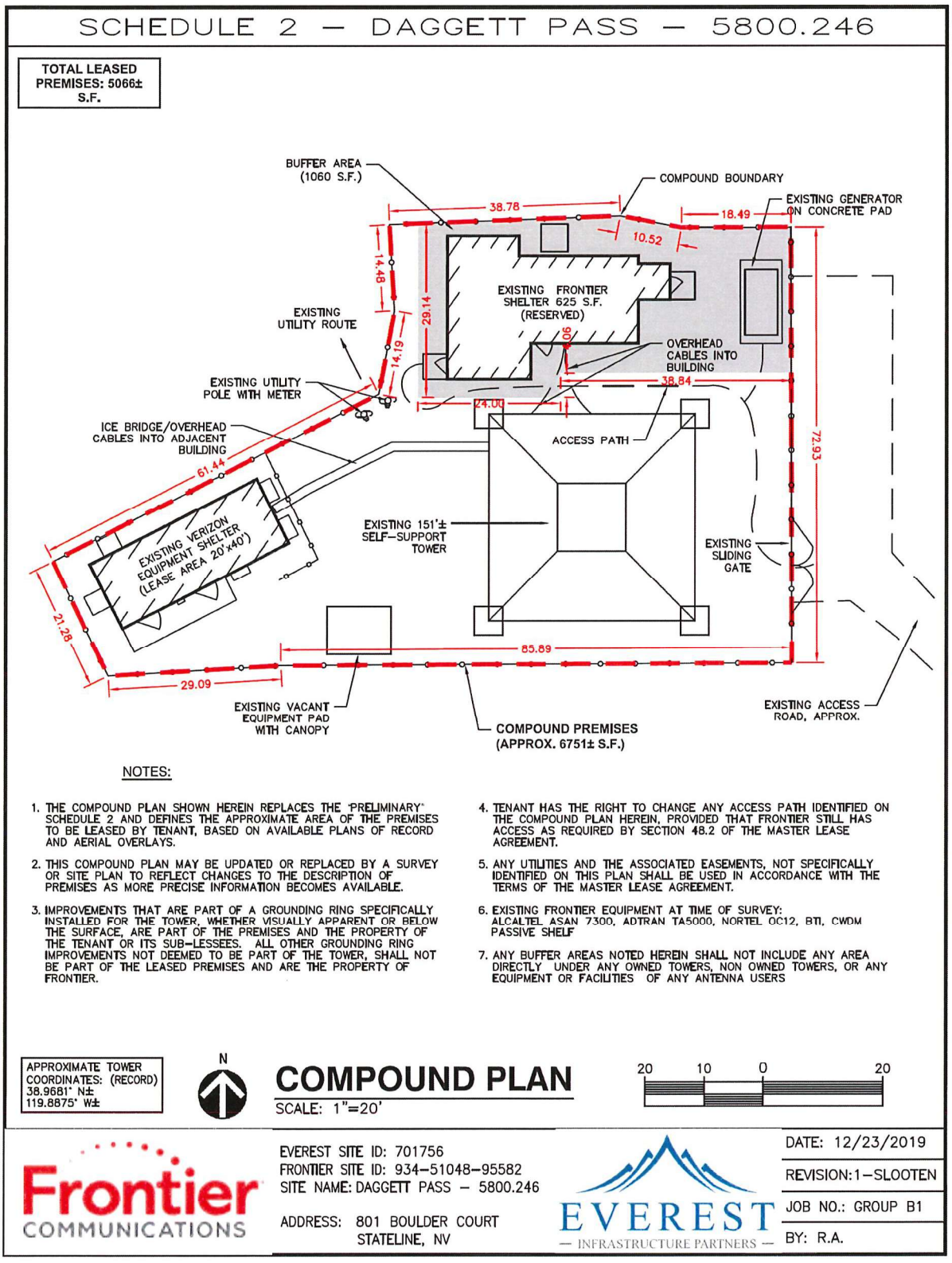
TAX I.D. NUMBER: 1319-19-803-002

BEING THE SAME PROPERTY CONVEYED TO NEW COMMUNICATIONS OF THE SOUTHWEST INC., A DELAWARE CORPORATION, GRANTEE, FROM VERIZON CALIFORNIA, A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS GTE CALIFORNIA INCORPORATED, A CALIFORNIA CORPORATION , AS SUCCESSOR BY MERGER TO CONTEL OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION, WHICH WAS FORMERLY KNOWN AS CALIFORNIA TELEPHONE COMPANY, A CALIFORNIA CORPORATION, GRANTOR, BY DEED RECORDED 06/23/2010, IN BOOK 710, PAGE 364 OF THE COUNTY RECORDS.

Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

Schedule 2

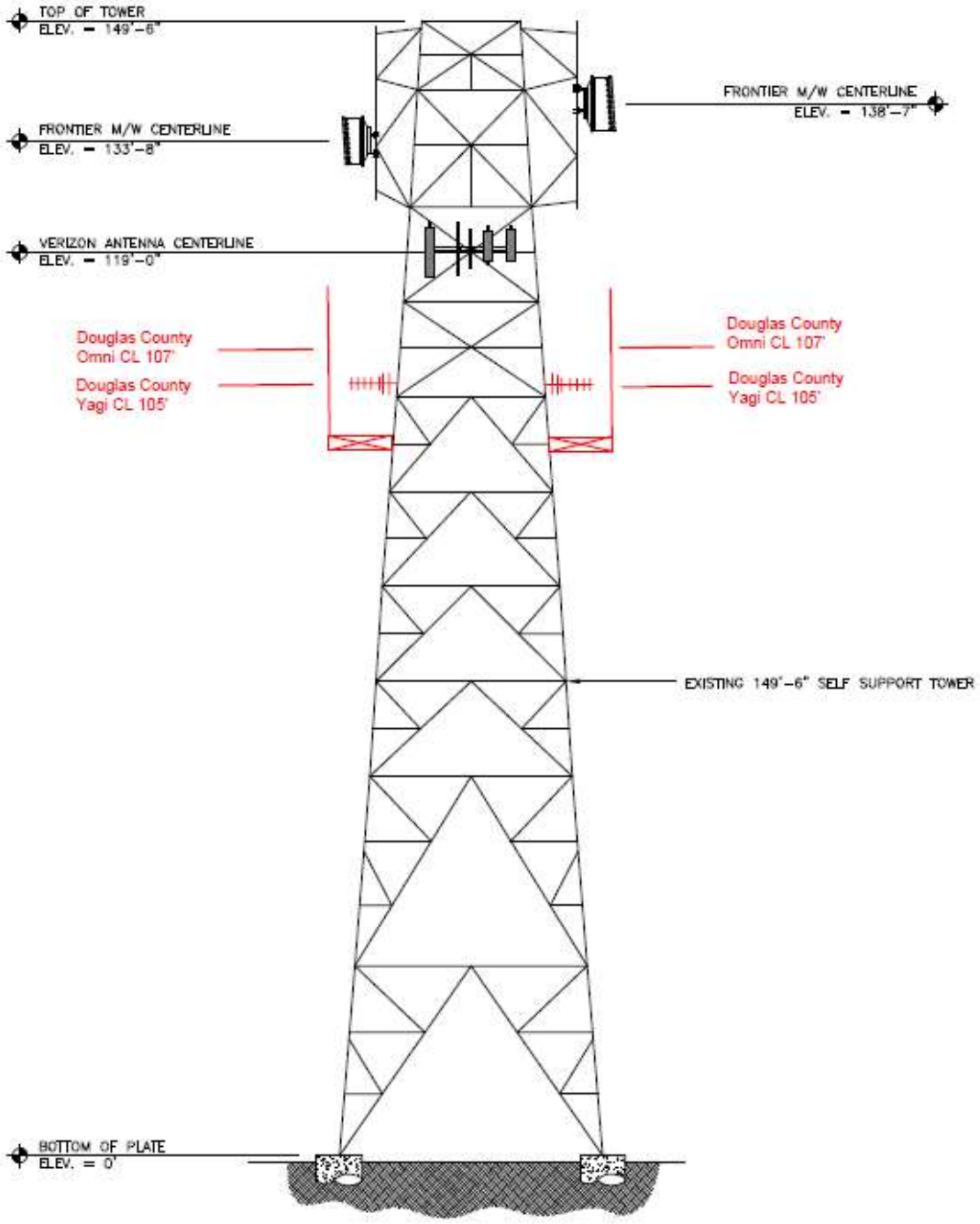
(Revised Depiction of the Premises pursuant to Paragraph 48.2 of the Master Lease Agreement)



FTR Property ID: 934-51048-95582
EIP Site ID: 701756

EXHIBIT B

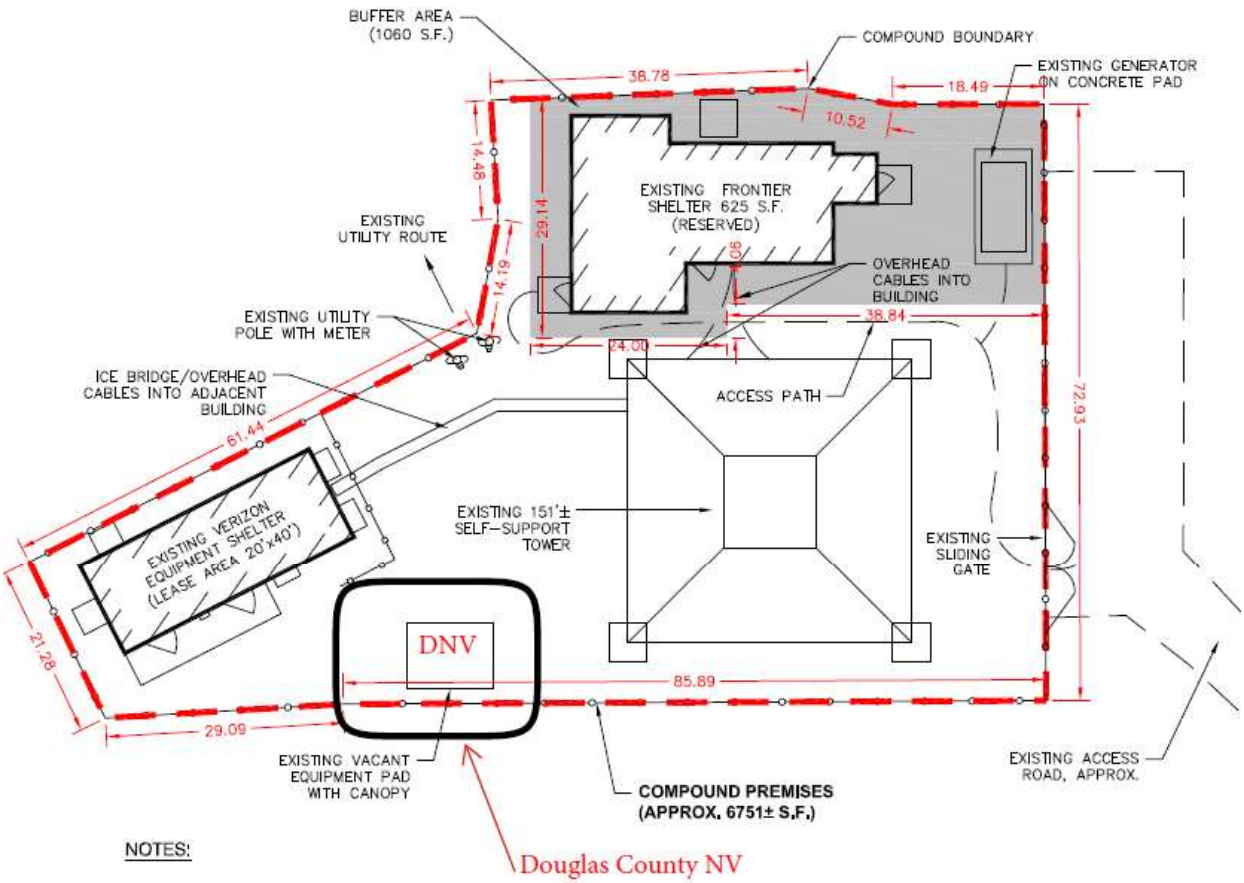
Description of the Licensed Premises



1 TOWER ELEVATION
SCALE: N.T.S.

EXHIBIT B - continued

Description of the Licensed Premises



Docusign Envelope ID: CAE5A542-F590-8343-8367-B49E133FA8E0

EXHIBIT C

Equipment

ATTACHED HERETO:

Collocation Application dated June 9, 2025

Equipment Installation, Maintenance and Modification

(1) Licensee shall be responsible for repairing any damage to the Property or Tower Site caused during installation, maintenance or modification of its Equipment ("Damage"). Licensee shall have three (3) business days to respond to any notice from Licensor of such Damage. After said time period, Licensor may perform any necessary repairs at Licensee's cost. All repair and refurbishment expenses shall be due from Licensee within thirty (30) days of invoice. Notwithstanding the above, in the event any Damage poses an immediate threat to the security or safety of the Property or Tower Site, in Licensor's discretion, Licensor may remedy such Damage without notice to Licensee.

(2) Licensor shall have the right to approve any modifications, additions or changes to the Equipment listed on this Exhibit C or increased use of the Licensed Premises or Tower Site. Such modification, alteration or expansion shall require the written approval of Licensor, including an amendment to this Agreement and possible increase in Rent.

EVEREST
INFRASTRUCTURE PARTNERS

Application Date:	6/9/2025	**Application Type (check one):**	☑ New Install ☐ Amendment ☐ Renewal

General Information:

- Submit Application via EMAIL to the assigned Everest Project Manager or michael.culbert@everestinfrastructure.com
- Everest shall initiate **ALL** tower structural analyses at applicant's cost; applicant will be responsibe for rooftop analyses*

***See tab 4 for Everest approved rooftop structural vendors - no other vendor may be used without Everest pre-approval**

Applicable Fee(s):

- Upon Everest's approval of the application and mount analysis (supplied by applicant from a vendor of its' choosing), any fee(s) associated with the application will be requested via a fee request letter. Payee and options for fee submission to be provided in fee request letter (**Check or ACH required**).

- The above-referenced fee(s) will be inclusive of the first tower structural analysis, engineering and administration
- Additional Fees on a site by site basis may also apply (i.e., structural reruns, modification designs, etc.)

Note: Fields/cells with drop down options are highlighted in yellow, please click on the down arrow to choose the applicable response

Site Information:

Everest Site ID:	US701756	Customer Site ID:	BCT
Everest Site Name:	Daggett Pass	Customer Site Name:	Boulder Court
Site Type (Choose One):	SST	Customer Project Name:	Boulder Court
MDG Code (VZW):			
Site Address (Street):	801 Boulder Court	Latitude (D-M-S):	38-58-06
Site Address (City, State, ZIP):	Stateline, NV 89449	Longitude (D-M-S):	-119-53-16

Applicant Contact Information:

Company Name:	Douglas County NV	Primary Contact:	Peace Ruggia
Company Address (Street):	PO Box 218, 1615-8th St.	Phone:	775-790-7742
Company Address (City, State, ZIP):	Minden, NV 89423	Email:	pruggia@douglasnv.us
Is DocuSign/Electronic Signature Accepted (Choose One):		Yes	

Tenant Name/Entity Information:

Tenant Name:	Douglas County NV	State Incorporated In:	Nevada
Tenant Legal Entity Name:	Douglas County NV	Notice Address (Street):	1615-8th St.
Entity Type (LLC, Corp, etc.):	Government	Notice Address (City, State, ZIP):	Minden, NV 89423

Tenant Contact Information:

Department	Name	Phone	Email
Real Estate:			
Construction:			
24/7 Contact (NOC):	**Peace Ruggia**	**775-782-9851**	it@douglasnv.us

Everest Infrastructure Partners
Colocation Application

EVEREST

EVEREST
INFRASTRUCTURE PARTNERS

Note: Fields/cells with drop down options are highlighted in yellow, please click on the down arrow to choose the applicable response

Ground Space Requirements and Description:		
Equipment Enclosure Type (Choose One):	Outdoor Shelter	*We would like to remove the existing metal framing to make space for the shelter.*
Generator (Proposed or Existing):	Proposed	
Generator Type (Choose One):	Propane	
Generator Fuel Capacity (gallons):	tbd	
Generator Capacity in kWs:	tbd	

	Existing			Proposed *(Only if different from Existing or New)*		
	Length (ft)	Width (ft)	Total S/F	Length (ft)	Width (ft)	Total S/F
Equipment Area:	10.00	10.00	100.00			-
Generator Area (if separate):			-			-
Fuel Tank Area (if separate):			-			-
Total Leased Area:			100.00			-

Ground space notes (if any) or mark N/A: **Area is approximate and reference should be made to the lease exhibit.**

Power Requirements and Transport:			
Power Location:	H-Frame	Required Voltage:	
Power Source:	Separate Meter	Required Amperage:	

Power Notes (if any) or mark N/A:

Transport: **Note: for any formerly owned Frontier locations, Frontier has an exclusivity clause regarding fiber/telco/transport ("Service"); whereby the Tenant is required to obtain Service directly from Frontier or provide evidence to Everest that Frontier has waived rights to bring Service to the location.**

Transport Notes (if any) or mark N/A:

Frequencies for proposed project (REQUIRED) - application will not be processed without providing the below:

Call Sign	Class of Station	Emission Designator	Transmit Frequency	Transmitter Output Power (watts)	Transmit ERP (dBm)	Receive Frequency
tbd	FB2	11K2F3E	154.7400	40	46	158.9625
tbd	FB2	11K2F3E	156.2250	40	46	159.0375
tbd	FB2	11K2F3E	156.1125	40	46	158.7750
tbd	FX0	11K2F3E	460.6000	10	40	465.6000
tbd	FX0	11K2F3E	460.2750	10	40	465.2750
tbd	MW	tbd	tbd	tbd	tbd	tbd
Will use either 155.025 or 156.1125 pending FCC licensing, not both						

EVEREST
INFRASTRUCTURE PARTNERS

Note: **Fields/cells with drop down options are highlighted in yellow, please click on the down arrow to choose the applicable response**

TOWER EQUIPMENT (LIST ALL TOWER EQUIPMENT FROM HIGHEST TO LOWEST) - List ALL equipment components installed on the tower or ground space area, including mounting apparatus, ice bridges, etc.

Final Equipment Summary

Quantity	Equipment
0	Ant_Panel
0	Ant_MWave
2	Ant_Omni
0	Ant_Dipole
2	Ant_Yagi
0	Radio_ODU
0	TMA
0	OVP_Surge
0	Diplexer
0	Ant_Other
0	Ice_Shield
0	Mount_Platform
0	Mount_Sector
4	Mount_Other
8	**Total**

NOTE: THESE TABLES AUTOMATICALLY POPULATE BASED ON CRITERIA NOTED BELOW

Final Cable Summary

Quantity	Equipment
0	Coax
0	DC
0	Elliptical WG
0	Ethernet
0	Fiber
4	Heliax
0	Hybrid
0	Innerduct
0	Power
0	RET
0	Other
4	**Total**

*****Reserved Equipment shall not be included in the Tower Structural Analysis nor Mount Analysis procured by Everest unless specifically requested by the Tenant or Applicant*****

Equipment			Equipment Status					Equipment Dimensions and CL					Orientation		Coax / Waveguide / Cable Information					
Component Type	Manufacturer	Model #	To be Removed	Existing	New	Reserved	Final Quantity	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Equip CL (ft)	Azimuth (A/B/G/D)	Location on Tower	Type	Size	To be Re-moved	Exist	New	Reserve	Final Qty
Ant_Omni	Commscope	dB222A			1		1	127.0	18.0		16.0	107.0		SW225	Heliax	0.75			1		1
Ant_Omni	Commscope	dB222A			1		1	127.0	18.0		16.0	107.0		NW315	Heliax	0.75			1		1
Ant_Yagi	Telewave	ANT450Y10-WR			1		1	15.0	4.0		4.0	105.0	98.0	NW315	Heliax	0.75			1		1
Ant_Yagi	Telewave	ANT450Y10-WR			1		1	15.0	4.0		4.0	105.0	289.0	SE135	Heliax	0.75			1		1
Mount_Other	Andrew	DB5001-SP5 20			4		4				23.0										0
							0														0
							0														0
							0														0

AGENDA ITEM NO. G.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to authorize the Douglas County Sheriff's Office to accept an $11,300 cash donation from the Nevada Car Coalition to be used by the Sheriff's Office to fund the Canine Program, and adopt **Resolution 2026R-065** increasing the budget authority in the Assigned Use Sheriff Canine Program (297-000 367.109) by the donated amount. (Undersheriff Elges)

RECOMMENDED MOTION:
Authorize the Douglas County Sheriff's Office to accept an $11,300 cash donation from the Nevada Car Coalition to be used by the Sheriff's Office to fund the Canine Program, and adopt Resolution 2026R-065 increasing the budget authority in the Assigned Use Sheriff Canine Program by the donated amount.

FINANCIAL IMPACT:

The $11,300 in donated funds will be deposited into the Sheriff Account 297-000-367.109 (Assigned Use - Sheriff's K9 Program). Resolution 2026R-065 will augment the budget by the donated amount.

BACKGROUND:
The Nevada Car Coalition has generously donated these funds to the Sheriff's Office to help fund the canine program. Resolution 2026R-065 increases the budget authority for the Sheriff's Office to use these funds as intended.
NRS 354.598005 allows for and provides guidelines to local governments to augment, or increase, their budgets if resources actually available during the budget period exceed those estimated. As defined in NRS 354.493, a budget augmentation is a “procedure for increasing the appropriations of a fund with the express intent of employing previously unbudgeted resources of the fund for carrying out the increased appropriations.”

ATTACHMENTS:

Donation Form.pdf
Resolution 2026R-065.pdf

DOUGLAS COUNTY
Tax ID# 88-6000031
DONATION ACCEPTANCE FORM

Name of Donor: Nevada Car Coalition

Address: PO Box 51 **City:** Minden **State:** Nevada **Zip:** 89423

Description of donation: Cash Donation for the canine unit

Donor estimate of current value: $11,300.00

Potential immediate or initial acquisition or installation cost, any on-going maintenance or replacement cost:

n/a

Intended use: Canine Unit

Note that any current fiscal year spending of donated funds must be authorized via BOCC resolution

Conditions of acceptance or donor designation: n/a

Remarks: No Goods or Services were provided by the County in exchange for the donation

County Department receiving donation: Douglas County Sheriff's Office

County Representative receiving donation: Dan Coverley, Sheriff

Deposit GL Account: 297-000 367.109

Resolution # 2026R-065
(to augment budget and authorize expenditure of donated funds)

BOCC Date 11/19/2026
(required if donation >$10,000 or submitting a resolution)

APPROVED / DISAPPROVED

10/28/2026
Date

Daniel J. Coverley
Department Head/Elected Official Signature

Date

Chief Financial Officer Signature (if needed)

Date Submitted to BOCC

Date Approved by BOCC (if needed)

Note: Douglas County cannot guarantee future funding for repair, maintenance, use or replacement of donated items.
Original to Records Management
cc: Board of County Commissioners (if over $10,000), Finance Department, Receiving Department

RESOLUTION NUMBER 2026R-065

RESOLUTION AUGMENTING DEPARTMENT
Douglas County Sheriff's Office
2026-2027 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Revenue		
297-000 367.109	Assigned Use - Sheriff's K9 Program	11,300.00
	TOTAL REVENUES	11,300.00
Expenditures		
297-716 550.160	Assigned Use - Sheriff's K9 Program	11,300.00
	TOTAL EXPENDITURES	11,300.00

NOW, THEREFORE, BE IT RESOLVED THAT the 2026-2027 Fiscal Year budget is herein amended.

Adopted this 19th day of November, 2026 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____
Mark Gardner, Chairman
Douglas County Board of Commissioners

ATTEST:

_____
Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. H.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept the Douglas County Sheriff's Office Quarterly Jail Division Status Report for the Third Quarter of July through September 2026. (Captain Storke)

RECOMMENDED MOTION:
Accept the Douglas County Sheriff's Office Quarterly Jail Division Status Report for the Third Quarter, July to September 2026, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:
Attached is the Jail Status Report for the Third Quarter of 2026, July through September 2026. Included in the report is the Jail Commander's inspections, Health and Sanitation Inspections, Use of Force Incidents, Inmate Disciplinary Action, Maintenance Report Incidents, Medical Statistics, Inmate Statistics, Significant Incidents, Training and other miscellaneous information.

ATTACHMENTS:
DCSO Jail_Third Quarterly_Report_Q3_2026.docx

DOUGLAS COUNTY SHERIFF'S OFFICE

Jail Division Quarterly Status Report

Third Quarter • July through September 2026

This report summarizes Jail Division projects, inspections, operations, medical services, significant incidents, and training during the third quarter of 2026.

Priority Tasks and Projects

Jail Floor Resurfacing

Facilities Maintenance is obtaining bids from multiple contractors. No contract has been awarded. Bids have been considerably higher than anticipated, so a smaller section of the jail floor has been selected for resurfacing within the available budget. The remaining areas will require funding in future budget cycles.

Jail Search and Safety Inspections

Deputies conducted random search and safety inspections at both the Minden and Stateline Jails throughout the quarter. Inspections covered cell blocks, housing cells, booking cells, holding cells, medical cells, attorney visiting rooms, laundry rooms, the library, kitchens, recreation yards, and common areas. Deputies checked for contraband, safety concerns, and maintenance issues. Identified issues were addressed through Facilities Maintenance repairs and inmate disciplinary action, as appropriate.

In August, information from a confidential source led staff to a manufactured weapon, commonly referred to as a "shank," concealed in A-Block. Staff recovered the weapon, and the subsequent investigation identified the inmate responsible for manufacturing it. The inmate received jail disciplinary sanctions and faced criminal charges.

A subsequent facility-wide search included K-9 teams assisting with narcotics detection. No narcotics, additional weapons, or other major contraband were located.

Division Commander Inspections

In addition to routine walk-throughs and visual inspections, I conducted inmate welfare and full facility inspections during the following months:

Facility	Inspection months
Minden Jail (Valley)	August and September 2026
Stateline Jail (Lake)	July 2026

During these inspections, I asked inmates about housing, meals, hygiene, medical care, physical activity, rehabilitation and social services programs, and their treatment by jail staff. No concerns or complaints were noted during these inspections. I also visit the Minden Jail multiple times each day to observe and participate in daily operations.

Health Safety and Other Inspections

Dr. Damon Zavala last conducted a health and sanitation inspection of the Minden Jail on January 6, 2026. No concerns were noted. Amy Barats, DNP, completed nine visits during this quarter, with no concerns noted.

Recon Healthcare psychiatric or psychological staff provided at least two visits per week, with additional visits as needed by inmates. Dr. Brink was identified as the provider in the quarterly source report.

A licensed pharmacist completed the quarterly pharmacy inspection on July 1, 2026. No issues were noted.

Maintenance Report

No major building infrastructure problems occurred at either the Minden or Stateline Jail during the quarter. Jail staff identified 39 minor repairs or maintenance issues, which were reported to Douglas County Facilities Maintenance and corrected at the two facilities.

Population Booking and Release Statistics

The following tables preserve the monthly figures and averages supplied for this report. The average column reflects the reported monthly average, rather than a quarterly total.

Average daily population	July	August	September	Average
Males	102.6	104.2	98.0	101.6
Females	30.1	34.8	33.5	32.8
Total	132.7	139.0	131.5	134.4

Bookings and releases	July	August	September	Average
Male bookings	142	141	103	128.66
Female bookings	47	54	34	45.0
Total bookings	189	195	137	173.66
Total releases	183	218	140	180.33

Daily averages and stay	July	August	September	Average
Daily bookings	6.10	6.29	4.57	5.65
Daily releases	5.90	7.0	4.70	5.866
Length of stay	2 days 7 hours	2 days 8 hours	2 days 6 hours	2 days 7 hours

Crime Classification

Classification	July	August	September	Average
Felony	43	40	23	35.33
Gross misdemeanor	7	5	1	4.33
Misdemeanor	139	149	113	133.66
No code or civil traffic infraction	0	1	0	.33
Total	189	195	137	173.66

Medical Statistics

Quarterly totals are shown below. The source table's two component columns were unlabeled; no facility assignment has been inferred.

Medical service or category	Quarterly count
Intake screenings	514
Sick call	307
14-day physicals	82
14-day PPD tests	57
Segregated inmates	29
Labs	26
Dental referrals	4
Provider referrals	32
Specialist referrals (outpatient)	8
Mental health referrals	73
Imaging	6
Positive PPD results	0
Positive hepatitis inmates	0
Positive HIV inmates	3
Positive STD results	1
Positive MRSA	0
Positive COVID results	0
Detox	20
Influenza	0
Deaths	0
Suicidal inmates	2
Mental health watch	12

Medical Encounters and Clinical Review

Reporting period	Total medical encounters
Third quarter 2026	1,172
Year to date	3,101

Following each facility visit, conferences were conducted between the Health Authority, Dr. Damon Zavala, DO, and medical staff Amy Barats, DNP; Aimee Duffy, RN; Mikayla McMartin, RN; and Kristin Sheetz, RN. These conferences addressed individual and chronic medical problems and Jail Medical Department procedures, with a focus on NCCHC compliance and appropriate standards of care.

Inmate Disciplinary Actions

During the quarter, 52 inmates received discipline for jail rule violations. Some inmates were disciplined for multiple separate incidents. Violations ranged from minor to major. Sanctions included loss of inmate worker status, disciplinary segregation, and loss of telephone, visitation, or commissary privileges. One incident resulted in felony criminal charges for possession of a controlled substance by inmates.

Significant Incidents

The August A-Block weapon recovery described in the search and safety inspection section resulted in inmate disciplinary sanctions and criminal charges.

In a separate incident during the quarter, an inmate fell from a bunk and sustained a serious head injury. Jail staff rendered aid until medical personnel arrived.

Use of Force Incidents

The Axon reporting system was inoperable during the quarter, preventing access to statistical reporting. Through a manual review, I located 16 use-of-force reports. These incidents involved deputies using force to control combative or resistive inmates. I reviewed all 16 incidents and determined that the uses of force were within department policy.

Training

Month	Jail Critical Task Training
July	Police One; inmate grievances; disciplinary issues; in-custody childbirth
August	Police One; hostage incident; HIPAA
September	Inmate rights; suicide watches

Disaster Management and Emergency Response

The Jail Division completed a comprehensive facility shakedown in September. Emergency response activities during the quarter included the response to the inmate's serious head injury and the search and recovery of the improvised weapon described above.

Respectfully submitted,

Captain Jon Storke #422
Jail Division Commander
Douglas County Sheriff's Office

AGENDA ITEM NO. I.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve the purchase of a Sheriff Command Vehicle from Quality Vans and Specialty Vehicles for $400,000 funded by a Public Safety Partnership and Community Policing Grant from the Department of Justice (DOJ) Office of Community Oriented Policing Services (COPS), and authorize Sheriff Coverley to sign the Quality Vans and Specialty Vehicle proposal to purchase. (Undersheriff Elges)

RECOMMENDED MOTION:
Approve the purchase of a Sheriff Command Vehicle from Quality Vans and Specialty Vehicles for $400,000 funded by a Public Safety Partnership and Community Policing Grant from the DOJ Office of Community Oriented Policing Services (COPS), and authorize Sheriff Coverley to sign the Quality Vans and Specialty Vehicle proposal to purchase.

FINANCIAL IMPACT:
The $400,000 of funding will come from the Sheriff's Vehicle Capital Asset revenue & expenses budget (101-219 562.100), Project 27F15. The available funding is from a Public Safety Partnership and Community Policing Grant from the DOJ Office of COPS, with no County match required.

BACKGROUND:
Several vendors, Northwest Braun, JHB and Quality Vans, submitted bids and Quality Van had the lowest price and included all of the items required by the Sheriff's Department. To use the full amount of the grant award, the unit will also be equipped with an option for solar power and radio installation.

The Fiscal Year 2025-26 Technology and Equipment Program (TEP) provided funding to state, territorial, local, Tribal, and other entities designated under the heading Community Oriented Policing Services, Technology and Equipment Community Projects / COPS Law Enforcement Technology and Equipment in the Congressional Joint Explanatory Statement – Division C, which is incorporated by reference into Public Law 119-74, to develop and acquire effective law enforcement equipment, technologies and interoperable communications that assist in responding to and preventing crime and

expand the implementation of community policing. Equipment funded under this program should meet any applicable requirements of the National Institute of Standards and Technology's Office of Law Enforcement Standards.

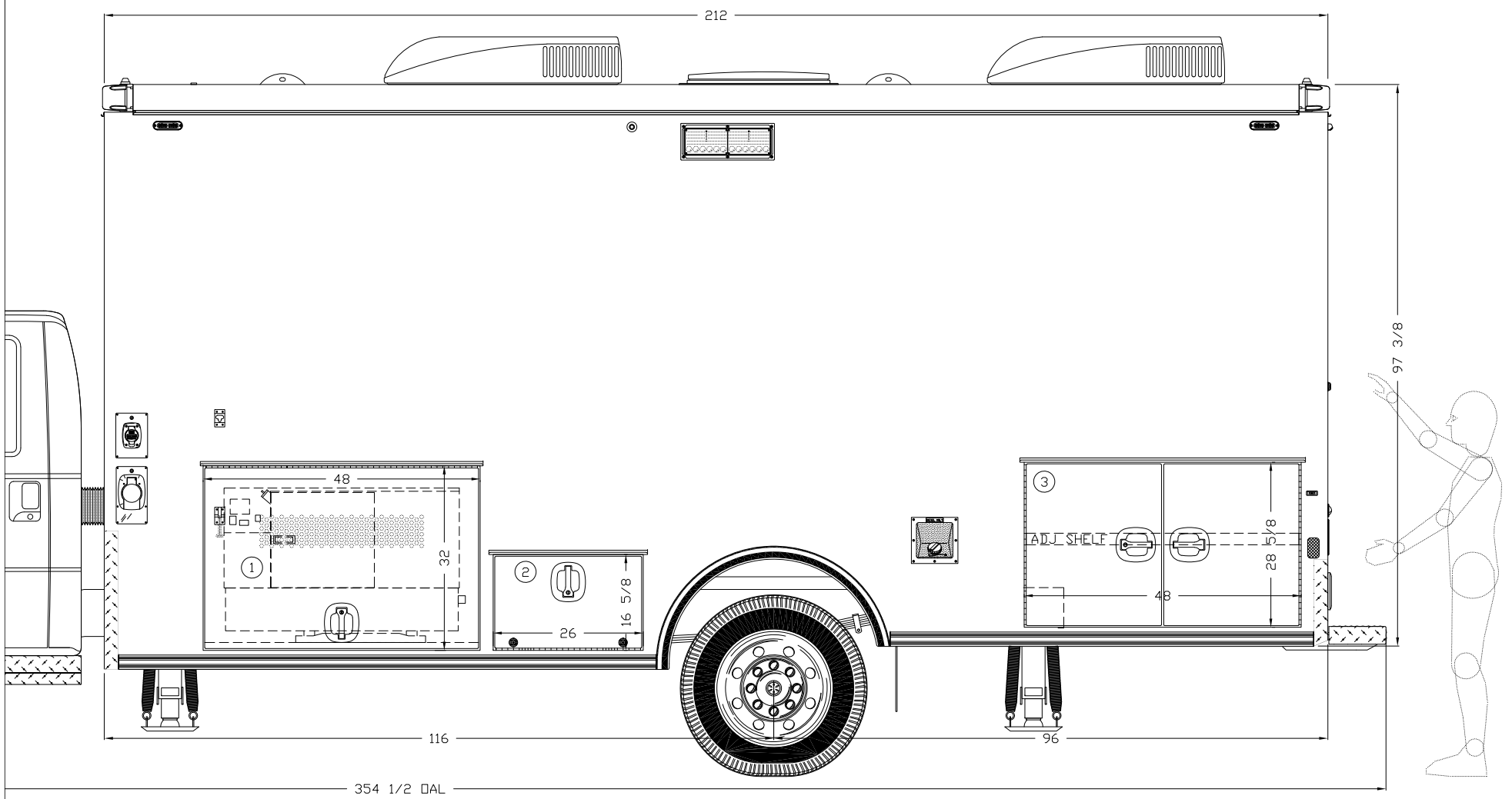
The Commerce, Justice, Science, and Related Agencies Subcommittee reviewed community project requests categories listed below. Douglas County Sheriff's department project was awarded a community project funding, formally known as an earmark.

- COPS Technology and Equipment under the Department of Justice

ATTACHMENTS:
Vendor Price Comparison.pdf
Braun Northwest.pdf
JHB Quotes.pdf
QVSV - Douglas County Sheriffs proposalv2 Unsigned.pdf

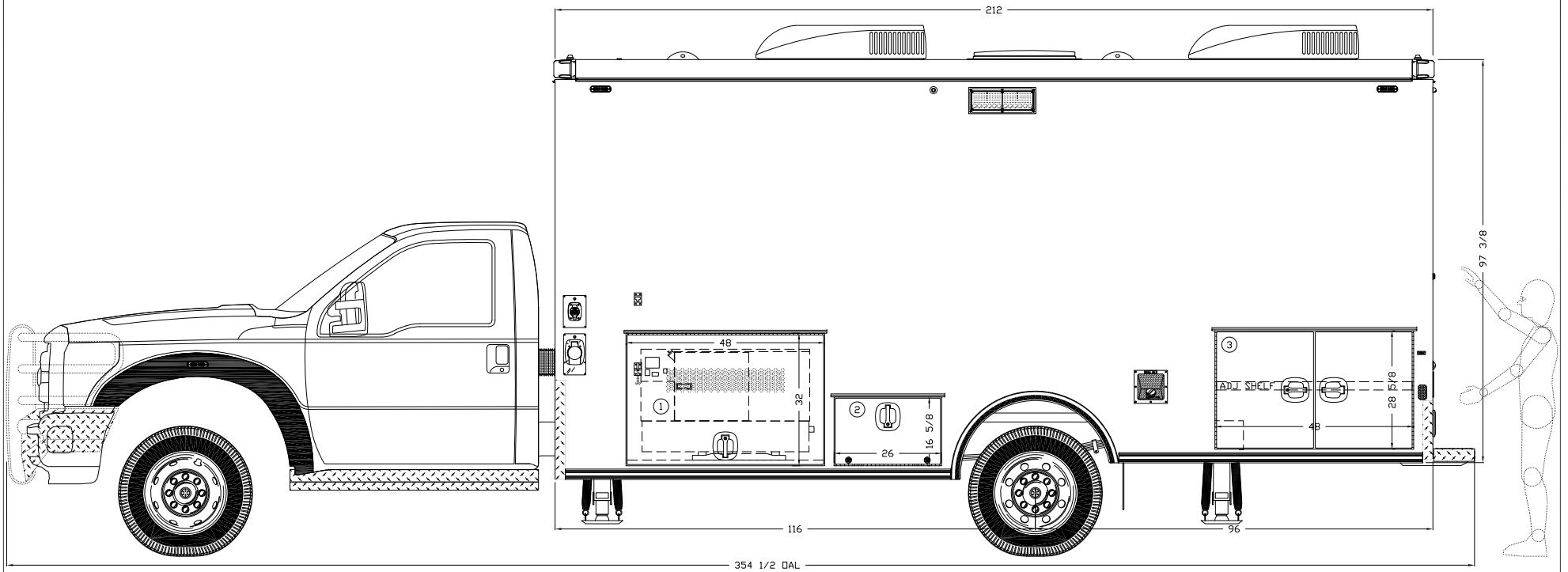
VENDOR PRICE COMPARISON Sheriff Mobile Command Vehicle

		Braun Northwest			JHB Group, Inc #1 Raven X			JHB Group, Inc #2 Reven X			JHB Group, Inc #3 Ghost Rhino			Quality Vans & Specialty Vehicles		
ITEM NAME	**ITEM DESCRIPTION**	**PRICE**	**QTY**	**TOTAL**	**PRICE**	**QTY**	**TOTAL**	**PRICE**	**QTY**	**TOTAL**	**PRICE**	**QTY**	**TOTAL**	**PRICE**	**QTY**	**TOTAL**
Mobile Command	F550 4x4 Chasis & components	$ 379,555.05	1.00	$ 379,555.05	$ 554,102.67	1.00	$554,102.67	$ 569,998.27	1.00	$ 569,998.27	$ 745,560.89	1.00	$745,560.89	$ 360,285.00	1.00	$ 360,285.00
				$ -			$ -			$ -			$ -			$ -
				$ -			$ -			$ -			$ -			$ -
				$ -			$ -			$ -			$ -			$ -
				$ -			$ -			$ -			$ -			$ -
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				$ -			$ -			$ -			$ -			$ -
				$ -			$ -			$ -			$ -			$ -
		SUBTOTAL		$ 379,555.05	**SUBTOTAL**		$554,102.67	**SUBTOTAL**		$ 569,998.27	**SUBTOTAL**		$745,560.89	**SUBTOTAL**		$ 360,285.00
enter tax rate		**TAX RATE %**		0.000%	**TAX RATE %**		0.000%	**TAX RATE %**		0.000%	**TAX RATE %**		0.000%	**TAX RATE %**		
		TOTAL TAX		$ -	**TOTAL TAX**		$ -	**TOTAL TAX**		$ -	**TOTAL TAX**		$ -	**TOTAL TAX**		$ -
enter shipping cost		**SHIPPING**		$ -	**SHIPPING**		$ -	**SHIPPING**		$ -	**SHIPPING**		$ -	**SHIPPING**		
		TOTAL		$ 379,555.05	**TOTAL**		$554,102.67	**TOTAL**		$ 569,998.27	**TOTAL**		$745,560.89	**TOTAL**		$ 360,285.00



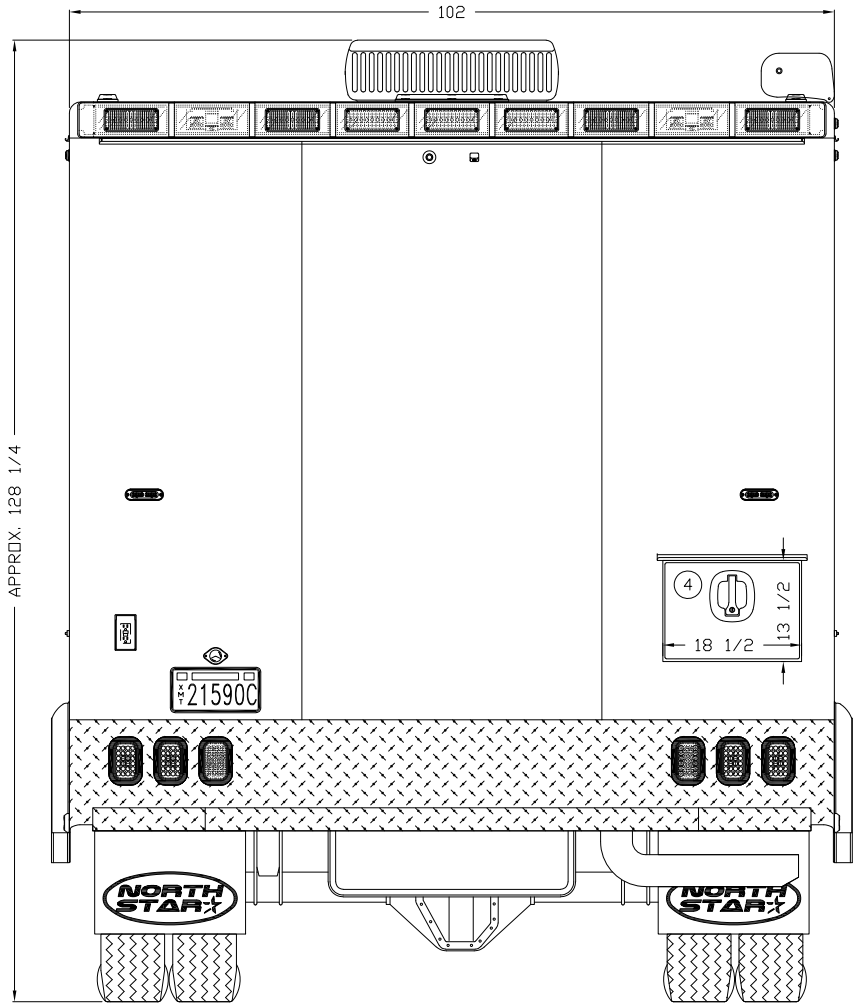
Braun Northwest, Inc.				
Department	SALES			Rev
Dwg. Name	VANCOUVER_PD1a			
Client	VANCOUVER P.D.			
Date	03/21/2024	Drawing By	J.T.E.	

TITLE: EXTERIOR S/S VIEW



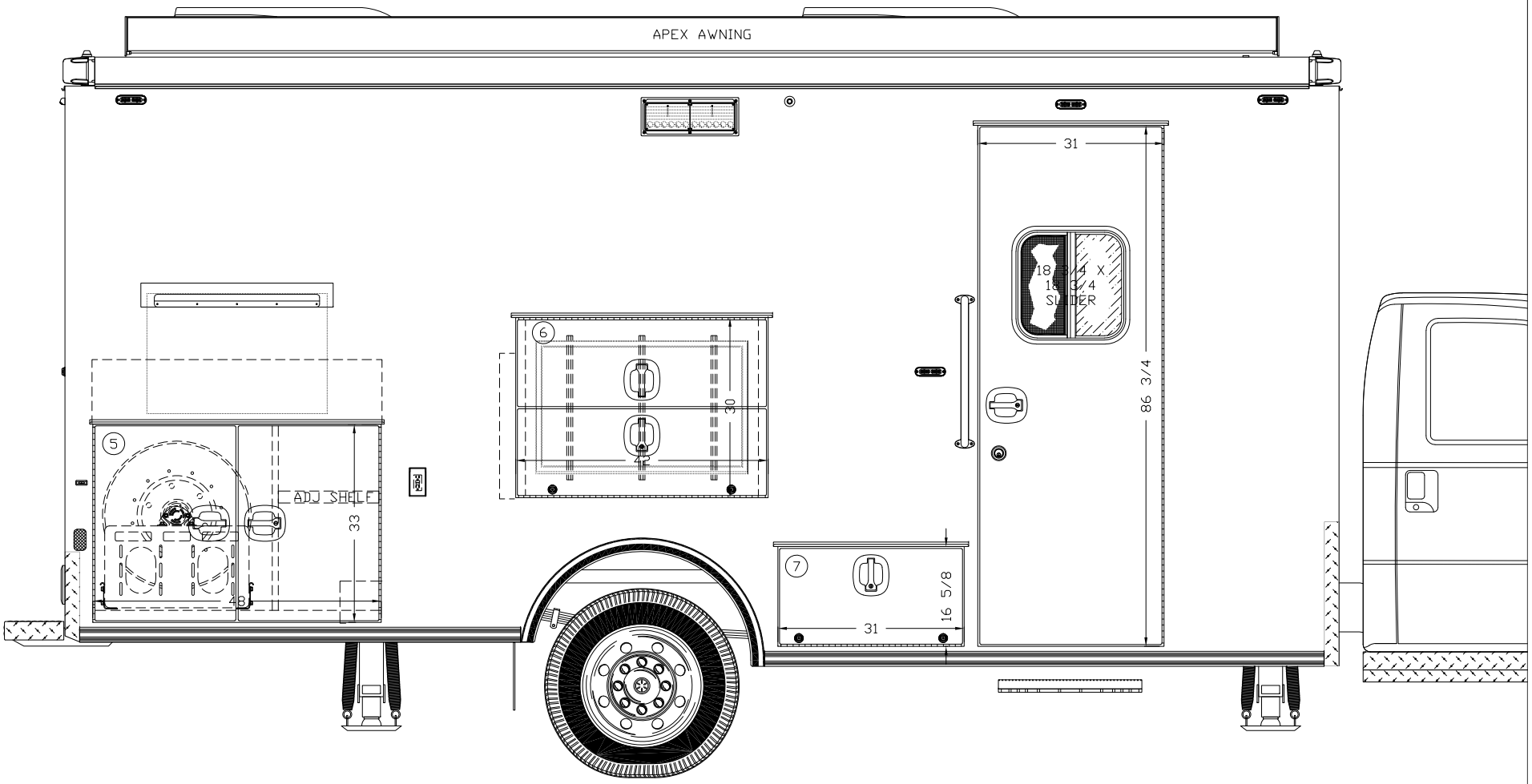
Braun Northwest, Inc.			
Department	SALES		Rev
Dwg. Name	VANCOUVER_PD1a		
Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: EXTERIOR S/S VIEW



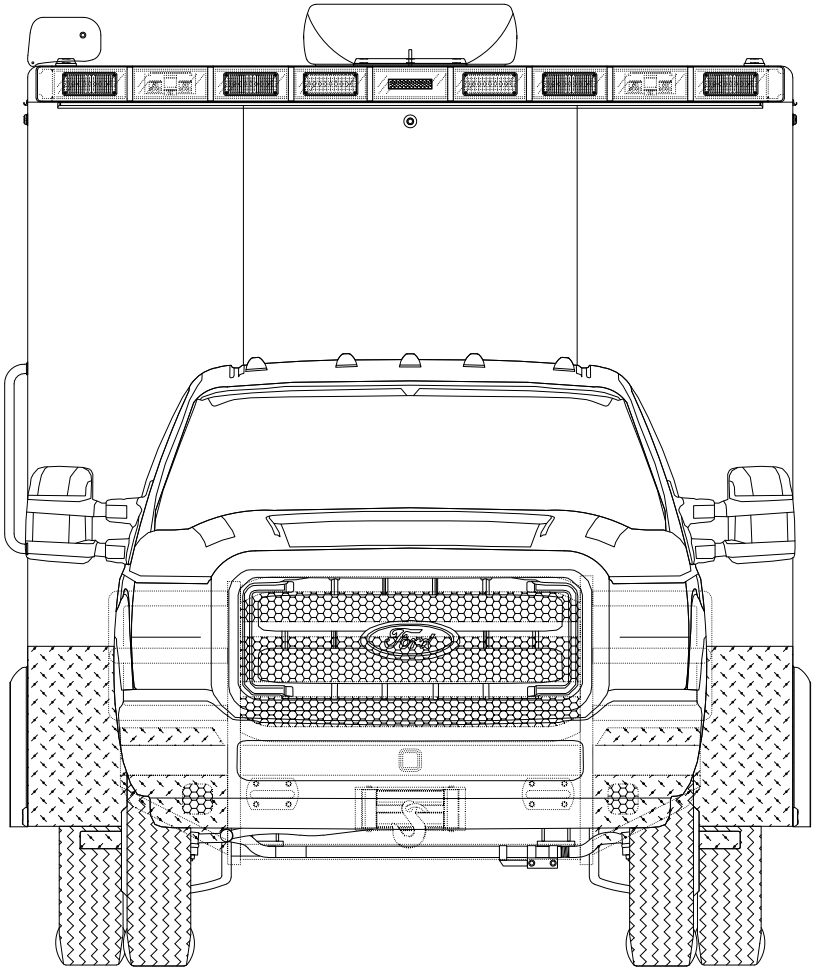
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Department	SALES		Rev
Dwg. Name	VANCOUVER_PD2a		
Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E

TITLE: EXTERIOR REAR VIEW



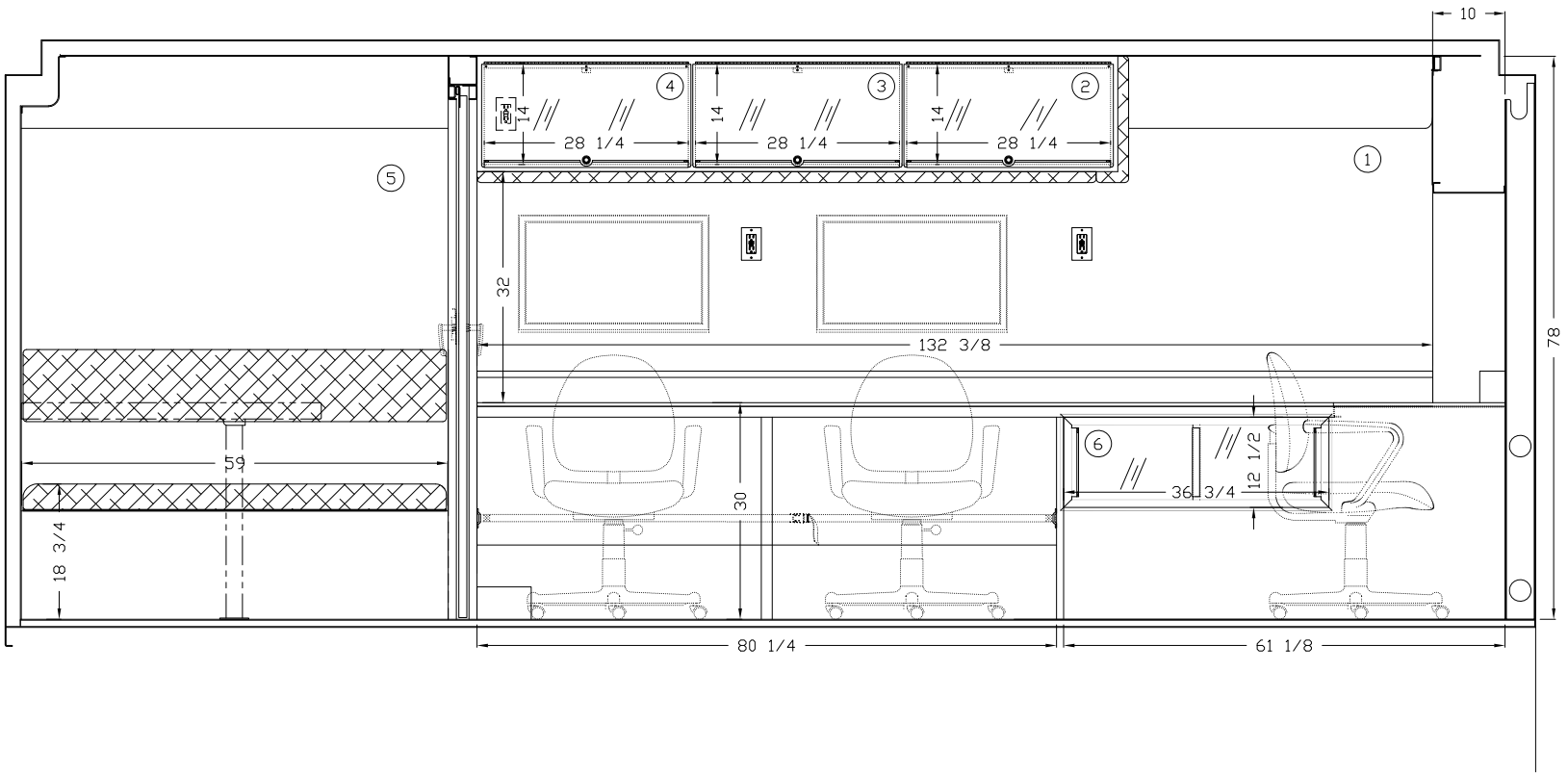
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Department	SALES		Rev
Dwg. Name	VANCOUVER_PD3a		
Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: EXTERIOR C/S VIEW



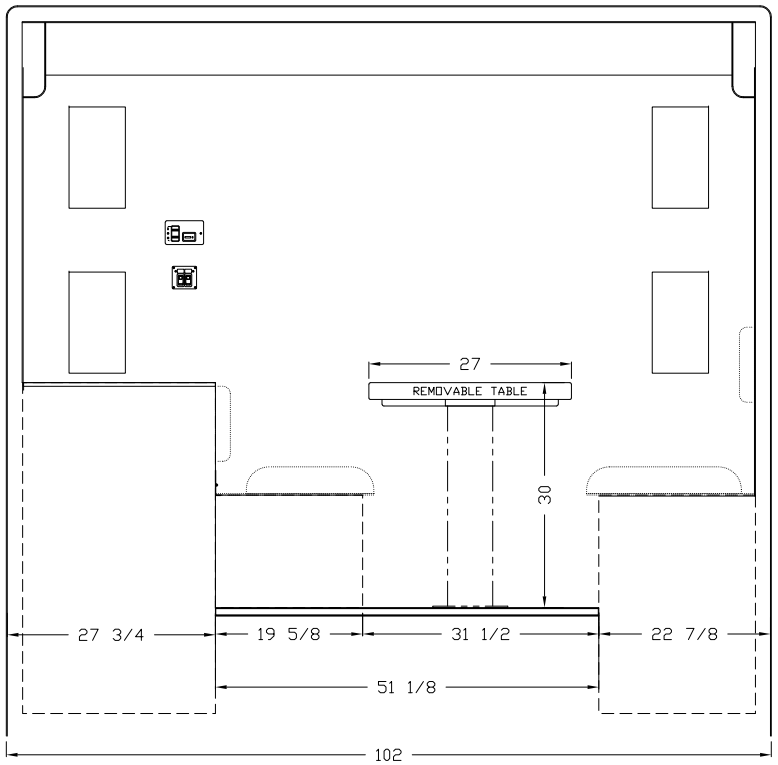
Braun Northwest, Inc.			
Department	SALES		Rev
Dwg. Name	VANCOUVER_PD4a		
Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: EXTERIOR FRONT VIEW

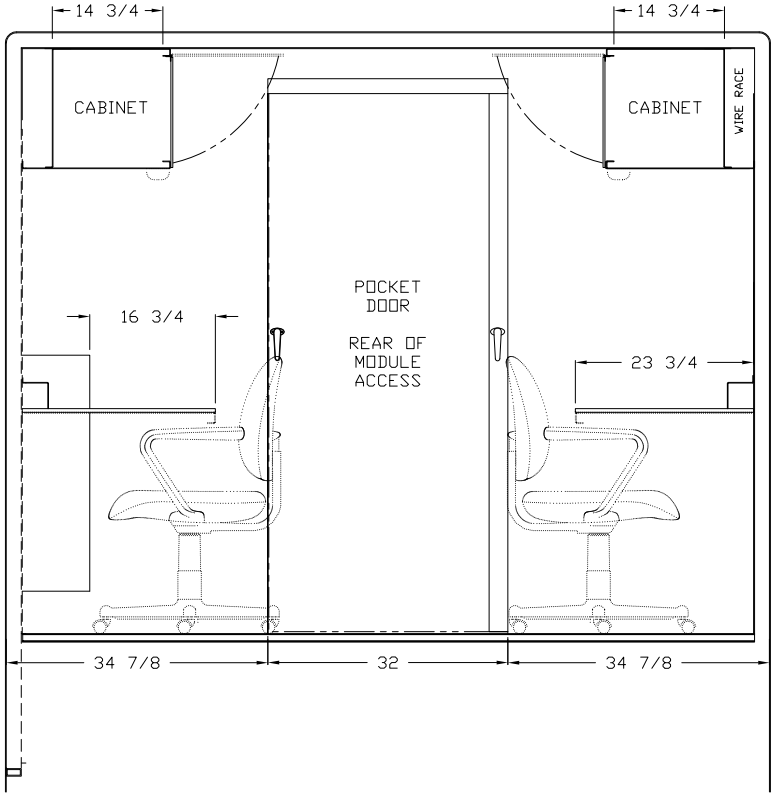


Braun Northwest, Inc.			
Department	SALES		Rev
Dwg. Name	VANCOUVER_PD5a		
Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: INTERIOR S/S VIEW



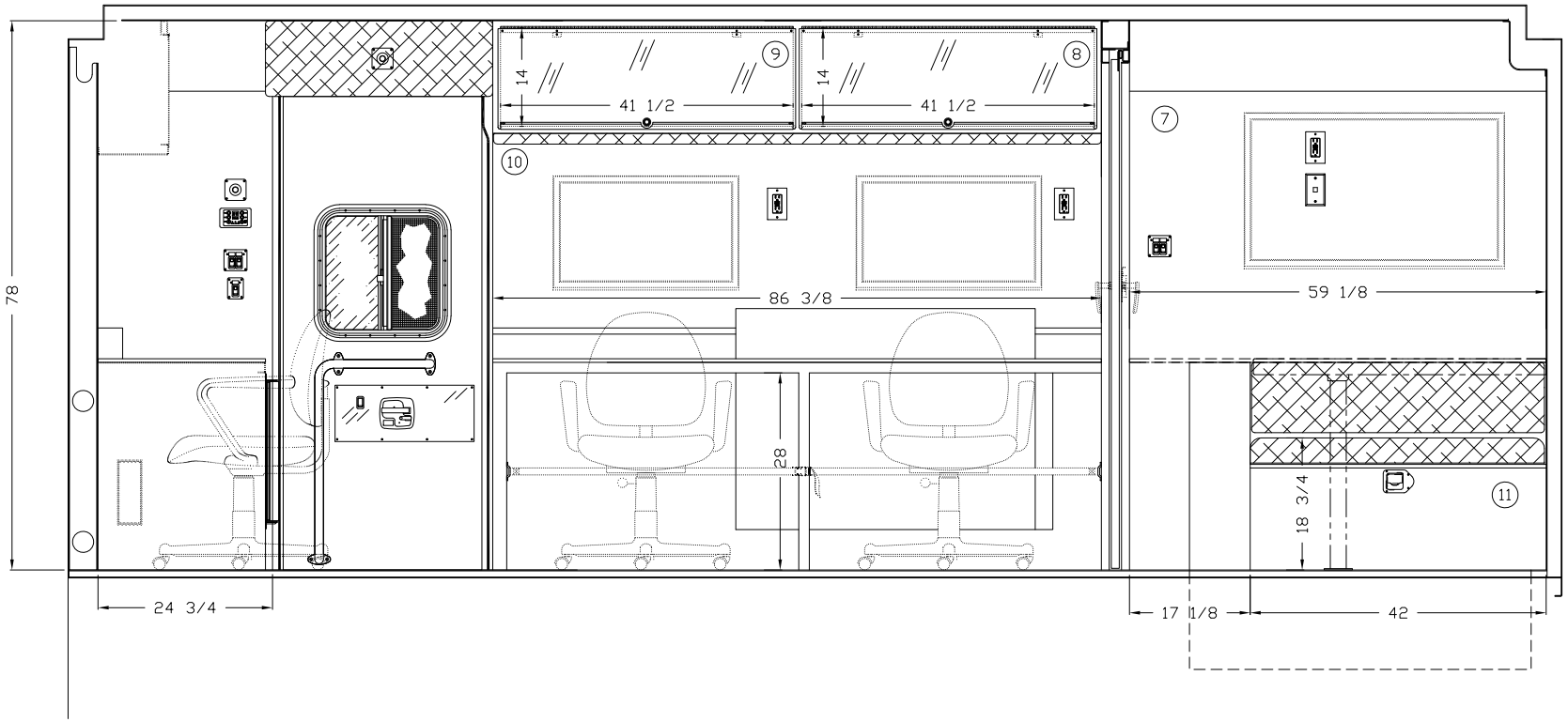
AFT SECTION
INTERIOR REAR VIEW



FOWARD SECTION
INTERIOR REAR VIEW

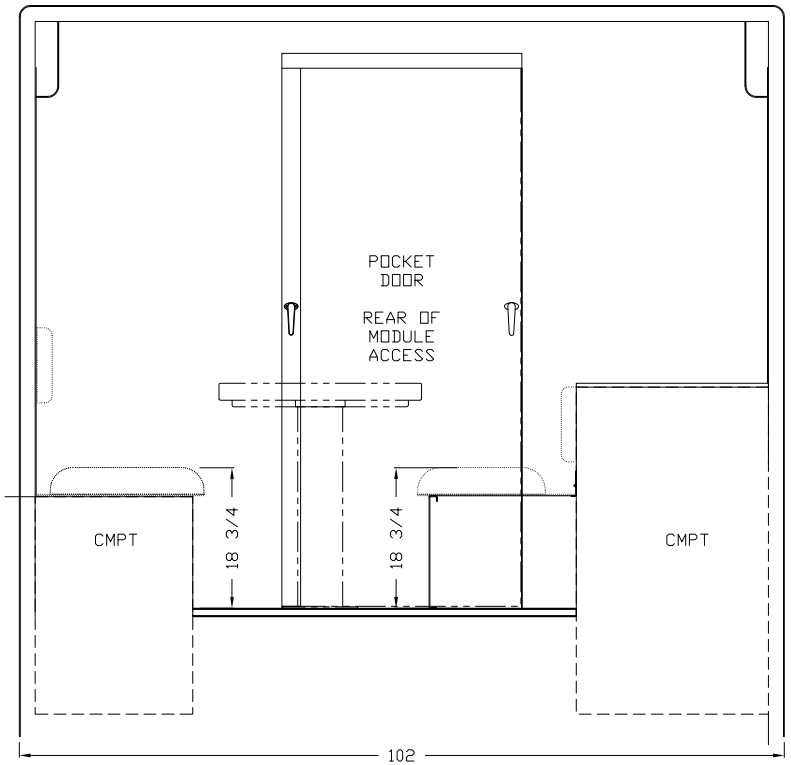
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Department	SALES		Rev
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Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: INTERIOR REAR VIEW

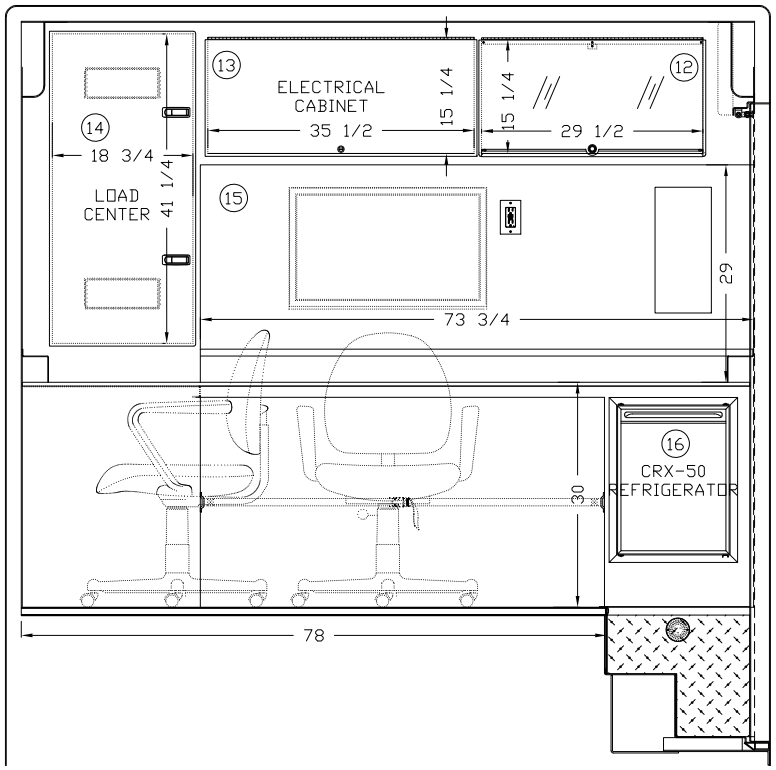


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Client	VANCOUVER P.D.		
Date	03/21/2024	Drawing By	J.T.E.

TITLE: INTERIOR C/S VIEW



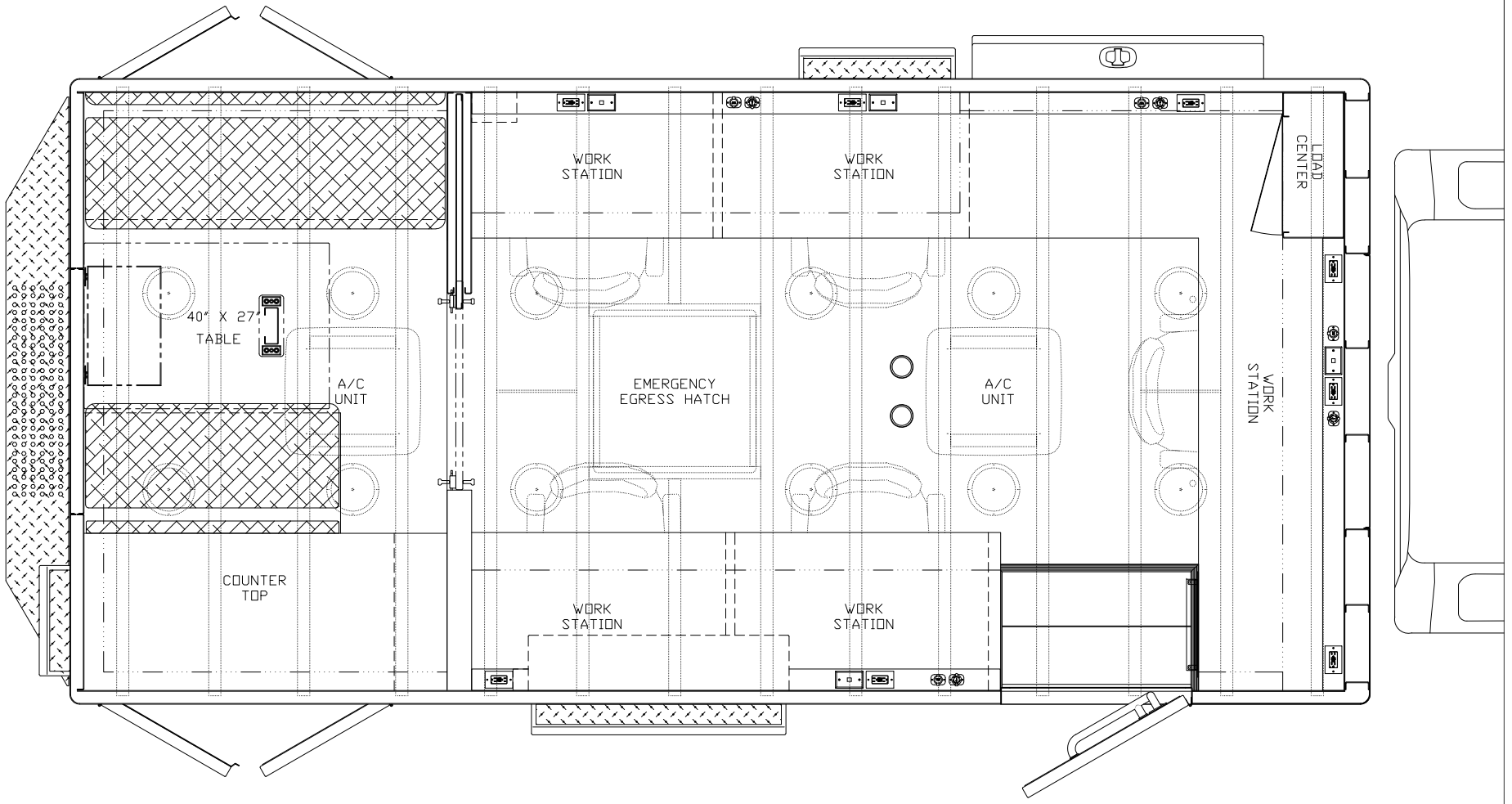
REAR SECTION
INTERIOR FRONT VIEW



FOWARD SECTION
INTERIOR FRONT VIEW

Braun Northwest, Inc.				
Department	SALES			Rev
Dwg. Name	VANCOUVER_PD8a			
Client	VANCOUVER P.D.			
Date	03/21/2024	Drawing By	J.T.E.	

TITLE: INTERIOR FRONT VIEW



Braun Northwest, Inc.				
Department	SALES			Rev
Dwg. Name	VANCOUVER_PD9a			
Client	VANCOUVER P.D.			
Date	03/21/2024	Drawing By	J.T.E.	

TITLE: PLAN VIEW

Debbie Swickard

From: Richard Koontz
Sent: Thursday, October 22, 2026 12:51 PM
To: Debbie Swickard
Cc: Ronald Elges
Subject: Fw: Braun Northwest Command Centers (alot of info)
Attachments: MULTNOMAH_SHERIFF_SM_CMD_3-20-25.pdf; 4557APPROVAL_VIEWS.pdf; 3599VIEWS.pdf; VANCOUVER P.D. SALES VIEWS_3-21-24.pdf

Here's another company...the quote is below in this email thread.

Captain Rick Koontz
Douglas County Sheriff's Office
P.O. Box 218
Minden, NV 89423
775-782-6251
FBINA-Session 287
rjkoontz@douglasnv.us

From: Jonathan Storke <JStorke@douglasnv.us>
Sent: Thursday, October 22, 2026 12:47 PM
To: Richard Koontz <RJKoontz@douglasnv.us>
Subject: Fw: Braun Northwest Command Centers (alot of info)

Do you have this one?

Captain Jon Storke
Douglas County Sheriff's Office /
Jail Division Commander
1038 Buckeye Road / P.O. Box 218
Minden, NV 89423
Phone: 775-782-6251
Cell: 775-691-4015
Email: Jstorke@douglasnv.us

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From: Bobby Chambers <BobbyChambers@braunnorthwest.com>
Sent: Friday, January 9, 2026 11:11 AM
To: Jonathan Storke <jstorke@douglasnv.us>
Subject: Braun Northwest Command Centers (alot of info)

CAUTION: This email originated from outside of the organization. If you did not expect to receive something from this sender - we suggest you call the sender to verify (only if you know the sender).
Otherwise - Do not click links or open attachments unless you recognize the sender and know the content is safe. You should almost NEVER be prompted to enter your login credentials as a result of opening or clicking anything.

Hello again, attached are 4 sets of drawings. Various sizes and layouts. All of which are on chassis' that have 4 wheel drive available. None of these builds are built yet, so there are no photos. A few of them should be competed in the coming months.

For reference, the drawings that are marked Vancouver PD Sales Views, below is a snip of the price for that vehicle. As you can see it was signed in November of 2024, so we have had 2 price increase since then (1 in Jan 2025, and the other Jan 1st this year). So from then until now, add about 5 percent to the cost roughly.

This vehicle was on a F550, 4x4 chassis.

HGAC PROPOSAL

November 11, 2024

City of Vancouver
Attn: Tim Martin
2800 Stapleton Road
Vancouver, WA 98661
Tim.Martin@cityofvancouver.us

RE: One (1) 2026 North Star 212-5 Command Vehicle

Braun Northwest is pleased to offer the following proposal which is based upon HGAC contract AM10-23:

One (1) 2026 North Star 212-5 Command Vehicle on a *"signed for but not paid for"* 2024 Ford F-550 4x4 ambulance prep diesel chassis per enclosed specifications dated 10/23/2024 and drawings dated 3/21/2024.

Base price HGAC AM23CC08	**$274,359.00**
Published/Customization options taken	**$ 87,622.00**
HGAC Buy discount	**<$ 1,500.00>**
HGAC Fee	**$ 1,000.00**
Total F.O.B. Chehalis, WA	**$361,481.00****

Sales tax not included

F.O.B.: **Chehalis, Washington**

Delivery: **Approximately 530 – 580 days, based upon current manufacturing plan and receipt of chassis.**

Terms: **Ninety percent (90%) payment due upon receipt of vehicle. Balance due in thirty (30) days.**

**(Note: This bid is contingent on use of customer's Government Ford Fleet Identification Number.) Failure to secure a FIN will increase the price by the amount of the GPC chassis discount.*

*****The above pricing is valid until December 31st, 2024. Any proposal, signed and returned after this date will have a price increase associated with it, to be completed via change order***

Braun Northwest, Inc. is a Washington dealer (0991-A) with insurance information available upon request.

Respectfully Submitted by:
Braun Northwest, Inc.

Tami McCallum, V.P. of Sales

We agree to accept the above proposal:
City of Vancouver

Signature **Date**

Take a look at the drawings, and if there are any contained in this email you want more info of, just say the word. Just trying to see size/layout that your thinking.

A few things to consider that I'm not sure if Larry touched base on:

-We are a fully custom builder. So if you see something you like, but you want to change it, we can make pretty much whatever change you want. Add a slideout…delete something….add electrical ports/lights etc…., just say the word and we can create new drawings to fit your department.

-Chassis'…If some of these drawings are on a Ford Chassis, but you would rather it be on a Chevy or Ram, that's no problem. Your not tied to a specific chassis 99% of the time. Don't let the drawings dictate your chassis. You tell me what you want.

-Cost…I can ballpark price any option you see. Just as I did with the Vancouver truck.

-Payment….You never pay us until after the vehicle is completed and delivered. We wont ask for payment upfront, and you are locked in to the price you sign for, unless you make changes along the way..Which bring me to my next point….

-Changes….Lets say you sign for a truck like the Vancouver PD one. Eventually, we will have a pre-build meeting before we build. You will come to our plant for this meeting, unless you opt to do this virtually. At that meeting, you can make changes, add/delete items, and tell us how you want things wired, etc. Any changes that you make will result in a “change order”. A change order can list a credit, a charge, or be cost neutral. As long as we capture the scope of work in the original cost, many changes won’t have a cost later..A good example is moving an electrical outlet from one location to another, doesn’t have a cost. However, adding an outlet that never existed, would have a cost.

The point is, don’t ever think that your stuck with the design and not able to make changes, we just want to make sure we capture as much as we can upfront, so that you don’t get hit with unexpected charges during the build process.

Let me know what you think about the drawings attached. Thanks!

Bobby Chambers
Sales Representative

NORTH STAR EMERGENCY VEHICLES

Braun Northwest, Inc.
Cell: (707) 804-8832
Main: (800) 245-6303
Fax: (360) 748-0256

A sense of duty to our customers and the public they serve.

Raven X

4X4 OFF ROAD

JHB GROUP



RAVEN X

RESPONSEMESH • FOTOKITE

- Chevy Chassis 5500
- 4x4
- 350 HP Duramax Engine
- Allison 6 Speed Transmission
- Drone Intergration
- Fully Customizable
- Advanced Connectivity





DIMENSIONS

- Exterior Length 33ft
- Exterior Height 12ft 2in
- Exterior Width 8ft 5in

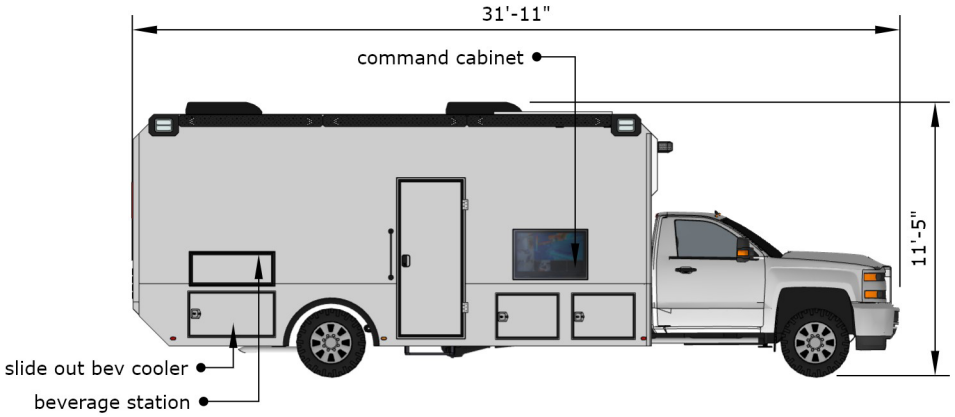

Integrated Command

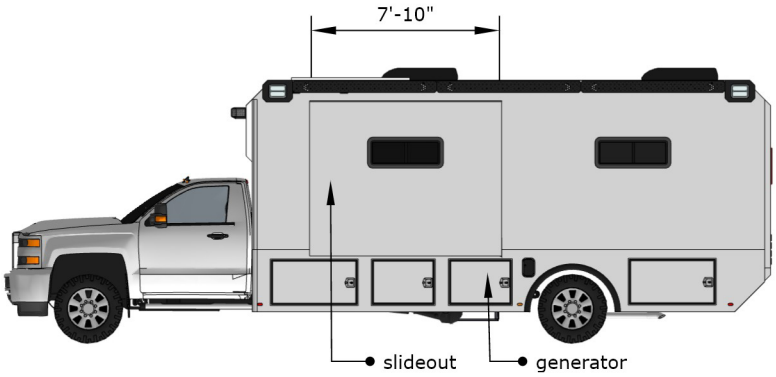

Flexible Seating

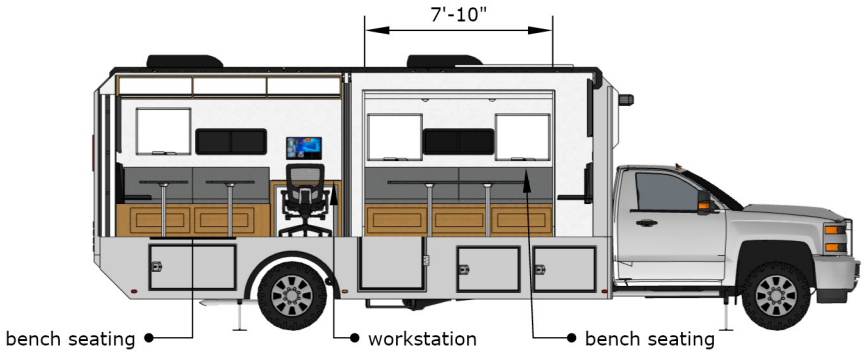
Sourcewell

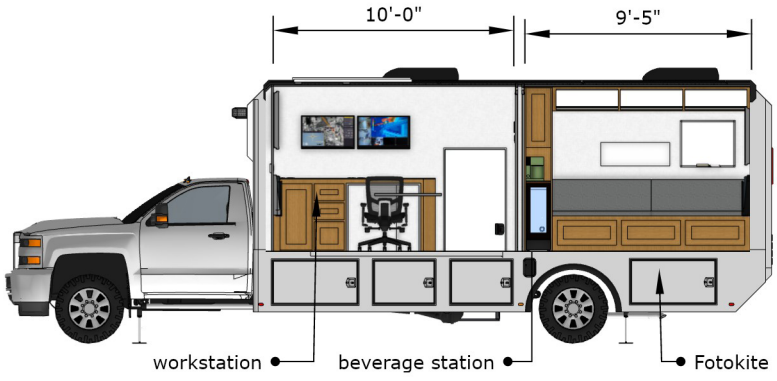
GSA Contract Hold
Contract # 00XYZA00B000C

Raven X









SPECIFICATIONS

+ CHEVY SILVERADO CHASSIS 5500 SERIES
+ 4X4
+ 22,000 GVWR
+ 350 HP DURAMAX ENGINE
+ 700 FT. LB. TORQUE
+ ALLISON 6 SPEED 1750 SERIES TRANSMISSION
+ TOUCH SCREEN STEREO/APPLE/ANDROID CAR PLAY
+ 19.5" ALUMINUM RIMS
+ EMERGENCY START SWITCH
+ 65 GALLON FUEL TANKS W/DRIVER'S SIDE FILL
+ 7 GALLON DEF TANK
+ POWER DRIVER SEAT
+ 12,000 LBS HITCH W/CONNECTOR W/7 WAY PLUG
+ GCWR 35,000 LBS.
+ ON STAR

EXTERIOR

+ SEAMLESS GELCOAT FIBERGLASS SIDEWALLS
+ COMPOSITE SUBSTRATE
+ HIGH STRENGTH LOW ALLOY LIGHT WEIGHT
+ STEEL CAGE THROUGHOUT
+ LAMINATED STEEL FRAMED FLOOR
+ AUTOMOTIVE STYLE RADIUS TINTED FRAMELESS WINDOWS
+ HEATED AND REMOTE REAR VIEW MIRRORS
+ SLAM LATCH COMPARTMENT DOORS W/ SIDE HINGE
+ FIBERGLASS FRONT CAP W/ WINGS
+ SLIDE OUT AWNING TOPPERS THROUGHOUT
+ SEAMLESS WRAPAROUND FIBERGLASS ROOF
+ FULLY AUTOMATIC HYDRAULIC LEVELING JACKS
+ PREMOLDED REAR ROOF TRANSITION
+ LIGHTED RUBBER-LINED GALVANIZED STEEL TRUNK BOXES
+ VALVE EXTENDERS REAR INNER WHEELS
+ NAUTILUS PANEL
+ WINEGUARD 360 + W/ GATEWAY 4G LTE WIFI ROUTE

ELECTRICAL

+ BATTERY DISCONNECT
+ LITHIUM BATTERIES 12 VOLT
+ 50 AMP, 12 VOLT DISTRIBUTION PANEL
+ 60 AMP, 12 VOLT POWER CONVERTER
+ 6.0 DIESEL GENERATOR 6,000 WATT
+ GENERATOR AUTO TRANSFER SWITCH
+ 200 WATT SOLAR PANEL
+ SIDE VIEW CAMERAS
+ MOBILEYE COLLISION WARNING W/ LDW
+ AUTO GEN START

JHB COMMAND FEATURES

+JHB INTEGRATED COMMAND RACK SYSTEM
+EXTERIOR INCIDENT COMMAND CABINET
+MODERN LUXURY GALLEY MODULE
+FIRE DEPARTMENT COFFEE BREW STATION
+FOTOKITE DRONE DEPLOYMENT CABINET
+ON-SPOT AUTOMATIC CHAIN SYSTEM
+ADVANCED VIDEO MATRIX CONTROL SYSTEM
+EXECUTIVE TACTICAL COMMAND INTERIOR SUITE

JHB Group, Inc.

8104 N Solon Rd
Solon Mills, IL 60071-8038 US
team@jhbgroup.org
www.JHBGroup.org

Estimate

ADDRESS	SHIP TO		
Douglas County NV Sheriff 1038 Buckeye Road Minden, NV 89423	Douglas County NV Sheriff 1038 Buckeye Road Minden, NV 89423	ESTIMATE DATE EXPIRATION DATE	RVNX-DCNV.2SW 03/02/2026 04/25/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Sourcewell Contract Specialty Trailers Pricing Discount	Sourcewell Contract Specialty Trailers Pricing Discount JHB Group 092922-JHB	1	0.00	0.00
	RAVEN X Specialty Command Unit	CHASSIS + Chevy Silverado chassis 5500 series 19,500 GVWR +4x4 + 350 HP Duramax Diesel Engine + 700 Ft. Lb. Torque + Allison 6 Speed 1750 Series Transmission + Touch Screen Stereo/ Apple/ Android Car Play + 19.5" Aluminum Rims + Emergency Start Switch + Cup Holders + Engine Block Heater + 65 Gallon Fuel Tanks w/Driver's Side Fill + 7 Gallon DEF Tank + Power Driver Seat + 12,000 lbs Hitch w/Connector w/7 Way Plug + GCWR 34,000 lbs. + On Star + Cross over ignition switch for batteries + Soft Touch Driver and Passenger Seats ADVANCED POWER SYSTEM + 50amp Shoreline Connector + (2) Victron Heavy Duty Lithium Battery (300Ah) + 200w Victron Solar Charging System with Controller + Victron High Capacity Inverter/Charger + 12v Master Power Switch + 50amp Electrical Panel	1	527,256.00	527,256.00

+ Battery Disconnect
+ 12v Fuse Panel
+ Victron Power Distribution System
+ 6kW Commercial Diesel Generator with chassis fuel tank, including exhaust adapter and wiring harness as necessary. Includes a remote start-stop switch panel with hour meter, inside the body interior.
+ Fully Automatic Hydraulic Leveling Jacks

CONFIGURATION

+ Seamless Gelcoat Fiberglass Sidewalls
+ Composite Substrate
+ High Strength Low Alloy Light Weight
+ Steel Cage Throughout
+ Laminated Steel Framed Floor
+ Automotive Style Radius Tinted Frameless Windows
+ Heated and Remote Rear View Mirrors
+ Slam Latch Compartment Doors w/ Side Hinge
+ Fiberglass Front Cap w/ Wings
+ Slide Out Awning Toppers Throughout
+ Seamless Wraparound Fiberglass Roof
+ Premolded Rear Roof Transition
+ Lighted Rubber-lined Galvanized Steel Trunk Boxes
+ Valve Extenders Rear Inner Wheels
+ Nautilus Panel
+ One (1) 32x78 side entry door size.
+ Two (2) 14x20 exterior windows
+ One (1) 8ft wide slide out section mounted on PS of vehicle
+ Retractable step with wall-mounted handrail
+ Under chassis storage compartments
+ Closed cell polystyrene moisture resistant, rigid foam insulation
+ Tongue in groove (TIG) plywood subflooring
+ DOT Lighting
+ (1) Awning - 16ft Legless Awning with LED Lighting
+ (2) Exhaust Fan - 12V Forward/Reverse with MaxxVent Covers
+ (2) 14,000 BTU Low Profile Rooftop Air Conditioners with Thermostat
+ (2) 1500w Infrared Heater
+ Sliding Pocket Door
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - White
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - Red
+ Electric Raceway Throughout

	+ Rear Section - Bench Seating with Storage and with Removable Tables. + Modern Galley with Fire Dept Coffee Brew Station, Glass Door Refrigerator and Storage Cabinets. EXTERIOR + JHB's Command Rack System: All aluminum construction with non-penetrating roof mount system and universal mounting holes for antennas, lights, storage and more. Power coated finish. + Exterior TV Compartment with 40in LED Smart TV. 110V Outlet. HDMI Input. Wall Mount Bracket. + Exterior Rehab and Fire Dept Coffee Brew Station + Upper Section: Custom Cabinet with Slide Out Tray + Upper Section: Low Profile Coffee Maker with Condiment System + Upper Section: Coffee and Snack Storage + Upper Section: Interior LED Lighting + Lower Section: Custom Cabinet with Slide Out Tray + Lower Section: 12v Power Cooler + Lower Section: Interior LED Lighting + Exterior Scene Lighting (2) + Exterior LED Ground Lighting (4) + CCTV Camera System			
Emergency Warning Light Package	Emergency warning light package. K90 (4), K40 (2) & K50 (2) (White, Red, Amber or Blue). Interior Lightbar. Siren.	1	9,888.00	9,888.00
Video Matrix System 8x8 26	JHB-COM-8VID - 8x8 HDBaseT Matrix - 6 x 70m (4K @60 up to 40m) HDCP 2.2, 6 x HDBaseT Outputs & 2 x HDMI Outputs, Bi-directional IR, PoH (PoE), RS-232 & IP Control, Line Level Volume Control, Web GUI	1	12,452.00	12,452.00
Communication Prep Configuration 26	JHB-COM-CPPKG Communication Prep Configuration	1	2,024.00	2,024.00
Communication Prep Package 26	JHB-PSP-CMPK (2) NMO Style Antenna Mounts with RG59 / AU Cable. Unterminated. • AntennaPlus AP-MP70-B Cellular GPS Antenna • Power & Ground Prewiring: (2) 20amp 12v Circuits. 1 Forward, 1 Rear.	1	2,024.00	
AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	1	0.00	
Eightwood Dual Band UHF VHF Antenna	Eightwood Dual Band UHF VHF Antenna NMO Mount Ham Mobile Radio Antenna144MHz 430Mhz	4	0.00	

JHB Non-Penetrating Roof Mounting System	Exclusive! JHB Non-Penetrating Roof Mounting System. All communication and antennas are mounted on floating bracket system with no roof penetration to remove concerns for longterm leaking.	1	0.00	
JHB Network/Data Package	JHB-COM-DATA Network/Data Package-v226	1	13,790.89	13,790.89
Data/Networking Package 26	JHB-COM-DTAPK Unifi Dream Machine Pro | UDM-PRO | 1U Rackmount 10Gbps UniFi Multi-Application System. Unifi 16port Unmanaged POE Switch. (1) Unifi Mesh Access Point. Pepwave MAX BR1 ENT FirstNet Ready. (4)LAN Workstations	1	4,401.89	
Network/Data Package-Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	Network/Data Package: Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	1	0.00	
Peplink BR2 Max Pro Cellular Router	JHB-BADG-PEPBR2 - Peplink BR2 Max Pro Cellular Router. Cellular (2). Ethernet WAN 2(2.5G). Ethernet LAN 4 (GE). Router Throughput 1Gbps. SpeedFusion VPN Throughput (No Encryption) 400Mbps. Throughput (256-bit AES) 200Mbps.	1	2,899.00	
Network/Data-Dream Machine Pro	Network/Data-Dream Machine Pro-Pre-installed UniFi Network application, LAN ports: (8) GbE RJ45, (1) 10G SFP+, WAN ports: (1) GbE RJ45, (1) 10G SFP+, Threat management and traffic/client identification, (1) 3.5" HDD bay for storing UniFi Protect recording	1	0.00	
Network/Data-UISP EdgeSwitch 16XP	Network/Data-UISP EdgeSwitch 16XP-16 Gigabit PoE Ports, 24V/48V, Configurable Passive PoE, 300 W Power, EdgeSwitch XP Configuration Interface, 1U Rack-Mount Form Factor	1	0.00	
12U Network Rack Case w/ slideouts and locking hardware 26	12U Network Rack Case w/ slideouts and locking hardware	1	0.00	
ResponseMesh STEALTH	JHB-RM-STLTH: Low profile vehicle mount that merges Starlink with cellular. A robust and versatile solution designed to enhance your network connectivity with ease to combine cellular and Starlink Satellite connectivity. IP67-rated enclosure allows for convenient installation of your compatible Peplink router directly inside the antenna casing, effectively minimizing cable loss and optimizing	1	4,420.00	

	signal gain. Simply connect the Response SAT to your network using an ethernet cable for swift data transmission. Just one 12V wire or POE to operate. Magnetic mount kit available.			
Mesh Access Point, White	Mesh Access Point, White	1	0.00	
Response Mesh Ready!	Response Mesh Ready! 12v Power and Fusing ready to go for ResponseMesh- Public Safety Mesh Solution.	1	0.00	
ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	1	0.00	
ResponseMesh- 4in1 Cellular Data 300GB / Year - Pooled	ResponseMesh- 4in1 Cellular Data 300GB / Year - Pool	1	2,070.00	
Loose Equipment - Public Safety Platform	Loose Equipment - Public Safety Platform	1	0.00	0.00
15amp to 50amp Power Cord Adapter	15amp to 50amp Power Cord Adapter	1	0.00	
25ft Heavy Duty Power Cord	25ft Heavy Duty Power Cord	1	0.00	
Spare 12v Blade Fuses	Spare 12v Blade Fuses	1	0.00	
Mechanics Tool Set	Mechanics Tool Set	1	0.00	
First Aid Kit	First Aid Kit	1	0.00	
Transport Prep & On-Site Training	Onsite training at customer location. Included: 4 hour of hands-on training for up to 8 personnel. Additional virtual training and online training videos also included.	1		0.00
JHB Warranty and Lifetime Support	Peace of Mind, Protected for Life. Comprehensive Warranty Coverage: Rest easy knowing your investment is protected against manufacturing defects and performance issues. We stand behind our craftsmanship because we know it's built to last. Lifetime Technical Support: Technology and needs evolve, but our commitment to you doesn't. Whether it's year one or year ten, our expert support team is just a call or click away to help you troubleshoot, optimize, or upgrade. Zero-Hassle Claims: We've cut the red tape. Our streamlined claims process ensures that if something goes wrong, we get you back up and running fast—no hoops, no headaches. Expert Guidance: Access a wealth of	1	0.00	0.00

knowledge from specialists who know your product inside and out. From setup tips to advanced maintenance, we're here to ensure you get the maximum value for a lifetime.

Media Release- As the purchaser, we grant permission to JHB Group, Inc. to use any and all images (photographs and/or video) for use in Media publications including relating to this trailer.
Payment Terms - Net 10
Late Payment - A late fee will be assessed for all payments not received within 30 days of your trailer leaving the manufacturing facility. A $150.00USD late payment fee will be assessed per calendar day and will be added to the final invoice.
Delivery- The trailer and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within 210 calendar days after receipt of an executed purchase order and the acceptance thereof at our office at Lake in the Hills, IL, and to be delivered to you.

SUBTOTAL	565,410.89
DISCOUNT 2%	-11,308.22
TAX	0.00
TOTAL	**$554,102.67**

Accepted By

Accepted Date

JHB Group, Inc.

8104 N Solon Rd
Solon Mills, IL 60071-8038 US
team@jhbgroup.org
www.JHBGroup.org

Estimate

ADDRESS	SHIP TO		
Douglas County NV Sheriff 1038 Buckeye Road Minden, NV 89423	Douglas County NV Sheriff 1038 Buckeye Road Minden, NV 89423	ESTIMATE DATE EXPIRATION DATE	RVNX-DCNV.1SW 03/02/2026 04/25/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Sourcewell Contract Specialty Trailers Pricing Discount	Sourcewell Contract Specialty Trailers Pricing Discount JHB Group 092922-JHB	1	0.00	0.00
	RAVEN X Specialty Command Unit	CHASSIS + Chevy Silverado chassis 5500 series 19,500 GVWR +4x4 + 350 HP Duramax Diesel Engine + 700 Ft. Lb. Torque + Allison 6 Speed 1750 Series Transmission + Touch Screen Stereo/ Apple/ Android Car Play + 19.5" Aluminum Rims + Emergency Start Switch + Cup Holders + Engine Block Heater + 65 Gallon Fuel Tanks w/Driver's Side Fill + 7 Gallon DEF Tank + Power Driver Seat + 12,000 lbs Hitch w/Connector w/7 Way Plug + GCWR 34,000 lbs. + On Star + Cross over ignition switch for batteries + Soft Touch Driver and Passenger Seats ADVANCED POWER SYSTEM + 50amp Shoreline Connector + (2) Victron Heavy Duty Lithium Battery (300Ah) + 200w Victron Solar Charging System with Controller + Victron High Capacity Inverter/Charger + 12v Master Power Switch + 50amp Electrical Panel	1	527,256.00	527,256.00

+ Battery Disconnect
+ 12v Fuse Panel
+ Victron Power Distribution System
+ 6kW Commercial Diesel Generator with chassis fuel tank, including exhaust adapter and wiring harness as necessary. Includes a remote start-stop switch panel with hour meter, inside the body interior.
+ Fully Automatic Hydraulic Leveling Jacks

CONFIGURATION

+ Seamless Gelcoat Fiberglass Sidewalls
+ Composite Substrate
+ High Strength Low Alloy Light Weight
+ Steel Cage Throughout
+ Laminated Steel Framed Floor
+ Automotive Style Radius Tinted Frameless Windows
+ Heated and Remote Rear View Mirrors
+ Slam Latch Compartment Doors w/ Side Hinge
+ Fiberglass Front Cap w/ Wings
+ Slide Out Awning Toppers Throughout
+ Seamless Wraparound Fiberglass Roof
+ Premolded Rear Roof Transition
+ Lighted Rubber-lined Galvanized Steel Trunk Boxes
+ Valve Extenders Rear Inner Wheels
+ Nautilus Panel
+ One (1) 32x78 side entry door size.
+ Two (2) 14x20 exterior windows
+ One (1) 8ft wide slide out section mounted on PS of vehicle
+ Retractable step with wall-mounted handrail
+ Under chassis storage compartments
+ Closed cell polystyrene moisture resistant, rigid foam insulation
+ Tongue in groove (TIG) plywood subflooring
+ DOT Lighting
+ (1) Awning - 16ft Legless Awning with LED Lighting
+ (2) Exhaust Fan - 12V Forward/Reverse with MaxxVent Covers
+ (2) 14,000 BTU Low Profile Rooftop Air Conditioners with Thermostat
+ (2) 1500w Infrared Heater
+ Sliding Pocket Door
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - White
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - Red
+ Electric Raceway Throughout

	+ Rear Section - Bench Seating with Storage and with Removable Tables. + Modern Galley with Fire Dept Coffee Brew Station, Glass Door Refrigerator and Storage Cabinets. EXTERIOR + JHB's Command Rack System: All aluminum construction with non-penetrating roof mount system and universal mounting holes for antennas, lights, storage and more. Power coated finish. + Exterior TV Compartment with 40in LED Smart TV. 110V Outlet. HDMI Input. Wall Mount Bracket. + Exterior Rehab and Fire Dept Coffee Brew Station + Upper Section: Custom Cabinet with Slide Out Tray + Upper Section: Low Profile Coffee Maker with Condiment System + Upper Section: Coffee and Snack Storage + Upper Section: Interior LED Lighting + Lower Section: Custom Cabinet with Slide Out Tray + Lower Section: 12v Power Cooler + Lower Section: Interior LED Lighting + Exterior Scene Lighting (2) + Exterior LED Ground Lighting (4) + CCTV Camera System			
Emergency Warning Light Package	Emergency warning light package. K90 (4), K40 (2) & K50 (2) (White, Red, Amber or Blue). Interior Lightbar. Siren.	1	9,888.00	9,888.00
Video Matrix System 8x8 26	JHB-COM-8VID - 8x8 HDBaseT Matrix - 6 x 70m (4K @60 up to 40m) HDCP 2.2, 6 x HDBaseT Outputs & 2 x HDMI Outputs, Bi-directional IR, PoH (PoE), RS-232 & IP Control, Line Level Volume Control, Web GUI	1	12,452.00	12,452.00
Communication Prep Configuration 26	JHB-COM-CPPKG Communication Prep Configuration	1	2,024.00	2,024.00
Communication Prep Package 26	JHB-PSP-CMPK (2) NMO Style Antenna Mounts with RG59 / AU Cable. Unterminated. • AntennaPlus AP-MP70-B Cellular GPS Antenna • Power & Ground Prewiring: (2) 20amp 12v Circuits. 1 Forward, 1 Rear.	1	2,024.00	
AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	1	0.00	
Eightwood Dual Band UHF VHF Antenna	Eightwood Dual Band UHF VHF Antenna NMO Mount Ham Mobile Radio Antenna144MHz 430Mhz	4	0.00	

JHB Non-Penetrating Roof Mounting System	Exclusive! JHB Non-Penetrating Roof Mounting System. All communication and antennas are mounted on floating bracket system with no roof penetration to remove concerns for longterm leaking.	1	0.00	
JHB Network/Data Package	JHB-COM-DATA Network/Data Package-v226	1	30,010.89	30,010.89
Data/Networking Package 26	JHB-COM-DTAPK Unifi Dream Machine Pro | UDM-PRO | 1U Rackmount 10Gbps UniFi Multi-Application System. Unifi 16port Unmanaged POE Switch. (1) Unifi Mesh Access Point. Pepwave MAX BR1 ENT FirstNet Ready. (4)LAN Workstations	1	4,401.89	
Network/Data Package-Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	Network/Data Package: Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	1	0.00	
Peplink BR2 Max Pro Cellular Router	JHB-BADG-PEPBR2 - Peplink BR2 Max Pro Cellular Router. Cellular (2). Ethernet WAN 2(2.5G). Ethernet LAN 4 (GE). Router Throughput 1Gbps. SpeedFusion VPN Throughput (No Encryption) 400Mbps. Throughput (256-bit AES) 200Mbps.	1	2,899.00	
Network/Data-Dream Machine Pro	Network/Data-Dream Machine Pro-Pre-installed UniFi Network application, LAN ports: (8) GbE RJ45, (1) 10G SFP+, WAN ports: (1) GbE RJ45, (1) 10G SFP+, Threat management and traffic/client identification, (1) 3.5" HDD bay for storing UniFi Protect recording	1	0.00	
Network/Data-UISP EdgeSwitch 16XP	Network/Data-UISP EdgeSwitch 16XP-16 Gigabit PoE Ports, 24V/48V, Configurable Passive PoE, 300 W Power, EdgeSwitch XP Configuration Interface, 1U Rack-Mount Form Factor	1	0.00	
12U Network Rack Case w/ slideouts and locking hardware 26	12U Network Rack Case w/ slideouts and locking hardware	1	0.00	
ResponseMesh - One Web Enterprise Satellite Antenna	11FV OneWeb Enterprise Flat Panel Satellite System: Optimized Performance. Utilizing Intellian's innovative antenna design, the OW11FM delivers the maximum throughput allowed on the OneWeb network. Offering the highest link margin, performance is guaranteed even over scan and at the lowest elevation angles, ensuring are met the highest demands of maritime and land	1	16,890.00	

	mobile customers. Seamless Connectivity: The OW11FM features Intellian's advanced tracking technology, extended scan range, and blockage mitigation that improves connection reliability and availability even while in motion. Delivering the best performance at scan, the innovative flat panel technology facilitates smooth reliable handovers, which ensure seamless and undisrupted connectivity. Harsh Environment Performance: The OW11HM is designed to ensure dependable performance in even the most demanding environments, operating in extremely low temperatures down to -40 °C and up to +55 °C (-40 °F to +131 °F).			
Mesh Access Point, White	Mesh Access Point, White	1	0.00	
Response Mesh Ready!	Response Mesh Ready! 12v Power and Fusing ready to go for ResponseMesh- Public Safety Mesh Solution.	1	0.00	
ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	1	0.00	
ResponseMesh One Web- 1YR Enterprise Data Package	ResponseMesh One Web Satellite - 1YR Enterprise Data Package	1	3,750.00	
ResponseMesh- 4in1 Cellular Data 300GB / Year - Pooled	ResponseMesh- 4in1 Cellular Data 300GB / Year - Pool	1	2,070.00	
Loose Equipment - Public Safety Platform	Loose Equipment - Public Safety Platform	1	0.00	0.00
15amp to 50amp Power Cord Adapter	15amp to 50amp Power Cord Adapter	1	0.00	
25ft Heavy Duty Power Cord	25ft Heavy Duty Power Cord	1	0.00	
Spare 12v Blade Fuses	Spare 12v Blade Fuses	1	0.00	
Mechanics Tool Set	Mechanics Tool Set	1	0.00	
First Aid Kit	First Aid Kit	1	0.00	
Transport Prep & On-Site Training	Onsite training at customer location. Included: 4 hour of hands-on training for up to 8 personnel. Additional virtual training and online training videos also included.	1		0.00
JHB Warranty and Lifetime Support	Peace of Mind, Protected for Life. Comprehensive Warranty Coverage: Rest easy knowing your investment is	1	0.00	0.00

protected against manufacturing defects and performance issues. We stand behind our craftsmanship because we know it's built to last.
Lifetime Technical Support: Technology and needs evolve, but our commitment to you doesn't. Whether it's year one or year ten, our expert support team is just a call or click away to help you troubleshoot, optimize, or upgrade.
Zero-Hassle Claims: We've cut the red tape. Our streamlined claims process ensures that if something goes wrong, we get you back up and running fast—no hoops, no headaches.
Expert Guidance: Access a wealth of knowledge from specialists who know your product inside and out. From setup tips to advanced maintenance, we're here to ensure you get the maximum value for a lifetime.

Media Release- As the purchaser, we grant permission to JHB Group, Inc. to use any and all images (photographs and/or video) for use in Media publications including relating to this trailer.
Payment Terms - Net 10
Late Payment - A late fee will be assessed for all payments not received within 30 days of your trailer leaving the manufacturing facility. A $150.00USD late payment fee will be assessed per calendar day and will be added to the final invoice.
Delivery- The trailer and equipment are to be built and shipped in accordance with the specifications hereto attached, delays due to strikes, war, or intentional conflict, failures to obtain chassis, materials, or other causes beyond our control not preventing, within 210 calendar days after receipt of an executed purchase order and the acceptance thereof at our office at Lake in the Hills, IL, and to be delivered to you.

SUBTOTAL	581,630.89
DISCOUNT 2%	-11,632.62
TAX	0.00
TOTAL	**$569,998.27**

Accepted By

Accepted Date

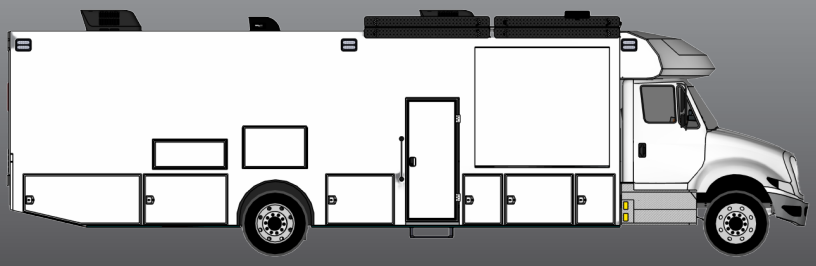
Ghost Rhino



RESPONSEMESH • FOTOKITE

- International DuraStar Chassis
- 360 HP Cummins Diesel
- 6 Speed Allison Transmission
- 20,000lbs Hitch
- Drone Integration
- Fully Customizable
- Advanced Connectivity





DIMENSIONS

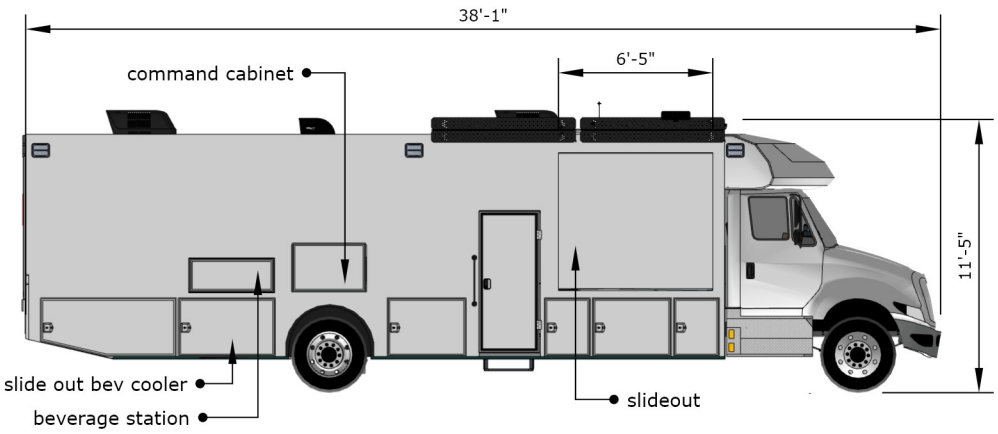
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- Exterior Height 13ft
- Exterior Width 8ft 5in

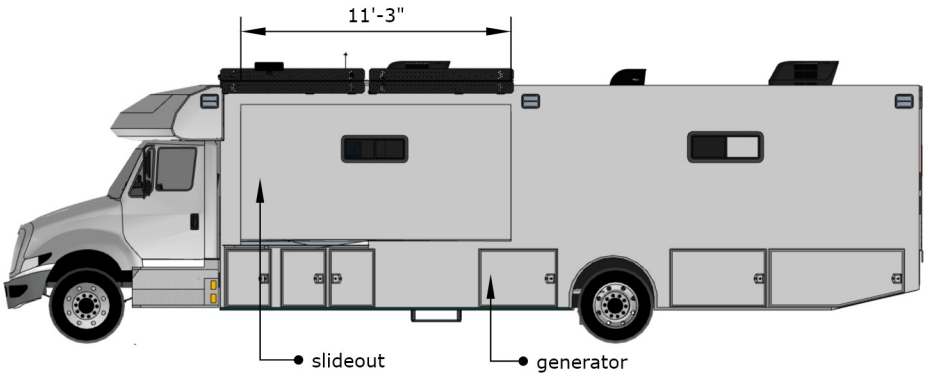


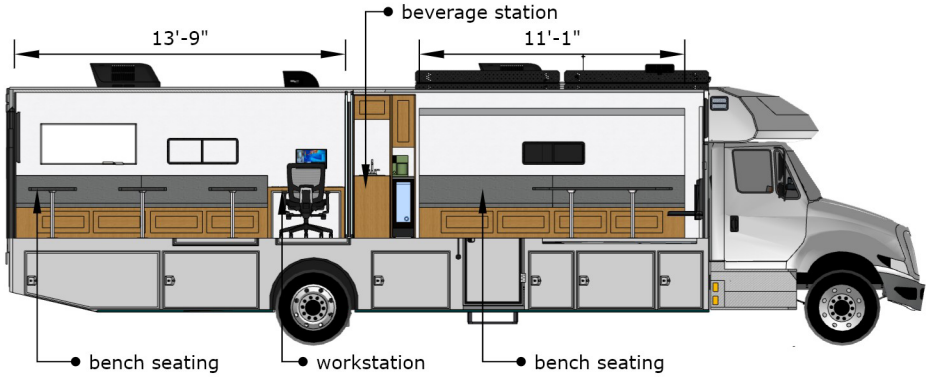
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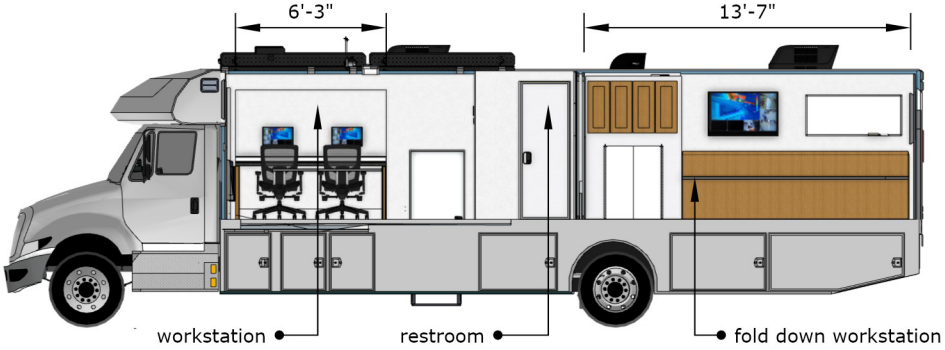
GSA Contract Hold
Contract # 00XYZA00B000C

Ghost Rhino









SPECIFICATIONS

+ GVWR 25,999LBS
+ WHEELBASE 264”
+ FUEL CAPACITY 100GAL
+ EXTERIOR LENGTH: 38’-4”
+ EXTERIOR HEIGHT: 13’
+ EXTERIOR WIDTH: 8’-5”

EXTERIOR

+ SEAMLESS GELCOAT FIBERGLASS SIDEWALLS
+ COMPOSITE SUBSTRATE
+ HIGH STRENGTH LOW ALLOY LIGHTWEIGHT STEEL CAGE
+ LAMINATED STEEL FRAMED FLOOR
+ FRAMELESS RADIUS TINTED WINDOWS
+ HEATED AND REMOTE MIRRORS
+ INTERIOR ENTRY DOOR HANDLE
+ SEAMLESS ONE-PIECE FRONT FIBERGLASS CAP W/ COLUMNS
+ SLIDE-OUT TOPPERS
+ SEAMLESS WRAPAROUND FIBERGLASS ROOF
+ FIBERGLASS REAR CAP
+ FULLY AUTO LEVELING JACKS
+ 50 AMP POWER CORD REEL
+ LIGHTED, RUBBER LINED GALVANIZED TRUNK BOXES

ELECTRICAL

+ 3,000 WATT INVERTER
+ 50 AMP, 12 VOLT DISTRIBUTION PANEL
+ 60 AMP, 12 VOLT POWER CONVERTER
+ 6KW DIESEL GENERATOR W/AUTO START
+ GENERATOR AUTO TRANSFER SWITCH
+ EXTERIOR SECURITY LIGHT
+ 2 DEEP CYCLE COACH BATTERIES 12 VOLT
+ SURGE PROTECTOR (HARD WIRED)
+ 200 -WATT SOLAR PANEL
+ MOBILEYE COLLISON WARNING W/ LDW
+ SOLAR PREP

JHB COMMAND FEATURES

+JHB INTEGRATED COMMAND RACK SYSTEM
+EXTERIOR INCIDENT COMMAND CABINET
+MODERN LUXURY GALLEY MODULE
+FIRE DEPARTMENT COFFEE BREW STATION
+FOTOKITE DRONE DEPLOYMENT CABINET
+ON-SPOT AUTOMATIC CHAIN SYSTEM
+ADVANCED VIDEO MATRIX CONTROL SYSTEM
+EXECUTIVE TACTICAL COMMAND INTERIOR SUITE

JHB Group, Inc.

8104 N Solon Rd
Solon Mills, IL 60071-8038 US
team@jhbgroup.org
www.JHBGroup.org

Estimate

ADDRESS
JHB Group, Inc.

ESTIMATE	GHST38-JHB.226
DATE	02/27/2026
EXPIRATION DATE	03/26/2026

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	GHOST RHINO Specialty Command Unit	GHOST RHINO Specialty Command Unit: CHASSSIS + International DuraStar 25,999 GVWR + 360 HP Cummins Diesel + 800 ft. lb. Torque + 6 Speed Allison Transmission 3000 Series + Backup Camera & Side View Cameras + Emergency Start Switch + Cup Holders + Aluminum Wheels with 22.5" Tires + Valve Extenders + Engine Block Heater + 100 Gallon Fuel Tank + Rear Air Ride + Air Brakes + Exhaust Brake + Power Driver and Passenger Seats + 20,000lbs Hitch + GCWR 45,999lbs + 10” touch screen w/ Phone Mirroring ADVANCED POWER SYSTEM + 50amp Shoreline Connector + (2) Victron Heavy Duty Lithium Battery (300Ah) + 200w Victron Solar Charging System with Controller + Victron High Capacity Inverter/Charger + 12v Master Power Switch + 50amp Electrical Panel + Battery Disconnect + 12v Fuse Panel + Victron Power Distribution System + 6kW Commercial Diesel Generator with chassis fuel tank, including exhaust adapter and wiring harness as necessary. Includes a remote start-stop	1	666,503.00	666,503.00

switch panel with hour meter, inside the body interior.
+ Fully Automatic Hydraulic Leveling Jacks
CONFIGURATION
+ Seamless Gelcoat Fiberglass Sidewalls
+ Composite Substrate
+ High Strength Low Alloy Light Weight
+ Steel Cage Throughout
+ Laminated Steel Framed Floor
+ Automotive Style Radius Tinted Frameless Windows
+ Heated and Remote Rear View Mirrors
+ Slam Latch Compartment Doors w/ Side Hinge
+ Fiberglass Front Cap w/ Wings
+ Slide Out Awning Toppers Throughout
+ Seamless Wraparound Fiberglass Roof
+ Premolded Rear Roof Transition
+ Lighted Rubber-lined Galvanized Steel Trunk Boxes
+ Valve Extenders Rear Inner Wheels
+ Nautilus Panel
+ One (1) 32x78 side entry door size.
+ Two (2) 14x20 exterior windows
+ One (1) 9ft wide slide out section mounted on DS of vehicle
+ One (1) 6ft wide slide out section mounted on PS of vehicle
+ Retractable step with wall-mounted handrail
+ Under chassis storage compartments
+ Closed cell polystyrene moisture resistant, rigid foam insulation
+ Tongue in groove (TIG) plywood subflooring
+ DOT Lighting
+ (1) Awning - 16ft Legless Awning with LED Lighting
+ (2) Exhaust Fan - 12V Forward/Reverse with MaxxVent Covers
+ (2) 14,000 BTU Low Profile Rooftop Air Conditioners with Thermostat
+ (2) 1500w Infrared Heater
+ Sliding Pocket Door
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - White
+ Low-profile, surface mounted light emitting diode (LED) interior lights. - Red
+ Electric Raceway Throughout
+ Rear Section - Bench Seating with Storage and with Removable Tables.
+ 55in LED Smart TV (2)
+ Modern Galley with Fire Dept Coffee Brew Station, Glass Door Refrigerator

	and Storage Cabinets. EXTERIOR + JHB's Command Rack System: All aluminum construction with non-penetrating roof mount system and universal mounting holes for antennas, lights, storage and more. Power coated finish. + Exterior TV Compartment with 40in LED Smart TV. 110V Outlet. HDMI Input. Wall Mount Bracket. + Exterior Rehab and Fire Dept Coffee Brew Station + Upper Section: Custom Cabinet with Slide Out Tray + Upper Section: Low Profile Coffee Maker with Condiment System + Upper Section: Coffee and Snack Storage + Upper Section: Interior LED Lighting + Lower Section: Custom Cabinet with Slide Out Tray + Lower Section: 12v Power Cooler + Lower Section: Interior LED Lighting + Exterior Scene Lighting (2) + Exterior LED Ground Lighting (4) + CCTV Camera System			
Insulation Upgrade	Insulation Upgrade to R13-15	1	4,592.00	4,592.00
On Spot Chain System	On Spot Chain System: Permanent installation, vehicle is always prepared OnSpot models to fit most vehicles from pickup trucks to tractor trailers 12 volt air compressor kit available for vehicles without air brakes Shift on the fly up to 25 mph, operating speed 2 mph to 35 mph More hauling force Faster acceleration Reduces stopping distance Traction in forward or reverse Increases vehicle safety and productivity Eliminates wheel well damage from broken conventional chains Designed for ice, packed snow, and up to 6 inches of snow Few parts with little maintenance Replaceable chainplates DOT approved in all 50 states Approved for states without chain control areas	1	4,333.00	4,333.00
Emergency Warning Light Package	Emergency warning light package. K90 (4), K40 (2) & K50 (2) (White, Red, Amber or Blue). Interior Lightbar. Siren.	1	9,888.00	9,888.00
Video Matrix System 8x8	JHB-COM-8VID - 8x8 HDBaseT Matrix - 6 x 70m (4K @60 up to 40m) HDCP 2.2, 6 x HDBaseT Outputs & 2 x HDMI	1	12,452.00	12,452.00

	Outputs, Bi-directional IR, PoH (PoE), RS-232 & IP Control, Line Level Volume Control, Web GUI			
Communication Prep Configuration	JHB-COM-CPPKG Communication Prep Configuration	1	2,024.00	2,024.00
Communication Prep Package	JHB-PSP-CMPK (2) NMO Style Antenna Mounts with RG59 / AU Cable. Unterminated. • AntennaPlus AP-MP70-B Cellular GPS Antenna • Power & Ground Prewiring: (2) 20amp 12v Circuits. 1 Forward, 1 Rear.	1	2,024.00	
Coms Prep-Communication Port	Communication Port: 6 Port Wall Plate, Binding Post (Black) , Binding Post (Red) Leviton BNC Connector	2	0.00	
AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	AirGain AntennaPlus MULTIMAX FV 6-in-1 MIMO Multi-Band LTE Triple Wi-Fi and GPS Antenna	1	0.00	
Eightwood Dual Band UHF VHF Antenna	Eightwood Dual Band UHF VHF Antenna NMO Mount Ham Mobile Radio Antenna144MHz 430Mhz	4	0.00	
JHB Non-Penetrating Roof Mounting System	Exclusive! JHB Non-Penetrating Roof Mounting System. All communication and antennas are mounted on floating bracket system with no roof penetration to remove concerns for longterm leaking.	1	0.00	
JHB Network/Data Package	JHB-COM-DATA Network/Data Package-v226	1	30,010.89	30,010.89
Data/Networking Package	JHB-COM-DTAPK Unifi Dream Machine Pro | UDM-PRO | 1U Rackmount 10Gbps UniFi Multi-Application System. Unifi 16port Unmanaged POE Switch. (1) Unifi Mesh Access Point. Pepwave MAX BR1 ENT FirstNet Ready. (4)LAN Workstations	1	4,401.89	
Network/Data Package-Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	Network/Data Package: Ubiquiti Networks Unifi AC Mesh 1167Mbit/s Power over Ethernet (PoE) White	1	0.00	
Peplink BR2 Max Pro Cellular Router	JHB-BADG-PEPBR2 - Peplink BR2 Max Pro Cellular Router. Cellular (2). Ethernet WAN 2(2.5G). Ethernet LAN 4 (GE). Router Throughput 1Gbps. SpeedFusion VPN Throughput (No Encryption) 400Mbps. Throughput (256-bit AES) 200Mbps.	1	2,899.00	
Network/Data-Dream Machine Pro	Network/Data-Dream Machine Pro-Pre-installed UniFi Network application, LAN ports: (8) GbE RJ45,	1	0.00	

	(1) 10G SFP+, WAN ports: (1) GbE RJ45, (1) 10G SFP+, Threat management and traffic/client identification, (1) 3.5" HDD bay for storing UniFi Protect recording		
Network/Data-UISP EdgeSwitch 16XP	Network/Data-UISP EdgeSwitch 16XP-16 Gigabit PoE Ports, 24V/48V, Configurable Passive PoE, 300 W Power, EdgeSwitch XP Configuration Interface, 1U Rack-Mount Form Factor	1	0.00
12U Network Rack Case w/ slideouts and locking hardware	12U Network Rack Case w/ slideouts and locking hardware	1	0.00
ResponseMesh - One Web Enterprise Satellite Antenna	11FV OneWeb Enterprise Flat Panel Satellite System: Optimized Performance. Utilizing Intellian's innovative antenna design, the OW11FM delivers the maximum throughput allowed on the OneWeb network. Offering the highest link margin, performance is guaranteed even over scan and at the lowest elevation angles, ensuring are met the highest demands of maritime and land mobile customers. Seamless Connectivity: The OW11FM features Intellian's advanced tracking technology, extended scan range, and blockage mitigation that improves connection reliability and availability even while in motion. Delivering the best performance at scan, the innovative flat panel technology facilitates smooth reliable handovers, which ensure seamless and undisrupted connectivity. Harsh Environment Performance: The OW11HM is designed to ensure dependable performance in even the most demanding environments, operating in extremely low temperatures down to -40 °C and up to +55 °C (-40 °F to +131 °F).	1	16,890.00
Mesh Access Point, White	Mesh Access Point, White	1	0.00
Response Mesh Ready!	Response Mesh Ready! 12v Power and Fusing ready to go for ResponseMesh- Public Safety Mesh Solution.	1	0.00
ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	ResponseMesh NOW 4IN1 Cellular Data Powered By Roamlink - 1YR 5GB Starter	1	0.00
ResponseMesh One Web- 1YR Enterprise Data Package	ResponseMesh One Web Satellite - 1YR Enterprise Data Package	1	3,750.00

ResponseMesh- 4in1 Cellular Data 300GB / Year - Pooled	ResponseMesh- 4in1 Cellular Data 300GB / Year - Pool	1	2,070.00	
Loose Equipment - Public Safety Platform	Loose Equipment - Public Safety Platform	1	0.00	0.00
15amp to 50amp Power Cord Adapter	15amp to 50amp Power Cord Adapter	1	0.00	
25ft Heavy Duty Power Cord	25ft Heavy Duty Power Cord	1	0.00	
Spare 12v Blade Fuses	Spare 12v Blade Fuses	1	0.00	
Mechanics Tool Set	Mechanics Tool Set	1	0.00	
First Aid Kit	First Aid Kit	1	0.00	
Custom Graphic Package – Full	JHB-ART-GHFL: Custom Graphics Package – Complete Graphics Package with custom design, 3M printed vinyl and installation.	1	15,758.00	15,758.00
Hands-On Training	Hands-On Training (4Hrs). Travel costs included.	1		0.00
JHB Warranty and Lifetime Support	Peace of Mind, Protected for Life. Comprehensive Warranty Coverage: Rest easy knowing your investment is protected against manufacturing defects and performance issues. We stand behind our craftsmanship because we know it's built to last. Lifetime Technical Support: Technology and needs evolve, but our commitment to you doesn't. Whether it's year one or year ten, our expert support team is just a call or click away to help you troubleshoot, optimize, or upgrade. Zero-Hassle Claims: We've cut the red tape. Our streamlined claims process ensures that if something goes wrong, we get you back up and running fast—no hoops, no headaches. Expert Guidance: Access a wealth of knowledge from specialists who know your product inside and out. From setup tips to advanced maintenance, we're here to ensure you get the maximum value for a lifetime.	1	0.00	0.00T

SUBTOTAL	745,560.89
TAX	0.00
TOTAL	**$745,560.89**

RESPONSEMESH

Field Solution



Keep Connected Everywhere with the Most Robust Cellular + Starlink Satellite System in a BOX

- Cellular + Starlink Satellite
- IP67 Rated Case
- Lithium Battery
- No Antennas To Set Up In The Field
- Plug n' Play!
- Deploys Closed & Sealed To Protect From Harsh Weather
- Pepwave BR2 Pro 5G Router With 2x 5G/CAT-20 LTE
- SpeedFusion Bonding Technology Included
- ResponseMesh NOW Ready!
- 4-In-1 Coverage (ATT, Verizon, T-Mobile, & US Cellular)



Fleet Solutions





- Plug n' Play **Cellular** Solution
- IP67 Rated Enclosure
- Peplink MAX BR1 Mini 5G WiFi Router
- 2X2 WiFi Antennas
- 1x GPS Receiver
- Magnetic, Pole, or Adhesive Mounting
- ResponseMesh Now Included
- SpeedFusion Hot Failover
- WAN Smoothing

- **Cellular + Satellite** Solution
- IP67 Rated Enclosure
- Peplink MAX BR1 Mini 5G WiFi
- Starlink Mini Antenna
- 2X2 WiFi Antennas
- 1x GPS Receiver
- Magnetic or Adhesive Mounting
- ResponseMesh NOW 4-In-1 Cellular Included
- SpeedFusion Bonding

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Team@ResponseMesh.com

RESPONSEMESH NOW

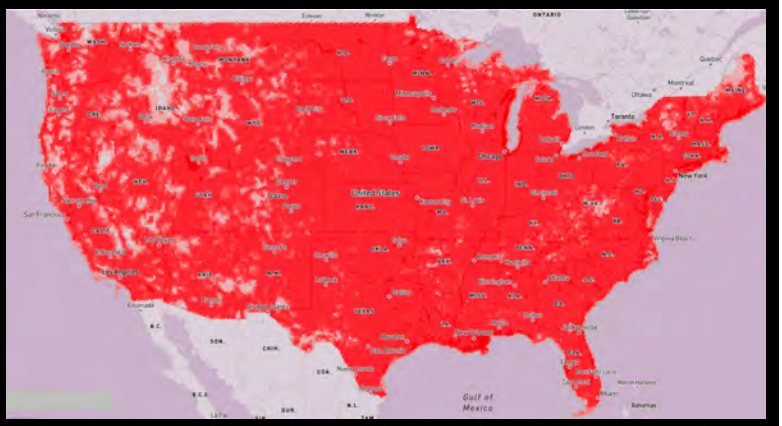
4-In-1 Cellular Network For Public Safety

Powered By Roamlink

Why ResponseMesh NOW?

ResponseMesh NOW Powered By Roamlink delivers high-speed, dependable connectivity for public safety, field operations, and remote deployments. Providing prioritized 4-In-1 cellular service, ResponseMesh NOW ensures you stay connected–even when one network fails–using intelligent network switching.

No longer get stuck with a single cellular carrier anymore. ResponseMesh NOW gives you 4-In-1.





Multi-Carrier Internet

Automatically switch between all major US carriers based on the best available signal to make sure you are connected when it matters most.

Highest Network Priority

VIP

Top level priority data off cell towers. Faster speeds even when towers are saturated.

SIMple Activation

SIM

SIM or eSIM activations with sims that do not expire for easy activation, suspending, and re-activation.

FEATURES & PROVIDER	RESPONSEMESH	STARLINK	TRADITIONAL CELLULAR
CARRIERS INCLUDED	T · AT&T · Verizon		Depends on Device
RELIABLE HARDWARE	ResponseMesh Certified Hardware	Starlink Gateway	Chinese No-Name Hardware
TECH SUPPORT	5-Star US-Based Support	E-Mail Only, > 24hr to Reply	US-Based Support
PRIORITY ACCESS	Prioritized Network Access	Deprioritized to Priority Customers	Deprioritized FWA Plans
COVERAGE	ResponseMesh Now, All Major Carriers	Requires Open Sky, No Obstructions	Multi-Carrier
SECURITY	US Gov't FIPS & PCI Compliant Hardware made in Taiwan	FIPS & PCI Compliant Hardware	Chinese Hardware, Not FIPS Compliant
STATIC IP OPTIONS	Yes	No	No

Key Benefits of ResponseMesh Wireless Static IP Service:

- √ *Seamless carrier switching without changing IP addresses*
- √ *Reliable remote access to cameras, sensors, and devices*
- √ *Enhanced security for personal and business networks*
- √ *Simplified VPN and remote desktop connections*
- √ *Ideal for disaster recovery and business continuity planning*

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www.ResponseMesh.com

SECURE SATELLITE CONNECTIVITY

Field-Proven Hybrid Communications Solution For First Responder Agencies

Kymeta U8 Marine-grade Peregrine User Terminal Overview

- Innovative turnkey electronically scanning (steerable) terminal.
- Supports easily configurable dual or multi terminal systems to meet cruise connectivity demand.
- Low profile and aerodynamic design measuring 89.5 × 89.5 × 14 cm & 30.1kg.
- IP66 marine grade.
- Embedded OneWeb modem.



Intellian Enterprise Flat Panel (OW11F & OW10H)

- Active electronically scanned arrays

High throughput performance:

- OW11F: 150 Mbps down /30 Mbps up
- OW10H: 50 Mbps down/10 Mbps up

Lightweight:

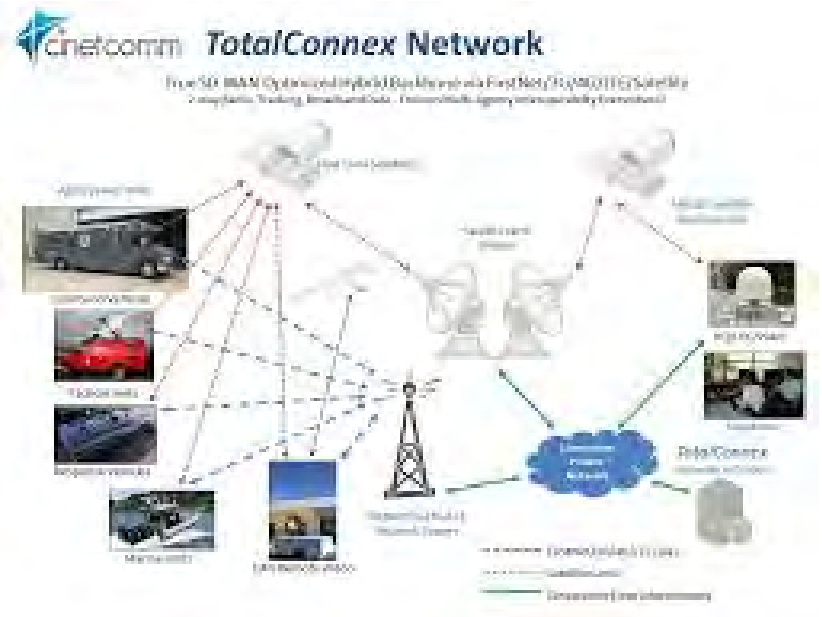
- OW11F: 97.3 x 50.5 x 13.2 cm & 20.5kg
- OW10H: 56 x 45 x 12 cm & 12.2kg
- IP66 (IEC-60529) marine grade.

Dual parabolic user terminals are also available.

cinetcomm

SECURE Satellite Connectivity For Public Safety Agencies

Cinetcomm brings together the right mix of connectivity options, including OneWeb LEO services, to meet public safety agency operational needs. Cinetcomm TotalConnex™ system blends new low-latency services with traditional connectivity options, delivering a single, optimized, secure path – anywhere. Cinetcomm TotalConnex™ blends Land Mobile Radio (LMR), ResponseMesh 4in1 Cellular LTE and satellite wireless networks together to provide complete coverage everywhere you need to operate!





Quality Craftsmanship

Customer Satisfaction

Durable & Sustainable

Douglas County Sheriffs Office
Mobile Command Center

Quality Vans & Specialty Vehicles

Point of Contact: Drew Anderson
Email: Drew@QualityVans.com | Phone: 480-464-7007 | Fax: 480-464-5999

5/27/2026

Captain Rick Koontz
Douglas County Sheriff's Office
P.O. Box 218
Minden, NV 89423
775-782-6251
FBINA-Session 287
rjkoontz@douglasnv.us

Re: **Mobile Command Center**

Quality Vans & Specialty Vehicles (QVSV) is pleased to present our proposal in response to your request for a **Mobile Command Center** with your provided specifications. We developed our proposal layout based on your requests, specifications, and needs; however, our proposed design can be further adjusted to meet your needs as desired. Rick, I truly appreciate you allowing me to get to know you better and the opportunity to support your office. I'm praying God will continue to keep you and all the deputies there safe. I am looking forward to coming out there and meeting you all and building on the great relationship we already have. Enclosed is our proposal for your review.

Quality Vans & Specialty Vehicles has been in business since 1974. We are highly experienced in the design and manufacture of specialty vehicles for all types of uses including medical units, law enforcement, federal agencies, medical facilities, municipal agencies, and commercial applications. We maintain a staff RVIA certified technician and AWS certified structural welders. Our employees have experience in all aspects of the specialty vehicle manufacturing business, and we have an outstanding reputation for delivering rugged, quality-built vehicles at exceptional value. We are a registered vendor on the Federal SAM site with UEI #N33XH2APDNJ4, CAGE Code 6TWF5, and DUNNS # 116940885. In addition, we are GSA Contract holders on MAS Consolidated contract #GS-30F-010GA.

We operate out of a modern and fully equipped manufacturing facility in Phoenix, Arizona. Our facility is conveniently located just ten (10) minutes from Phoenix's Sky Harbor International Airport. You are encouraged to visit our web site at www.QualityVans.com to see additional examples of the different types of **Mobile Command Center** we have delivered. We look forward to collaborating with your team to build the highest quality .

Please feel free to contact me with any questions or if I may provide further assistance.

Best regards,

Drew Anderson
Director of Strategic Partnerships
Quality Vans and Specialty Vehicles
2113 W 7th Street Tempe, AZ 85281
O (480) 464-7007 | F (480) 464-5999
Drew@qualityvans.com www.qualityvans.com
CAGE Code 6TWF5 GSA MAS Consolidated #GS-30F-010GA

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Qualifications

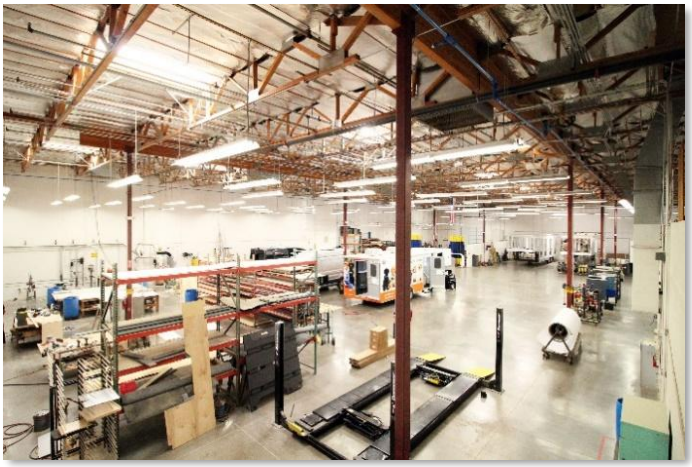


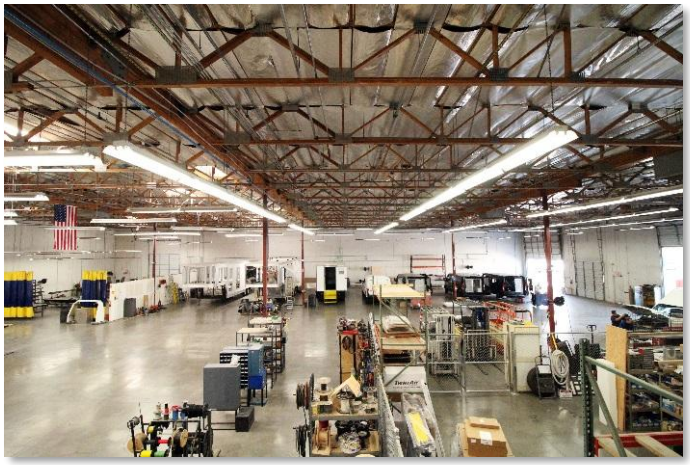
Our primary line of business is the design and manufacture of specialty vehicles for all types of uses including law enforcement, federal agencies, medical facilities, commercial enterprises, and municipal agencies. We supply law enforcement with mobile command centers, mobile operation centers, DUI units, SWAT vans, EOD vehicles, hazmat response, counter drug vans, interoperability and communications vehicles, prisoner transport vehicles, hostage negotiation units, and more. Each unit is specifically designed and fabricated to meet the client's exact needs and specifications as well as provide a versatile vehicle that is adaptable and updatable for years of reliable service. We are experienced building on numerous platforms and have earned Daimler's Master Upfitter Status. Our current team is comprised of 35 in-house, full-time members. Our production team has skill sets ranging from metal fabrication, custom cabinet craftsmanship, and electronics/installation. These core competencies allow us to constantly expand our product base to meet the growing market for mobile solutions.

Quality Vans & Specialty Vehicles is a certified Mercedes Benz Master Upfitter and we are a registered vendor on the Federal SAM site with UEI #N33XH2APDNJ4, CAGE Code #6TWF5, and DUNNS #078693888. In addition, we are a GSA Contract holder on MAS Consolidated # GS-30F-010GA.

Manufacturing Facility

Quality Vans & Specialty Vehicles has two modern manufacturing facilities in Arizona with headquarters in Tempe, Arizona and 3 acres of manufacturing space. Our facility is conveniently located just ten minutes from Phoenix's Sky Harbor International Airport. We welcome you to schedule an appointment to join us for a site visit at 2113 W. 7th Street, Tempe, AZ 85281.





Firm Structure

Quality Vans & Specialty Vehicles has been a family-owned company since 1974 and prides itself on providing the highest quality specialty vehicles around the world with skillful American Manufacturing. The Company's ~40 employees work closely together to ensure projects are delivered on time, on budget and exceed expectations.



Experience

Quality Vans & Specialty Vehicles started business in 1974 and completed over 200 projects within the past 3 years alone. We have designed and built numerous medical, municipal, police, and emergency related vehicles. The types of vehicles we have built range from health screening, maternity testing, and recycling education to public safety vehicles such as Prisoner Transport, SWAT Team, Explosive Ordinance Trucks, DUI Enforcement/Testing, Mobile Command and Covert Surveillance Vehicles. We have built units on an array of bases including vans, trailers, box trucks, cab chassis, motor homes, and motor coaches.

The vehicle's internal layout and preferred specifications are designed based on detailed CAD drawings. From there, we begin building and upfitting the custom vehicle. We install generators, air conditioning, electrical, plumbing, cabinets, and unique customer-specified equipment. All our cabinets are built in house in our cabinet shop and all the metal fabrication is done in house in our metal fabrication shop. Formaldehyde-free plywood is used inside all our units so that each one is environmentally friendly and has a safe workplace.

We maintain a staff of RVIA certified technicians and AWS certified structural welders. Our employees have extensive experience in all facets of the specialty vehicle manufacturing business, and we enjoy an outstanding reputation for delivering rugged, quality-built vehicles at exceptional value.

Key Personnel Information

Luke Alm, President
Luke's hands-on vehicle expertise is extensive; dating back to when he was young working on vehicles and trailers alongside his dad. He has overseen the development, preliminary engineering, and other aspects of over $250MM of federal, municipal, and commercial projects resulting in pleased repeat customers. Luke supports the management team to ensure that employees are successful, and customers are happy with the highest quality specialty vehicles.

Drew Anderson Director of Strategic Partnerships

Drew brings over 15 years of sales executive leadership expertise to the company. He has a background in leading high performing sales teams and developing long-lasting relationships with top tier companies that are in the Fortune 100, Fortune 500, and many other Law enforcement and legal entities. Drew was responsible for building up a $65 million sales organization and led national sales training and demonstrations. Drew currently is tasked with partnering with clients nationwide in the law enforcement, medical, and municipal vertical markets. Drew is an experienced relationship builder that focuses on building long term partnerships that are mutually beneficial. Before stepping into the sales world, Drew played professional football for the Denver Broncos where he learned vital teamwork skills that have translated very well over to the sales world.

Thomas Ragland, Director of Sales & Operations
Tom has been with the company since 2019 and had a background in sales and custom engineered ordering products since 2001. With his past experience coming up through all aspects of production he is an integral part of the company's sales and operations.

Jim Nossett, Director of Procurement & Production
Jim has had professional experience in the repair and manufacturing of all types of Specialty Vehicles since 1983. He has an associate degree in Cabinet and Millwork, Certified RVIA (Recreation Vehicle Industry Association) Technician and Braun Certified. Jim has an eye for detail and an innovative approach to specialty vehicle manufacturing. He has an unmatched ability to anticipate and exceed the customers' needs and is known for his problem-solving abilities, excellent customer communication, and inventive solutions. He faces obstacles head on and has a creative mind.

Lee Miller, Purchasing Manager
Lee has had experience in recreational, automotive, and specialty vehicle parts research and purchasing since 1986. He has worked with a wide variety of manufacturers and suppliers in the recreational vehicle, automotive, handicap, and industrial fields. His responsibilities include materials research, product requisition, issue purchase orders, receive inventory, schedule appointments, and customer service. He also works in accounts payable and accounts receivable.

Technical Approach

Quality Vans & Specialty Vehicles (QVSV) will provide the program / project management role along with manufacturing. In this role, QVSV will be the primary interface and advocate for our customers to ensure that their project is completed on schedule, within approved cost, to specification, and exceeds expectations. QVSV program / project management, contract management, manufacturing experience and teeming portfolio provide a special ingredient to ensure success.

Customer advocation has contributed to over 200 successful projects within the past 3 years alone. QVSV has designed and built numerous medical, municipal, police, and emergency related vehicles. These vehicles have ranged from health screening, maternity testing, and recycling education to public safety vehicles such as prisoner transport, SWAT Team, Explosive Ordinance Disposal trucks, DUI enforcement, Mobile Command, and Surveillance vehicles. The QVSV leadership team has assembled a highly skilled workforce providing engineering services and superior craftmanship to ensure a quality-built product featuring the latest in technology and methodology guaranteed to last for years to come.

With over 50+ years of manufacturing, project management, wholesale distribution, engineering and technology experience QVSV, along with the combined efforts of the staff assembled by the leadership experience, continues to provide quality products and superior service. We invite you to visit our website at www.qualityvans.com for additional examples of successful projects.

Delivering high quality vehicles which consistently meet or exceed our customers' expectations starts with QVSV's leadership and staff. We maintain a staff of Recreation Vehicle Industry Association (RVIA) certified technicians and American Welding Society (AWS) certified structural welders. In addition, QVSV has been designated by Mercedes Benz Sprinter as a "Certified Master Upfitter." Our employees have extensive experience in all facets of specialty vehicle design and manufacturing, and we have an outstanding reputation for delivering rugged, quality-built vehicles at an exceptional value.

Design and Manufacturing

QVSV utilizes the latest Computer Aided Design (CAD) for the development of specialty vehicles. After the initial design is complete, QVSV works with the customer to fine tune the layout and interior configuration to best suit their needs. Our experience in designing and manufacturing produces vehicles that utilize space efficiently and effectively.

Metal Fabrication

QVSV has in-house metal fabrication for custom interiors, exteriors, compartments and storage cabinets. We can bend, cut, and form steel and other high-end metals to add value and durability to your mobile environment.

Building and Installing Cabinets

QVSV's in-house woodworking shop designs and builds custom cabinetry, shelving, and other wood-based applications. Our woodworkers create sturdy, detail-oriented, and high-quality solutions that both work and look great.

Electrical Wiring and Design

QVSV is experienced in electrical wiring and design. We have the prerequisite expertise to upfit any vehicle with 120/240-volt AC, 12volt DC, audio, video, computer networks systems, and emergency lighting.

Spray Foam Insulation

QVSV uses spray foam insulation because it adheres to the surface of the vehicle and adds to the overall integrity. Spray foam is moisture resistant and doesn't shift or fall inside the walls like bat insulation. Our spray foam insulation has an R-rating of 7 per inch. R-value is a measure of thermal resistance used in the building and construction industry. It is the ratio of the temperature difference across an insulator and the heat flux (heat flow per unit area). Higher R-ratings translate to better insulation.

Generator Installation

QVSV can do custom generator installation for any mobile application. We offer gas, diesel, and propane options that supply power at 120 or 240 voltages. We are a Cummins® Onan® certified sales and service center.





Specifications and Build Information

We propose to build the following project with the Standard Options listed below.

Specifications	Notes
Chassis:	
Current model year Ford F-550 XL Regular Cab	Chassis • 7.3L V8 engine – Gas, Ford TorqShift10-speed automatic • 4X4, Ford TorqShift10-speed automatic • 205" wheelbase • Color – ~~White~~ **BLACK**
	Cab Interior • Power windows & Power locks • Steering wheel w/integral cruise control switches & audio control switches • AM/FM Stereo w/2 speakers, USB input, clock display & Bluetooth • Tilt/Telescoping steering column • Split bench seat. Color – Gray, center seat removed for console. • Vinyl flooring
Body:	
Construction	18' shelter • 1.5" x 1.5" steel tubing on 24" centers for ceiling and walls • Steel tube frame construction, fully welded steel structure • 0.040" aluminum wall panels, riveted • One-piece aluminum walk on roof • Step well side door w/integrated steps into shelter • Underbody coating for rust prevention • Cabover compartment • Flat floor, front to back
Body Style	18' Shelter with QVSV Appearance Package, with forward attic space, custom rear bumper and rear storage area.
Interior Finish	All walls, ceiling & floor to be insulated using closed cell insulation. Walls and ceiling to be covered with plywood & commercial grade carpeting. Command room to have dry erase board all around about mid wall. Flooring to be covered in a durable Loncoin Flecks II slip-resistant flooring.
Room separation	A wall w/sliding pocket door to separate the communication & command rooms
Curbside door	Door will be 32" w x 80" h. Exterior drip rail & manual step
Rear cargo doors	Rear cargo ventilated doors with entrance to rear storage w/rear fold down bumper & integrated step
Windows	Two (2) egress windows, dark tinted located in the rear command room.
Electrical:	
Generator	Onan 7.5kw commercial diesel generator plumbed to trucks fuel supply. Exterior mounted with access door and side panels.
Transfer Switch System Automatic	Mounted in the electrical cabinet

Generator & Shore Power Switch & Batteries	A manual disconnect switch is to be placed at the door entrance. Two (2) AGM batteries.
Electrical Panel – House	• Breaker panels w/switches in the electrical cabinet • Two (2) 12v panels
Shore Power	Single receptacle mounted to the body w/25ft, 50a shore cord with 30a adapters
HVAC & Heating	• Two (2) 15,000 btu low profile units • Two (2) 2,000-watt wall heaters
Interior lighting & outlets	• Ten (10) LED red/white lights throughout unit w/ light switches • Two (2) LED red/white lights under overhead cabinets for workstations • Two (2) LED red/white lights in rear cargo area • 120VAC Duplex outlets: • All outlet electrical, HDMI & CAT6 to be run in wire chase for access
Emergency Package	Whelen emergency lighting package will be installed on all sides of the unit w/controller mounted in cab. All emergency lights to be red/blue. Siren and light controller to be mounted inside the cab. Whelen Core siren system and control head with slide switch for lights and rotary knobs for siren control. Push buttons: Wig wag, Left scene, Right scene, Rear scene, Cruise. Programable.
Interior:	
Rooms	Command Room: • Walls about midway up the wall and to the ceiling have dry erase walls – all around. • Passenger side flip-up style benches. • Driver side stationary benches w/storage underneath. • Removeable conference room table. • Two (2) 40" televisions mounted on interior rear wall above the exterior storage bump out. Communications Room: • The cabover storage area will be carpeted on the interior and have access doors on the exterior with locking latches. • Driver side floor to ceiling storage cabinet next to the two workstations, upper portion will be utilized for IT and radio equipment, and the lower portion will be utilized for storage. • Two (2) workstations on the street side of the shelter with task chairs & overhead cabinet. Mini refrigerator cabinet. The top of the counter can be used for printer or standing counter. • Electrical cabinet to the right of curbside entrance door. • A seating area with a flip-up bench for storage underneath will be provided on the curbside. Storage area for tables will be between the partition wall and the seating area. Note: Each workstation to have Two (2) 120VAC duplex receptacles, one (1) position data ports utilizing Cat 6 cables with 4' of service lead and 32" monitors for each desk with HDMI inputs located below the monitors or televisions.
Exterior:	
Under Body Boxes	• One (1) lockable weathertight underbody box for batteries, transfer switch, trip fuses and shore cord storage. • Two (2) lockable weathertight underbody boxes for storage.

Exterior storage	Rear storage, ventilated with locking doors. Shelving one side, open the opposite side. LED light in storage area.
Exterior TV Cabinet	Weathertight cabinet to hold the exterior television. Will have a fold out shelf for workspace area, two (2) duplex outlets, ethernet port and HDMI port to connect to the television in the cabinet. No radio.
Roof Access	Located at the rear of the body. Custom ladder with handrail hoops at the top for roof access. Located at the right, rear of the shelter.
Antenna Rail	U-shaped antenna rail mounted on roof.
Leveling Jacks	Hydraulic leveling jacks will lift and level the entire unit.
Exterior lighting	Six (6) Whelen scene lights – two each side of unit, street side, curb side and rear.
Rooftop Light Tower	Roof mounted Night Scan Chief NS 2.3-500-4 Will-Burt Night Scan X 200 12/24 VDC. Pneumatic controlled for deployment with onboard compressor. Handheld remote control, wired. 80,000 total lumens from the controllable light heads. The positioner will also rotate the floodlight assembly from zero to 355 degrees and tilt the floodlight assembly from 0 to 337 degrees. The mast height when deployed is 7.5' above the roof of the truck box.
Mast & Camera System	Will-Burt 8-30 standard duty non-locking mast w/camera cable in Nycoil & air compressor w/handheld remote control
Awning	17' manual awning mounted on the curbside, white hardware, white fabric and white awning cover.
Other Items:	
Customer Radio Heads	Customer to supply radio heads, required antennas, wring from base to radio head (lengths to be advised), and main radio base for two (2) total radios including interior of cab.
Internet	Install one (1) Cradle point system in the unit with connection to the unmanaged switch. (Customer responsible for SIM card through carrier)
Unmanaged Switch	Install one (1) Ethernet Unmanaged switch with all CAT6 routed through it
Data Ports	One position data port throughout unit, six (6) total.
Refrigerator	Mini refrigerator located in the operations room, mounted between the two driver side workstations
Clocks	Two (2) 2.5" LED Clocks with 12/24-hour mode. At time of proposal, Franklin
Rechargeable Lithium Battery System	Rechargeable Lithium batteries used to operate command center for up to 8 hrs.
Safety & Security Items:	
Backup Camera	Connection to the monitor inside the cab.
Exterior Cameras	Exterior cameras will be placed on all 4 sides and viewable inside the cab.
Included Safety Items	• Two (2) fire extinguishers • Smoke detector • Carbon detector • Safety triangles • Engraved height sticker • Complete vehicle & build manual • Full vehicle inspection before & after build

Warranty

1. All conversion work performed by Quality Vans & Specialty Vehicles is warranted for one (1) year *or 12,000 miles*. Questions regarding specific warranty claims should be directed to Quality Vans & Specialty Vehicles. All warranty work and service for upfit can be arranged by calling Quality Vans & Specialty Vehicles at (480) 464-7007.
2. All equipment, major components, and sub-assemblies (such as emergency lighting, generators, air conditioners, computers, etc.) installed on the vehicle or purchased with the vehicle, shall be covered by the warranty of the manufacturer of such equipment or component.

Quality Statement

Quality Vans & Specialty Vehicles intends to provide a Ford F-550 with full manufacturer warranty as well as our standard warranty on our upfit of the interior/exterior. We believe with our offer we can provide your agency with a fully customized solution for your needs that will provide many more years of life as well as have the turnkey solutions your agency desires. Additionally, the unit will be designed so that it can be used in additional applications of your agency with little to no alterations. We strongly urge you to consider our offer that will better serve your agency's needs.

Project Schedule

Production time to build the quoted unit is 150-180 days from the receipt of chassis.

The start date for the purpose of scheduling your project on our production line shall be dependent on the following items:

- QVSV receipt of your signed Purchase Order, Contract, or QVSV Proposal.
- All initial design details and questions answered between customer and QVSV.
- Receipt of any deposits required by the QVSV proposal.
- Delays by customer impacting delivery schedule. **
- Notification of date that vehicle chassis is scheduled for delivery to QVSV's facility.

Pricing

	Final Price
F-550 Mobile Command Truck	**$400,000**

Assumptions

- All pricing does not include any applicable Sales Tax or Vehicle Licensing's
- Cancelation fees may be applicable if the project is canceled following the start of the project and/or acceptance of a signed SOW.
- All potential manufacturer rebates are retained by Quality Vans & Specialty Vehicles.
- This quote is valid for 60 days from date listed above.

Payment Terms

QVSV requests a 50% deposit due upon proposal acceptance or PO issuance. Full balance due upon vehicle completion.

or

If milestone payment terms are preferred, these are our proposed milestones for physically completed work:

- 34% due at vehicle chassis ordered.
- 33% due at major components received onsite.
- 33% due at final completion / acceptance.

or

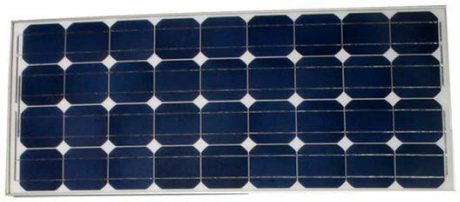
If other terms are needed, we're happy to discuss.

If the project is delayed by the customer, then Quality Vans & Specialty Vehicles reserves the right to request additional progress payments for work completed at time of progress invoice.

Upgrade Options

QVSV is happy to provide additional vehicle customizations as desired. Here are just a few examples of options that other customers like to add to their vehicles. The cost for these items would be additional.

- Solar panel and battery maintainer system. This will keep the batteries charged when the vehicle is not plugged in.
- Lithium-ion batteries. This will provide additional battery capacity and longer battery life.
- Solar panel and inverter system. This will allow the vehicle to fully operate without the need to turn on the generator.





GSA / SAM Information:

UEI: N33XH2APDNJ4

CAGE Code: 6TWF5

GSA Award #: GS-30F-010GA

DUNS: 078693888

T.I.N/E.I.N.: 46-1165155

Point of Contact: Drew Anderson; (480) 464-7007; Drew@QualityVans.com; 2113 W. 7th Street; Tempe, AZ 85281

SAM Statement

Quality Vans & Specialty Vehicles is a fully registered contractor in the SAM (System for Award Management) as a small business under its corporate entity name "J.A.R. Capital Group, Inc." with all entries current and all Representations and Certifications completed.

Acceptance

Captain Rick Koontz
Douglas County Sheriff's Office
P.O. Box 218
Minden, NV 89423
775-782-6251
FBINA-Session 287
rjkoontz@douglasnv.us

Re: **Mobile Command Truck**

Thank you for the opportunity to bid on your Mobile Command Truck. By accepting our proposal, we guarantee you are choosing the best team for the job. We take pride in our high level of customer service, and our lines of communication are always open. If we are the successful bidder for your project and you wish to accept our offer, please provide us with one of the following: 1) your signed purchase order; 2) a signed contract from your organization; or 3) sign below and return it to our office.

We look forward to working with you in the very near future. Please contact us if we can provide any further assistance.

Best regards,

Drew Anderson
Director of Strategic Partnerships
Quality Vans and Specialty Vehicles
2113 W 7th Street Tempe, AZ 85281
O (480) 464-7007 | F (480) 464-5999
Drew@qualityvans.com www.qualityvans.com
CAGE Code 6TWF5 GSA MAS Consolidated #GS-30F-010GA

Customer Acceptance:

_____ _____
Customer Signature *Date*

Exhibit A – Base Bid Drawings

Please see the following pages for the proposed vehicle drawings

Exhibit B – Similar Project Photos

Please see the following pages for recent examples of similar projects manufactured by QVSV. Additional examples can be found here: https://www.QualityVans.com/












We supply law enforcement with mobile command and mobile ops centers, DUI units, SWAT vans, bomb response (EOD) vehicles, HazMat response vehicles, counter-drug vans, interoperability and communications vehicles, prisoner transport, hostage negotiation units, mass casualty triage trailers, and more. We also offer renovation packages to repurpose your current vehicle. The layout of your vehicle can be redesigned to be more efficient and work like a brand-new unit for a fraction of the cost. A variety of platforms can be built upon including motor coaches, trailers, vans, and box trucks. We will work with you to determine what platform, and configuration works best for your needs and budget. Our goal is to go above and beyond department requirements and we stand behind our vehicles. You are invited to visit our website at www.QualityVans.com to see some of the vehicles we have built and delivered.

Exhibit C – References

Wickenburg Police Department

1980 W. WICKENBURG WAY, WICKENBURG, AZ 85390 | (928) 684-5411 | WWW.WICKENBURGAZ.GOV
Chief of Police Les Brown

April 27th, 2026

Thomas Ragland
Director of Operations and Sales
Quality Vans & Specialty Vehicles

RE: Letter of Recommendation

Dear Mr. Ragland,

This letter can be used as a letter of reference for future bids as to the services you provided to the Wickenburg Police Department.

The Wickenburg Police Department selected Quality Vans & Specialty Vehicles to build their operational command post in 2024. The department requisitioned a vehicle that could be used during special events, callouts and critical incidents. After a extensive selection process, your company was selected due to the high quality of work and ability to customize the final product to suit our needs. Prior to delivery, your company took the time to do a complete walkthrough and training session with our personnel to ensure that everyone had a good working knowledge of the vehicle.

Throughout the design and build process, your employees were very accommodating and used their expertise to ensure that the best options were identified to suit our needs. They quality of your company's workmanship is excellent and the Wickenburg Police Department is very satisfied with the Command Post that you built. Please feel free to utilize this letter of recommendation for any/all future bid submittals.

Sincerely,

Chief Les Brown,
Wickenburg Police Department
1980 W. Wickenburg Way,
Wickenburg, AZ, 85390
lbrown@wickenburgaz.gov
928-668-0503

Town of Wickenbur

LACONIA POLICE DEPARTMENT
City of Laconia, New Hampshire

MATTHEW J. CANFIELD
Chief of Police

POLICE COMMISSION
Douglas A. Whittum
Chairman
Frank R. Mello, Jr.
Clerk
Scott R. Davis
Commissioner

To Whom It May Concern,

I am writing to provide a letter of reference for Quality Vans and Specialty Vehicles in recognition of their exceptional work in the design and build of our command vehicle.

From the outset of the project, their team demonstrated a high level of professionalism, technical expertise, and commitment to meeting our operational needs. They took the time to understand our specific requirements and translated those into a thoughtfully designed, highly functional command platform. Their ability to balance customization with reliability was evident throughout the entire process.

The build quality of the vehicle is outstanding. Attention to detail, craftsmanship, and the integration of complex systems including communications, workspace layout, and power management were executed to a very high standard. The finished product has proven to be both durable and highly effective in supporting our field operations. When we did come across an issue after delivery, Thomas and his staff were quick to find a fix for our issue and coordinated with up fitters near us to alleviate the problem.

Equally important was their communication and project management. Thomas Ragland of Quality Vans and Specialty Vehicles maintained consistent and transparent communication, kept the project on schedule, and was responsive to questions and adjustments along the way. The company's collaborative approach made the process efficient and ensured the final product aligned with our expectations.

Based on our experience, I would not hesitate to recommend Quality Vans and Specialty Vehicles to any agency or organization seeking a reliable partner for specialty vehicle builds. Their expertise, integrity, and commitment to quality set them apart in this field.

If you require any additional information, please do not hesitate to contact me.

Sincerely,

Captain Allan Graton
agraton@laconispdnh.gov
Laconia Police Department
126 New Salem Street
Laconia, NH 03246
Office: 603-524-5257,Ext.326
Cell: 603-832-3476
Fax: 603-527-1288

Addendum A

FEDERAL REGULATIONS FOR PURCHASES FROM FEDERAL FUNDS

1. COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances, including, without limitation, all federal requirements regarding the expenditure of Federal funds that are in effect as of the effective date of this Agreement, and that may later be enacted or promulgated, including, without limitation, 31 CFR Part 35 and 2 CFR Part 200. Pursuant to 2 CFR §200.316 any real property, equipment, and intangible property, that are acquired or improved with a Federal funds must be held in trust by the non-Federal entity as trustee for the beneficiaries of the project or program under which the property was acquired or improved.

2. SUSPENSION AND DEBARMENT CERTIFICATION. In accordance with Federal Executive Order 12549 and 2 CFR Part 1400 regarding Debarment and Suspension, Contractor certifies that neither it, nor its principals, are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency; and, that the Contractor shall not knowingly enter into any lower tier contract, or other covered transaction, with a person who is similarly debarred or suspended from participating in this covered transaction. By signing this Agreement, Contractor certifies that he/she/it has not been suspended or debarred from federal projects and is fully eligible to receive federal funding.

3. CIVIL RIGHTS REQUIREMENTS. The following requirements apply to the underlying Agreement:

(1) Nondiscrimination -In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C.§ 6102, Section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements issued.

(2) Equal Employment Opportunity -The following equal employment opportunity requirements apply to the underlying Agreement:

(a) Race, Color, Creed, National Origin, Sex, Age -In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future activities undertaken in

the course of the work under this Agreement. The Contractor agrees to take action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements issued.

(b) Age - In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § § 623, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements issued.

(c) Disabilities - In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements issued.

DOT agreements.

(a) Each financial assistance agreement signed with a DOT operating administration (or a primary recipient) must include the following assurance: The recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The recipient shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the Department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

(b) Each contract you sign with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance:
The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.

4. LOBBYING. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an

employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

5. BUY AMERICAN. Products permanently incorporated into the work are subject to the Federal Buy America requirements as set forth in 23 CFR 635.410. Buy America requirements apply to all steel or iron materials for permanent incorporation in the work. The steel or iron material must have all manufacturing process occur in the United States. "Manufacturing" includes all processes that affect the size, shape, and finish of the steel (coating, forming, plating, galvanizing, etc.). A Buy America Waiver must be requested and approved by the funding agency prior to commencement of work. The undersigned certify that no components entered into by this agreement include electronic parts or products that include covered semiconductor products or services banned by federal regulations, H.R.4346 Section 10636 CHIPS Act of 2022, 2 CFR 231.107 and 15 U.S.C. 4652(a)(6)(A)(i).

6. PROHIBITION ON CONTRACTING FOR COVERED TELECOMMUNICATIONS EQUIPMENT OR SERVICES

(a) *Definitions.* As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services, as used in this clause—

(b) *Prohibitions*.

1) Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

2) Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:

i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

ii. Enter, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

iii. Enter, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or

iv. Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment

or services as a substantial or essential component of any system, or as critical technology as part of any system.

(c) *Exceptions.*

1) This clause does not prohibit contractors from providing— i. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or

ii. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

2) By necessary implication and regulation, the prohibitions also do not apply to:

i. Covered telecommunications equipment or services that:

a. Are not used as a substantial or essential component of any system; and

b. Are not used as critical technology of any system.

ii. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(d) *Reporting requirement.*

1) In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

i. Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

ii. Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(e) *Subcontracts.* The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments."

7. DOMESTIC PREFERENCES FOR PROCUREMENT As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable under a Federal award, follow 2 CFR 200.322, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to

iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

(1) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

(2) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

(3) Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preference set forth in 2 CFR part 184.

8. DAVIS-BACON ACT. (Not Applicable to the grant) Davis-Bacon Act as amended (40 U.S.C. 3141-3148). When required by Federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Subgrantee must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Subgrantee must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Subgrantees Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each Subgrantee or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

9. CLEAN AIR AND WATER ACTS. Clean Air Act (42 U.S.C. §§ 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. §§ 1251-1387), as amended—Contracts and subgrants of amounts in excess of One Hundred Fifty Thousand and No/100 Dollars ($150,000.00) must contain a provision that requires the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). Violations must be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

10. PUBLIC RECORDS LAW. Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statute of the State of Nevada, will be treated as public records pursuant to NRS Chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of his/her/its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

11. FEDERAL CHANGES. The Contractor shall at all times comply with all applicable Federal regulations, policies, procedures and directives, including without limitation those listed directly or by reference in any funding documentation, as they may be amended or promulgated from time to time during the term of this Agreement. The Contractor's failure to so comply shall constitute a material breach of this Agreement.

12. INDEMNIFICATION OF COUNTY. To the fullest extent permitted by law, Subgrantee shall indemnify, hold harmless and defend County from and against all liability, claims, actions, damages, losses, and expenses, including, without limitation, reasonable attorneys' fees and costs, arising out of any alleged negligent or willful acts or omissions of Subgrantee, its officers, employees, agents, volunteers, or other representatives arising out of or related to Subgrantee's performance under this Agreement. Notwithstanding the obligation of Subgrantee to defend County as set forth in this paragraph, County may elect to participate in the defense of any claim brought against County because of the conduct of Subgrantee, its officers, employees and agents. Such participation shall be at County's own expense and County shall be responsible for the payment of its own attorney's fees it incurs in participating in its own defense.

13. CONSTRUCTION OF AGREEMENT. The Agreement will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Agreement. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Agreement before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court. The Parties mutually agree to not seek punitive damages against either Party.

14. FEDERAL CHANGES. The Subgrantee shall at all times comply with all applicable Federal regulations, policies, procedures and directives, including without limitation those listed directly or by reference in any funding documentation, as they may be amended or promulgated

from time to time during the term of this Agreement. The Subgrantee's failure to so comply shall constitute a material breach of this Agreement.

15. CAUSE AND CONVENIENCE. The Agreement that is greater than $10,000 may be terminated if Federal funds are not available.

16. MODIFICATION OF CONTRACT. This Agreement constitutes the entire agreement and understanding between the Parties. All other representations, oral or written, are superseded by this Agreement. This Agreement may only be modified by a written amendment signed by both of the Parties.

17. THIRD PARTY BENEFICIARY. Nothing contained in this Agreement is intended to convey any rights or to create a contractual relationship with any third party, or to otherwise allow a third party to assert a cause of action against either County or Subgrantee.

18. ASSIGNMENT. Subgrantee will neither assign, transfer nor delegate any rights, obligations or duties under this Agreement without the prior written consent of the County.

19. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this Agreement.

20. COUNTERPARTS. This Agreement may be executed in counterparts, and each counterpart shall constitute one agreement binding on all parties hereto.

21. BAN TEXT MESSAGING WHILE DRIVING. Consistent with the definitions in DOT Order 3902.10, Text Messaging While Driving (Dec. 30, 2009) and Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving (Oct. 1, 2009). For clarification purposes, they may expand upon the definitions in the executive order.

Workplace Safety. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving (Oct. 1, 2009) and DOT Order 3902.10, Text Messaging While Driving (Dec. 30, 2009), the Recipient, subrecipients, contractors, and subcontractors are encouraged to:

(1) adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers including policies to ban text messaging while driving—

(i) Company-owned or -rented vehicles or Government-owned, leased or rented vehicles; or

(ii) Privately-owned vehicles when on official Government business or when performing any work for or on behalf of the Government.

(2) Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as (i) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and

(ii) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

22. DELINQUENT TAX LIABILITY OR A FELONY CONVICTION. As required by sections 744 and 745 of Title VII, Division E of the Consolidated Appropriations Act, 2023, Pub. L. No. 117-328 (Dec. 29, 2022), similar provisions in prior appropriation acts, and anticipated for future appropriations acts, and implemented through USDOT Order 4200.6, the funds provided under this award shall not be used to enter into a contract, memorandum of understanding, or cooperative agreement with, make a grant to, or provide a loan or loan guarantee to, any corporation that:

(1) Has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed.
(2) Was convicted of a felony criminal violation under any Federal law within the preceding 24 months.

23. TRAFFICING. Federal grant or cooperative agreement contains a condition that authorizes the Federal agency to terminate the award or take any remedial actions authorized by 22 U.S.C. 7104b(c), without penalty, if a private entity receiving funds under the award as a recipient or subrecipient engages in:

(1) Severe forms of trafficking in persons;

(2) The procurement of a commercial sex act during the period of time that the grant or cooperative agreement is in effect;

(3) The use of forced labor in the performance of the grant or cooperative agreement; or

(4) Acts that directly support or advance trafficking in persons, including the following acts:

(i) Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

(ii) Failing to provide return transportation or pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

(A) exempted from the requirement to provide or pay for such return transportation by the Federal department or agency providing or entering into the grant or cooperative agreement; or

(B) the employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or a witness in a human trafficking enforcement action;

(iii) Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

(iv) Charging recruited employees, a placement or recruitment fee; or

(v) Providing or arranging housing that fails to meet the host country's housing and safety standards.

24. CONRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

25. RIGHTS TO INVENTIONS MADE UNDER A CONRTACT OR AGREEMENT If the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.



Signed by _____

Printed name: Drew Anderson

AGENDA ITEM NO. 11.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **PRESENTATIONS**

TITLE:
For presentation only. Ceremonial presentation of **Proclamation 2026P-069**, recognizing November 28, 2025, as Small Business Saturday in Douglas County. (Kate Moroles-O'Neil, Economic Vitality Manager)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None.

BACKGROUND:
Small Business Saturday is November 28, 2026 in Douglas County. This proclamation acknowledges the importance of all small businesses and encourages the public to shop small.

ATTACHMENTS:
Small Business Saturday.pdf

DOUGLAS COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

PROCLAMATION

RECOGNIZING NOVEMBER 28, 2026, AS
SMALL BUSINESS SATURDAY IN DOUGLAS COUNTY

WHEREAS, Douglas County, Nevada celebrates the small businesses whose hard work, innovation, and dedication strengthen our local economy and enrich our community; and

WHEREAS, small businesses create jobs, provide essential goods and services, and contribute to the distinctive character of Douglas County's towns and communities; and

WHEREAS, Small Business Saturday, observed annually on the Saturday after Thanksgiving, encourages consumers to support small businesses and recognize their vital role in thriving communities; and

WHEREAS, shopping locally helps sustain businesses, supports local families, and strengthens the economic vitality of our community; and

WHEREAS, Douglas County encourages residents and visitors to celebrate the contributions of small business owners and entrepreneurs by supporting local shops, restaurants, service providers, and other independently owned businesses.

NOW, THEREFORE, BE IT PROCLAIMED that the Douglas County Board of Commissioners hereby recognizes November 28, 2026, as Small Business Saturday in Douglas County and urges residents and visitors to support small businesses on this day and throughout the year.

IN WITNESS WHEREOF, this proclamation has been adopted this 19th day of November, 2026.

Mark Gardner, Chairman

Amy Burgans, Clerk-Treasurer

Proclamation 2026P-069

AGENDA ITEM NO. 12.1

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **COMMUNITY SERVICES**

TITLE:
For possible action. Discussion to accept a donation of $65,450 from Douglas Animal Welfare Group (DAWG) to the Community Services Department for the purchase and installation of three freestanding Aluma Shade patio covers at the Douglas County Animal Shelter; adopt **Resolution 2026R-063** to augment the Animal Services Fund budget by the amount of the donation; rescind Resolution 2026R-032; approve a $66,075 contract with Central Sierra Construction, Inc. for the purchase and installation of the three patio covers; and authorize the Community Services Director to execute change orders up to 10% of the contract value. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:

Accept a donation of $65,450 from DAWG for the purchase and installation of three freestanding Aluma Shade patio covers at the Douglas County Animal Shelter; adopt Resolution 2026R-063 to augment the Animal Services Fund budget by the amount of the donation; rescind Resolution 2026R-032; approve a $66,075 contract with Central Sierra Construction, Inc. for the purchase and installation of the three patio covers; and authorize the Community Services Director to execute change orders up to 10% of the contract value, as presented.

FINANCIAL IMPACT:

Resolution 2026R-063 will augment the Animal Services budget by increasing budgeted revenue in the “Donations” account (297-000 368.001) in the amount of $65,450 and increasing budgeted expenditures in the “Machinery & Equipment” account (297-714 564.500) by the same amount. The purchase of the three freestanding Aluma Shade patio covers will be funded through a donation received from DAWG, and the remaining balance of $624 will be covered by existing funds in the Animal Services "Donations" account (297-000 368.001).

BACKGROUND:

The Douglas Animal Welfare Group (DAWG) has generously made a $65,450 donation to Douglas County for the construction and installation of three freestanding Aluma Shade patio covers at the Animal Services play yard. This valuable contribution will significantly enhance the functionality and comfort of the facility by providing much-needed shade for adoptable animals, while also improving working conditions for the dedicated staff and volunteers who support the daily operations and mission of Douglas County Animal Services.

The addition of shaded areas within the play yard will improve the overall welfare and safety of animals housed at the facility by reducing exposure to extreme weather conditions and creating a more comfortable environment for exercise, enrichment, and adoption interactions. Furthermore, the improvements will enhance the experience of volunteers, staff, and prospective adopters utilizing the facility, reinforcing the County's commitment to humane animal care and community partnership. Douglas County Community Services greatly values the continued support and dedication demonstrated by DAWG in advancing animal welfare services within the community.

In accordance with County procurement practices, Douglas County Community Services solicited proposals for the construction and installation of the patio covers and received three responsive proposals. Central Sierra Construction, Inc. submitted a proposal in the amount of $66,750; Shade Concepts, Inc. submitted a proposal in the amount of $45,440; and Great Western Recreation submitted a proposal in the amount of $119,519.72. After review and evaluation of the proposals received, Douglas County Community Services initially recommended the bid submitted by Central Sierra Construction, Inc.

This item previously went to the Board of County Commissioners on June 4, 2026, for approval of a donation amount of $45,440 and corresponding Resolution 2026R-032, and approval of $45,440 contract with Shade Concepts, Inc. to supply and install the shade covers. However, after the project was approved by the Board, Shade Concepts, Inc. was unable to perform under its project proposal and another contractor, Central Sierra Construction, Inc., was selected. As a result, Resolution 2026R-032 for the original $45,440 donated amount must be rescinded, and a Resolution 2026R-063 approved with the updated $65,450 donated amount for this project.

ATTACHMENTS:

Central Sierra Construction Contract- Animal Services Shade Shelter Project.pdf
Exhibit A- CSC Proposal -Animal Services Shade Structures.pdf
Shade Concepts, Inc. Proposal Animal Services.pdf
Great Western Recreation Proposal Douglas County Animal Services
BudgetAugmentRequestForm - DAWG donation.pdf
Rescinded Resolution_2026R-032.pdf
Resolution 2026R-063.pdf

CONTRACT FOR MATERIALS AND INSTALLATION SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

CENTRAL SIERRA CONSTRUCTION. INC.

This Contract for Materials and Installation Services by an Independent Contractor (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada (the "County"), and Central Sierra Construction, Inc. NV Business ID: NV19921060188, ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, staffed, ready, willing and able to provide the materials and render the services hereinafter described.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Contractor mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The effective date is the date on which the last Party to the Contract signs the document. ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until the Services to be Performed under Paragraph 2 have been completed. Time is of the essence in this Contract.

2. Materials to be Furnished and Services to be Performed. The Parties agree that the Contractor will perform the following: furnish all materials for and install three freestanding Aluma shade patio covers at the Douglas County Animal Shelter located at 921 Dump Road, Gardnerville NV 89410 as more particularly described in Contractor's Proposal dated October 28, 2026 and attached hereto as **Exhibit A**.

3. PAYMENT FOR MATERIAL & SERVICES. Contractor agrees to provide the materials and services set forth in Paragraph 2 on a lump sum basis for a total cost not to exceed $66,075.00.00 (the "Contract Price"). Request for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with the request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire contract, and a comparison of cumulative total expenditures to the maximum expected fee for the materials and tasks set forth in Paragraph 2. As a precondition to receiving any payment from the County, Contractor shall complete all required tax identification and vendor registration forms for the Douglas County Finance department. Payment of uncontested fees will be made within thirty (30) days.

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, its associates and employees shall have the status of independent contractors and that this Contract, by explicit agreement of the Parties, incorporates and applies the provisions of NRS 333.700, as necessarily adapted to the Parties, including that Contractor is not a Douglas County employee and that there shall be no:

1) Withholding of income taxes by the County;
2) Industrial insurance coverage provided by the County;
3) Participation in group insurance plans which may be available to employees of the County;
4) Participation or contributions by either the independent contractor or the County to the public employees' retirement system;
5) Accumulation of vacation leave or sick leave;
6) Unemployment compensation coverage provided by the County if the requirements of NRS 612.085 for independent contractors are met.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Contract.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Contract will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Contract.
e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Contract.
f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Contract, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.

g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Contract.
h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Contract.
i. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this Contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor further agrees that, prior to the commencement of any work and as a precondition to any obligation of the County to make any payment under the Contract, Contractor will provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees that, prior to commencing any work under the Contract, Contractor will complete and provide evidence to the County that Contractor has made the following written request to Contractor's insurer:

Central Sierra Construction, Inc.
has entered into a contract with Douglas County to perform services through approximately June 2027, and requests that an authorized insurer provide to Douglas County: (1) A certificate of coverage issued pursuant to NRS 616B.627 and (2) Notice of any lapse in coverage or nonpayment of coverage that the Contractor is required to maintain.

The certificate and notice should be mailed to:

Douglas County
Community Services
ATTN: Brook Adie, Community Services Director
Post Office Box 218
Minden, Nevada 89423

Contractor agrees to maintain all required workers' compensation coverage throughout the entire term of the Contract. If Contractor does not maintain the required coverage throughout the entire term of the Contract, Contractor agrees that the County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in, or nonpayment of, insurance coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that the County may order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County.

7. TERMINATION OF CONTRACT. Either Party may terminate the Contract for cause if the other Party fails to correct any breach of the terms of the Contract within 30 days after receiving notice of such breach and having been given a reasonable opportunity to cure the breach. County may terminate the contract without cause upon 30 days advanced written notice to the Contractor. Provided, however, that except as otherwise set forth in this Contract, early termination will not relieve a Party of any obligation that became due prior to the date of termination. In the event of termination by the County, Contractor shall be paid for all services rendered and completed up to the effective date of termination.

8. LICENSING. Contractor agrees to maintain all required licenses and certifications to perform the services for County set forth in Exhibit A, such as, but may not be limited to, Nevada State Contractors Board licenses and a State of Nevada business license. The failure to maintain any required license will result in immediate termination of this Contract. Contractor shall promptly inform County of any claims or complaints made against Contractor (or any of its employees or agents who are engaged in work under this Contract) to any professional licensing board or of any investigations conducted by such boards; in this context, promptly shall mean as soon as possible, but in no event later than five business days after Contractor becomes aware of the claim, complaint or investigation.

9. GENERAL LIABILITY INSURANCE. Douglas County's liability coverage will not extend to the Contractor and Contractor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 during the term of this Contract at Contractor's sole expense. Proof of insurance must be sent to the Douglas County Manager. Such proof of insurance must be provided at least annually throughout the term of this Contract and Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

10. NONAPPROPRIATION. All payments required pursuant to the Contract are contingent upon the availability of County funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations between the Parties will not exceed those monies appropriated and approved by the County for the Contract for the then current fiscal year under the Local Government Budget Act. The Contract will terminate and the County's obligations will be extinguished if the County fails to appropriate the necessary funding.

Nothing in the Contract will be construed to provide Contractor with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Contractor will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor will have no claim of any sort to the unexpended funds.

11. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. The Contract Documents consist of this document, and Exhibit A. The Parties agree to be bound by the terms, conditions and

specifications set forth in all Contract Documents, except as specifically modified or amended. The terms of the Contract Documents shall, to the extent reasonably practical, be read as complimentary to one another. In the event of an irreconcilable conflict between the terms of the Contract Documents, the terms of this document shall prevail, thereafter the terms of Exhibit A.

12. DISPUTE RESOLUTION. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

13. COMPLIANCE WITH APPLICABLE LAWS. Contractor promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws.

14. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

15. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to the Contract will be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager, the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

16. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under the Contract (the "Materials") will be the exclusive property of the County and all such materials will be remitted and delivered, at Contractor's expense, to the County by Contractor upon the completion, termination or cancellation of the contract. Alternatively, if the County provides its written approval to Contractor, the Materials must be retained by Contractor for a minimum of six years after Contractor's receipt of the final payment from County and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the Materials, then Contractor will promptly remit and deliver the materials, at Contractor's expense, to the County. Unless the County has requested the remittance and delivery by Contractor of the Materials, Contractor will not use, willingly allow or cause to have such Materials used for any purpose other than the performance of Contractor's obligations under the terms of the Contract without the prior written consent of the County.

17. PUBLIC RECORDS LAW. Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, will be treated as public records pursuant to NRS chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way of complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

18. INDEMNIFICATION. Contractor agrees to indemnify, defend, and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from or related to Contractor's negligent performance pursuant to the terms of the Contract by Contractor or Contractor's agents or employees.

19. MODIFICATION OF CONTRACT. The Contract and the attached exhibits constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

20. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this Contract. Each signatory individually warrants that he or she is authorized to sign on behalf of the Party for whom he or she is signing.

21. STANDARD OF CARE. Contractor will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Contractor's profession currently practicing in the same locality under similar conditions.

22. BOYCOTT OF ISRAEL. If the annual amount required to perform this contract (identified in Paragraph 3 of this Contract) exceeds $100,000, then by signing this Contract, Contractor certifies that it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel as defined in NRS 332.065.

23. WAIVER OF LIEN. Contractor understands and agrees that the services it will render to the County do not grant any rights to Contractor pursuant to NRS chapter 108.

24. THIRD PARTY BENEFICIARY. Nothing contained in this Contract is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against either Contractor or County.

25. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to protests, strikes, legal impossibility, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, emergencies or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event, the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated

to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

26. WAIVER. The County's failure to insist upon Contractor's performance of any obligation hereunder shall not constitute a waiver of the County's right to enforce that obligation and the County may require compliance with that obligation or any other obligation at any time.

27. NOTICES. All notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County: Brook Adie
Attn: Community Services Director
Post Office Box 218
Minden, Nevada 89423

To Contractor: Central Sierra Construction, Inc.
2551 Precision Drive
Minden, NV 89423

28. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

Central Sierra Construction, Inc.

By: _____
Name:
Title: (Date)

Douglas County

By: _____
Jennifer Davidson (Date)
County Manager

EXHIBIT A – CONTRACTOR'S PROPOSAL DATED OCTOBER 15, 2026

Central Sierra Construction, Inc.

General Building Contractor
2551 Precision Dr., Ste. C, Minden, NV 89423
775-267-2943 / 775-267-3642 Fax
NV lic#23444B

Date: November 3, 2026

Proposal submitted to:
Douglas County Animal Services
Attn: Jennifer Sorrells

Job Name: Exercise Yard Shade Structures
Job Address: 921 Dump Road, Gardnerville, NV

We hereby propose to provide all labor, equipment and materials to construct 3 new "Alumashade" aluminum framed shade structures, 2- 12'x12' and 1- 12'x24'. The 2 12x12 structures will be added into an existing chain link enclosure with existing concrete flat work which will remain. New concrete footings will be sawcut into the existing flatwork for the new structure anchorage. Old holes in the concrete for the demolished wood structures will be patched.

The new 12x24 structure will have 6 new concrete pier footing for the new structure anchorage and be separate from the existing concrete flatwork that was part of the demolished structure. This new 12x24 structure will not have new concrete flatwork (alternate price provided to add 4" thick concrete flatwork at this new location).

ORIGINAL BID: $65,451.00
Plus excalation of cost for shade structure: $624.00
REVISED TOTAL BID: $66,075.00

Add for 288 SF of new 4" thick concrete flatwork at new 12x24 Structure: $6,800.00

Exclusions: **Any and all work not detailed above. No off hour wages. No permits fees. No prevailing wages. Demo of existing structures by owner.**

Payment to be made as follows: MONTHLY PROGRESS PAYMENTS AS WORK IS COMPLETED

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

Authorized Signature *William Park* Date: 10-28-2026

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature _____

SHADE CONCEPTS, Inc.

7605 Old Highway 395 North
Carson City, NV 89704
775- 265-5342
NV. Contractors License # 53016A
Monetary Limit: $100,000.00

Contract

Date:
7-25-25

Name / Address
Douglas County Animal Care & Services
921 Dump RD
Gardnerville, NV 89410

Jobsite
Jena Sorrells
775-782-9061
jsorrells@douglasnv.us

Description
We hereby propose to furnish the materials and perform the labor necessary for the completion of:
3 freestanding Alumawood patio covers to be built at the above facility
One 16' x 24, and two 12' x 12'
To include: Plans, engineering and permit
Posts with concrete footings as needed
3x8 beams with steel inserts
Solid roof with gutter and scuppers
Removal of the three existing wood structures. Excludes concrete removal.
For the sum of $45,440
Residential Recovery Fund Disclosure X Receipt of Pre-lien Disclosure X
Note: Extra requirements by code authorities may result in additional charges

Payments to be made as follows:

Amount	Description of Payment	Date & Check #
$9,440	Deposit with contract	
$36,000	Due on completion	

The above prices, specifications and conditions are satisfactory & hereby accepted.

ACCEPTANCE OF PROPOSAL: _____ **DATE:** _____

ACCEPTANCE OF PROPOSAL: _____ **DATE:** _____

Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, approved by a representative of Shade Concepts, Inc. and will become an extra charge over and above the contract. Owner to carry home insurance on above project. Workmens Comp and bonding to be carried by Shade Concepts, Inc.

APPROVED BY: *William Pattison* **DATE:** 5-13-26

Proposal for

Douglas County Parks & Recreation

Prepared by

04-07-2026
Job # 117740-01

Douglas County Animal Shelter - Picnic Shelters and Tables Option 1A



775-691-9481 | www.gwpark.com

QUOTE

117740-01-02 • 04/07/2026

Douglas County Animal Shelter - Picnic Shelters and Tables Option 1A

Customer:

Douglas County Parks & Recreation
1325 Waterloo Lane
Gardnerville, NV 89410
United States

Ship to Zip: 89410

Prepared for:

Ryan Stanton
Phone: 775-782-9835
RStanton@douglasnv.us

Prepared by:

GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055
Fax: 435-245-5057
www.gwpark.com

Qty	Part #	Description	List $	Selling $	Ext. Selling $
3	798	**GT-Site - H D Picnic Table, 8' Alum**	$1,849.00	$1,793.53	$5,380.59
2	16294	**GT-Shelter - S - RG12X12M-P4** RG - Rectangle Gable Width: 12.000 Length: 12.000 Steel (4) Column Design Primary Roof: 24 ga Pre-Cut Multi-Rib Metal Roof Roof Slope: 4:12 8.00' Eave Height Preliminary ID: 109600	$12,090.00	$11,606.40	$23,212.80
1	SPC	**GT-Shelter - Salora Powder Coat (2)**	$4,330.00	$4,156.80	$4,156.80
1	ENG	**GT-Shelter - S - Engineering - 16294**	$1,335.00	$1,281.60	$1,281.60
2	ABK	**GT-Shelter - S - Anchor Bolt Kit - 16294**	$395.00	$379.20	$758.40
1	16296	**GT-Shelter - S - RG16X24M-P4** RG - Rectangle Gable Width: 16.000 Length: 24.000 Steel (4) Column Design Primary Roof: 24 ga Pre-Cut Multi-Rib Metal Roof Roof Slope: 4:12 8.00' Eave Height Preliminary ID: 109590	$21,580.00	$20,716.80	$20,716.80
1	SPC	**GT-Shelter - Salora Powder Coat**	$5,250.00	$5,040.00	$5,040.00
1	ENG	**GT-Shelter - S - Engineering - 16296**	$1,335.00	$1,281.60	$1,281.60
1	ABK	**GT-Shelter - S - Anchor Bolt Kit - 16296**	$395.00	$379.20	$379.20

QUOTE

117740-01-02 • 04/07/2026

1	INSTALL	**Install - Installation of Shelters and picnic tables** Prevailing Wages Includes: -mobilization -grading flat of canopy locations -layout, excavation of footings, - rebar cages , 8 -3.5'd x 2'w footings and 4- 3'd x 2.5' w footings., concrete for footings. - canopy assembly - prep for 18' x 24' concrete pad, aprox 4" type 2 base compacted. - pour 18'x24"pad. -Assemble and place three portable picnic tables.	$49,195.00	$49,195.00	$49,195.00

Contract: OMNIA #2017001134

Sub Total	$111,402.79
GameTime Freight	$2,736.93
GT-Shelter Freight	$5,380.00
Grand Total	**$119,519.72**

QUOTE

117740-01-02 • 04/07/2026

Comments

Your Sales Rep is Brian Bessette. Please reach out to Brian at 775-691-9481, btbessette@gmail.com, if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

*****OPTIONAL-To include a Payment and Performance Bond, please add $1826.**

*****CUSTOMER MUST PROVIDE A COPY OF A TAX EXEMPT CERTIFICATE WITH ORDER OR TAXES WILL BE ADDED TO QUOTE*****

Shipping to Site Address:

Douglas County Animal Shelter
921 Dump Rd.
Gardnerville, Nevada 89410
Shipping Contact:
Ryan Stanton,
Deputy Director
Douglas County Community Services
office: (775)782-9835
cell:(775) 690-0368
RStanton@douglasnv.us

*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Prevailing wage

OMNIA # 4020830

QUOTE

117740-01-02 • 04/07/2026

Remit Payment to:
GameTime
P.O. Box 680121
Fort Payne, AL 35968

Taxes:
All applicable taxes will be added at time of invoicing unless otherwise included or a tax-exempt certificate is provided.
If sales tax exempt, you must provide a copy of certificate to be considered exempt.

Prices:
FOB Factory.

Orders:
All orders shall be in writing by purchase order, contract, or similar document made out to PlayCore Wisconsin Inc., dba GameTime.
Standard GameTime equipment orders over $100,000 may require a deposit of 25% at the time of order and an additional 25% at or before order ships
Standard orders with equipment, installation and surfacing are requested to be split billed.
Equipment, Taxes & Freight as noted above
Installation and Surfacing billed as completed and Due Upon Receipt.

Terms:
Cash With Order Discount (CWO): Orders for GameTime equipment paid in full at time of order via check, Electronic Funds Transfer (ACH or wire) are eligible for a three percent (3%) cash with order discount.
Payment via credit card: If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.
Credit terms are Net 30 days, subject to approval by the GameTime Credit Manager. A completed credit application must be submitted and approved prior to the order being received. Please allow at minimum 2 days for the credit review process.
GameTime may also require:
Completed Project Information Sheet (if applicable)
Copies of Payment and Performance Bonds (if applicable)
A 1.5% per month finance charge will be imposed on all past due invoices.
Retainage not accepted.
Orders under $5,000 require payment with order.

QUOTE

117740-01-02 • 04/07/2026

ACCEPTANCE OF QUOTATION:

Billing and Shipping information will be as stated on quote unless indicated below.

Change billing information to:

Address: _____

_____

Contact: _____

Change shipping information to:

Address: _____

_____

Contact: _____

Colors: Per Renderings Yes or No

Palette _____

Per Submittals _____

Other Colors, please specify _____
_____
_____
_____

Purchase Amount: **$119,519.72**

Signature: _____ **Date:** _____
Printed Name: _____ **Title:** _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

INSTALLATION CONDITIONS:

- **ACCESS:** Site should be clear, level and allow for unrestricted access of trucks and machinery.
- **STORAGE:** Customer is responsible for providing a secure location to off-load and store the equipment during the installation process. Once equipment has delivered to the site, the owner is responsible should theft or vandalism occur unless other arrangements are made and noted on the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only. Customer shall be responsible for unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost.
- **UTILITIES:** Owner is responsible for locating any private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise noted. Price includes ONLY what is stated in this quotation. If additional site work or specialized equipment is required, pricing is subject to change.

A PLAYCORE COMPANY GameTime®
Enriching Childhood Through Play℠
1-800-235-2440

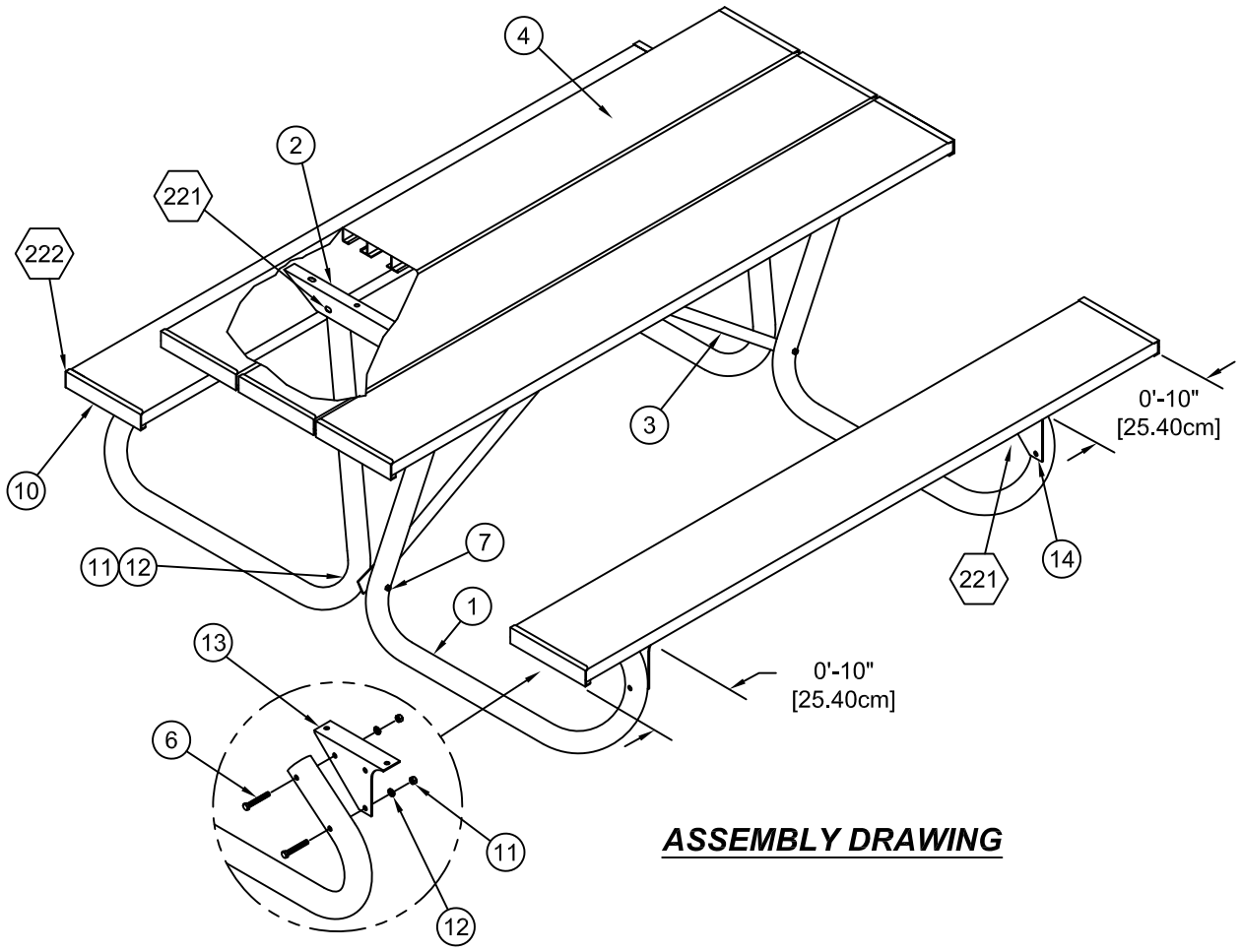
796
HEAVY DUTY PICNIC TABLE

ISSUED/REVISED: 04/09/20

⬡ = INSTALLATION DETAIL

◯ = PARTS LIST REFERENCE

NOTE: 796, P796
798, P798



ASSEMBLY DRAWING



TOP VIEWS

796/P796

798/P798

SPECIFICATIONS

796 AND P796: Table complete, 6 foot, galvanized pipe.

798 AND P798: Table complete, 8 foot, galvanized pipe.

FRAME: Shall be fabricated of 2-3/8" O.D. galvanized pipe.

TABLE ANGLE BRACKET: Shall be fabricated from 11 gauge, 1-1/2" x 2-1/4" formed galvanized steel angle.

DIAGONAL BRACE: Shall be fabricated of 1-5/16" O.D. galvanized pipe.

SEAT BOARD BRACKETS: Shall be fabricated from 10 gauge x 7-1/2" x 8-1/2" galvanized steel.

SEAT and TOP EXTRUSION: Shall be extruded from anodized aluminum 14 gauge x 1-1/2" x 9-1/4" x 6' and 8' nominal lengths.

END CAPS: Shall be extruded from anodized aluminum.

FINISH (796, 798): Frames shall be finished galvanized pipe.

FINISH (P796, P798): Frames and aluminum slats shall have a powder coat finish.

GENERAL: GAMETIME®'s famous 'walk-in' design eliminates the need of stepping over or straddling supports. The table can be knocked down easily for storage. Shipped knocked down.

HARDWARE: All nuts, bolts, screws, inserts, and lockwashers used in the assembly of all play equipment, shall be stainless steel, yellow dichromate plated steel, blue-coat plated steel, mechanically galvanized or powder coated/yellow dichromate plated steel. All primary fasteners shall be 300 series stainless steel. Fasteners with yellow dichromate treatment have an electro-deposited, 99.9% pure zinc substrate applied from a specially formulated solution sealed with a yellow dichromate top coat designed to work in conjunction with the zinc plating. Yellow dichromate has a 320% longer life to white corrosion and 275% longer to red corrosion than does hot-dip galvanizing.

NOTE: All weights are based on average comparisons of each part.

SPECIFICATIONS: GAMETIME® has a policy of continuous improvement and reserves the right to discontinue or change specifications without notice.

STOP IMPORTANT PRODUCT INFORMATION AND SAFETY WARNINGS STOP

☐ ALWAYS FOLLOW INSTALLATION INSTRUCTIONS WHEN ERECTING EQUIPMENT.

☐ Check for and repair damage caused by wear or vandalism, a major factor in injury-causing situations.

☐ Equipment should be placed to eliminate conflicting traffic patterns.

☐ GAMETIME® PROVIDES ITS CUSTOMERS WITH COMPLETE INSTALLATION SHEETS AND INSTALLATION INSTRUCTIONS. THE INSTALLATION SHEET CONTAINS THE LISTING OF EVERY PART USED IN A PIECE OF EQUIPMENT AND SHOULD BE KEPT IN THE CUSTOMER'S FILES FOR ACCURATE REFERENCE WHEN REPLACEMENT PARTS ARE NEEDED.

☐ Regular maintenance is necessary on this and all park and recreational equipment to ensure the safety of the user.

☐ Proper maintenance of GAMETIME® equipment requires regular tightening of all bolts, nuts, and set screws.

☐ Failure to properly install end caps per installation instructions may result in serious injury to user.

☐ Regular checking of all parts, castings, etc., should be made. If a part is broken or worn it should be replaced immediately.

INSTALLATION INSTRUCTIONS

NOTE: THIS INSTALLATION BOOKLET SHOULD BE KEPT IN CUSTOMER'S FILE FOR FUTURE REFERENCE.

NOTE: Do not overtighten bolts. To overtighten may cause buckling or dimpling of some parts.

NOTE: Read installation instructions thoroughly before starting assembly. Bracing material may be required during assembly.

NOTE: Do not tighten any nuts, bolts, rods, etc. until the unit is completely assembled.

NOTE: A rivet gun is required for assembly.

STEP 1: Bolt table angle to two portions of table frames, using 3/8" x 3" hex head bolt, lockwasher, and hex nut.

STEP 2: Position diagonal brace between two portions of table frames. Secure together with 3/8" x 5 1/4" hex head bolt, lockwasher, and hex nut. If optional table anchor is used (see detail) secure with 3/8" x 5 1/2" hex head bolts.

STEP 3: Bolt angle brackets (lefts and rights) to frames with 3/8" x 3" hex head bolt, lockwasher, and hex nut. NOTE: Place angle brackets (left and rights) on the inside of each frame.

STEP 4: Assemble the other frame in like manner. See Assembly Drawing.

STEP 5: Attach end caps by field drilling 5/32" diameter holes through bottom of end cap and slat (see Detail 222). Then install pop rivet, (2) rivets per end cap.

WARNING

FAILURE TO PROPERLY INSTALL END CAPS PER INSTALLATION INSTRUCTIONS MAY RESULT IN SERIOUS INJURY TO USER.

STEP 6: Locate frame assemblies 0'-10" [25.40cm] from end of table slat, then bolt slat to frame. Place hold down clamp inside slat, insert a 3/8" x 1" carriage bolt through the clamp and frame; finger tight with a 3/8" nut (see Detail 221).

STEP 7: Bolt the two seat slats to frame with 3/8" x 1" carriage bolt. Locate the slat to allow 0'-10" [25.40cm] overhang beyond each end of frame.

STEP 8: Fasten diagonal braces to the middle top slap. Bend to a slight angle so that the brace will bolt into the slat groove. Place hold down clamp inside slat, insert a 3/8" x 1" carriage bolt through the clamp and brace, tighten with a 3/8" nut. Check to make sure legs are perpendicular to the slats and ground.

NOTE: Tighten all bolts after assembly.

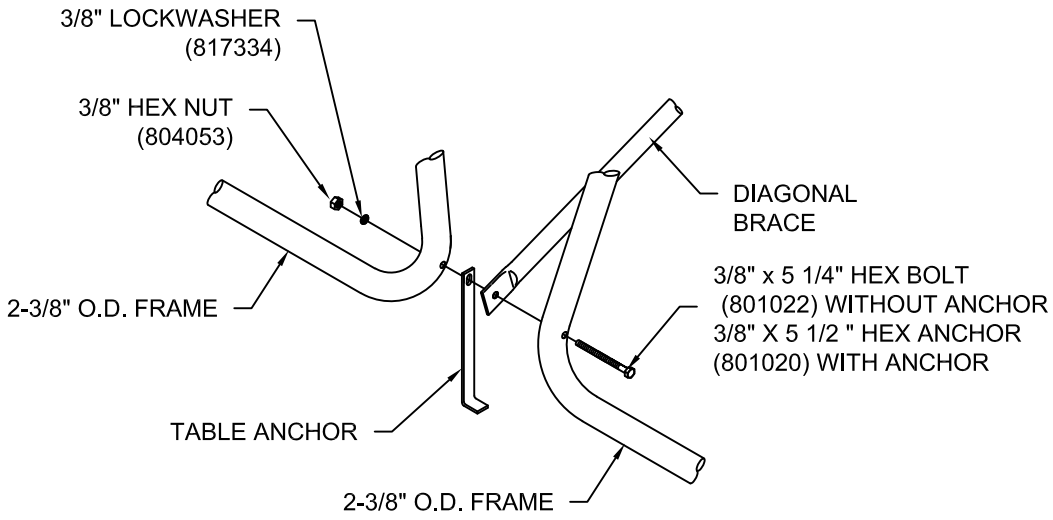
NOTE: Loctite (supplied by others) should be used on all threaded hardware.

PARTS LIST

REF. NO.	DESCRIPTION	NO. REQUIRED				PART NUMBER
		796	P796	798	P798	
1	Frame	4	0	4	0	156554
1	Frame (Painted)	0	4	0	4	156632
2	Table Angle	2	0	2	0	100723
2	Table Angle (Painted)	0	2	0	2	157595
3	Diagonal Brace	2	0	2	0	154293
3	Diagonal Brace (Painted)	0	2	0	2	154479
4	Aluminum Slat (5'-10" Lg./178)	5	0	0	0	105316
4	Aluminum Slat (5'-10" Lg./178) Painted	0	5	0	0	120740
4	Aluminum Slat (7'-10" Lg./239)	0	0	5	0	105318
4	Aluminum Slat (7'-10" Lg./239) Painted	0	0	0	5	120742
	Hardware Complete	1	0	1	0	100814
	Hardware Complete	0	1	0	1	140245
5	3/8" x 5 1/2" Hex Head Bolt	2	2	2	2	801020*
6	3/8" x 3" Hex Head Bolt	12	12	12	12	801011*
7	3/8" x 5 1/4" Hex Head Bolt	2	2	2	2	801022*
8	3/8" x 1" Carriage Bolt	22	22	22	22	800253*
9	Hold Down Clamp	22	22	22	22	127200*
10	End Cap	10	0	10	0	127172*
10	End Cap (Painted)	0	10	0	10	140197*
11	3/8" Hex Nut	36	36	36	36	804053*
12	3/8" Lockwasher	36	36	36	36	817334*
13	Angle Bracket (Left)	2	0	2	0	100877*
13	Angle Bracket (Left) Painted	0	2	0	2	121236*
14	Angle Bracket (Right)	2	0	2	0	100782*
14	Angle Bracket (Right) Painted	0	2	0	2	121237*
15	Pop Rivet	20	20	20	20	106264*
16	Table Anchor	2	2	2	2	105785*

Unless Otherwise Specified, All Units of Measure are Each
** Included in Hardware*

Warning: During Installation, Hardware And Small Parts Are Choking Hazards For Young Children. Store Unused Parts Appropriately Until Assembly Is Completed. Once Assembly Is Completed, Remove Any Unused Parts From The Play Environment And Dispose/Save Them In A Secure Location.



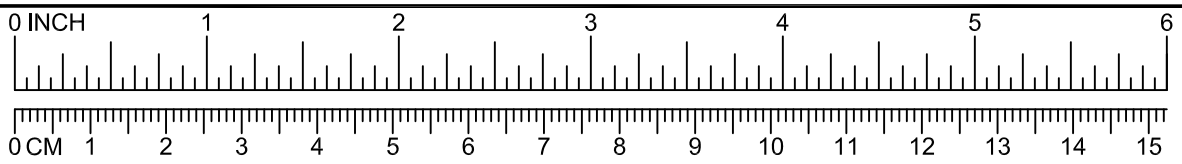
OPTIONAL TABLE ANCHOR DETAIL

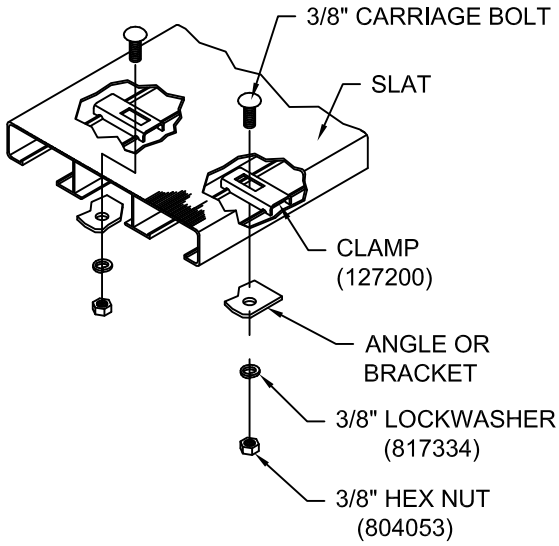
DETAILS -for-
796 & 798

IMPORTANT

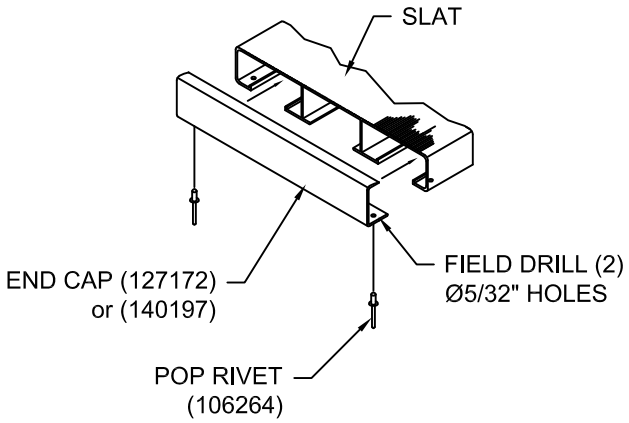
TO REDUCE THE RISK OF CLOTHING ENTANGLEMENT IN COMPLIANCE WITH ASTM F1487, ANY BOLT END PROTRUDING MORE THAN TWO FULL THREADS BEYOND THE FACE OF THE NUT SHALL BE CUT-OFF FLUSH, FILED SMOOTH AND TREATED TO PREVENT CORROSION.

NOTE: AFTER ASSEMBLY IS COMPLETE, PEEN TEE-NUTS AND FLATWASHERS TO MATCH RADIUS OF PIPE.

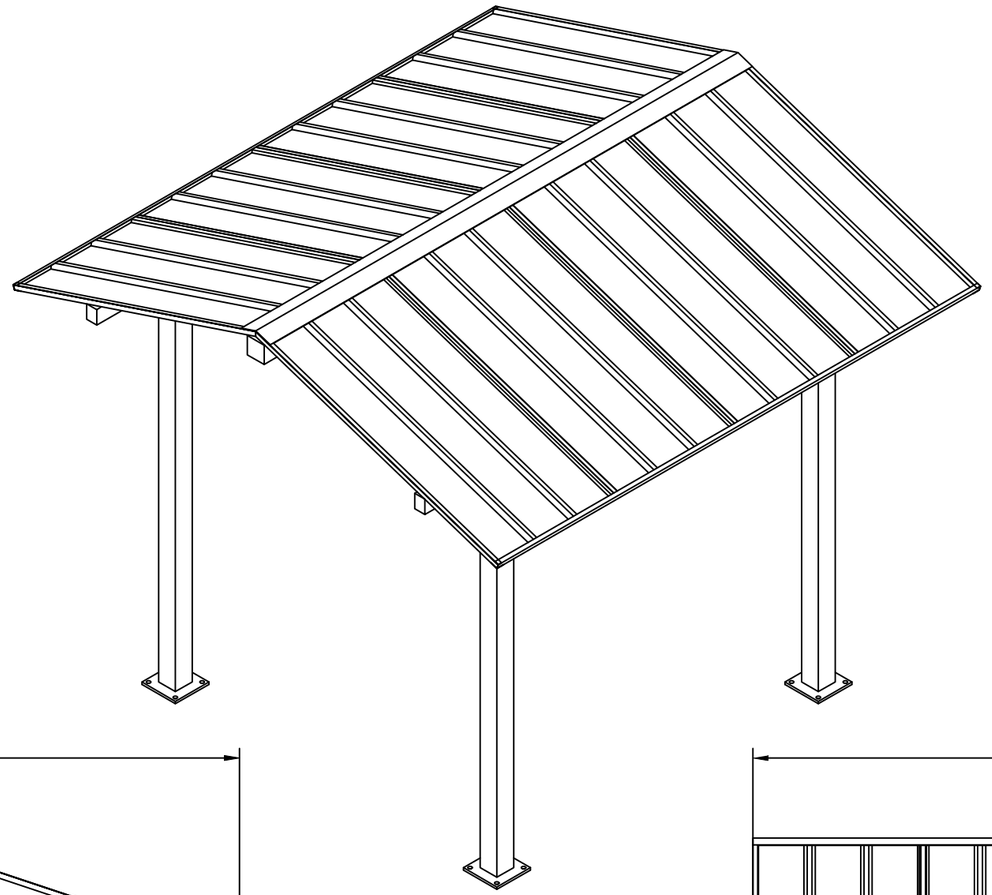


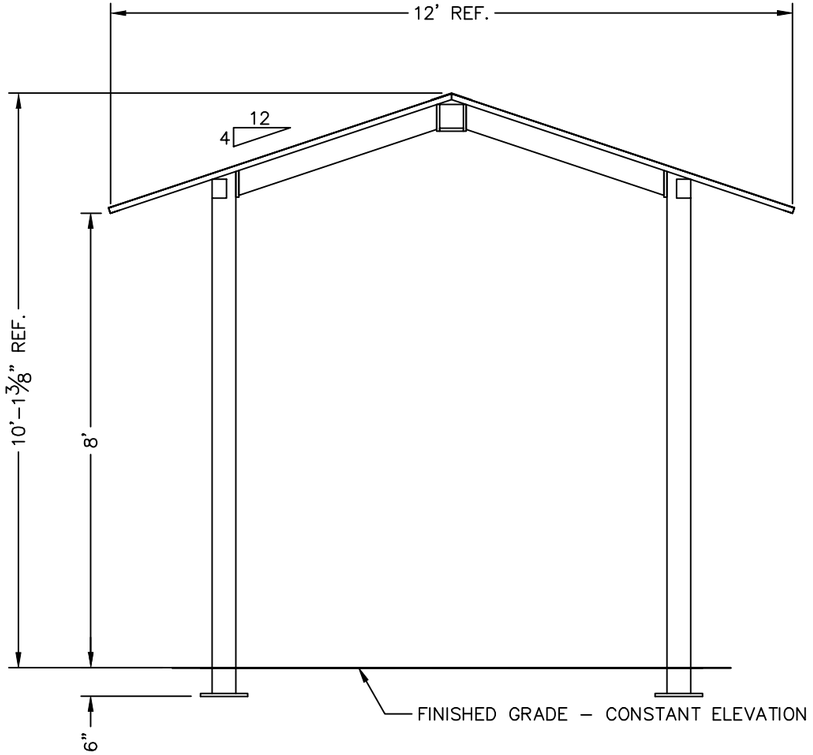


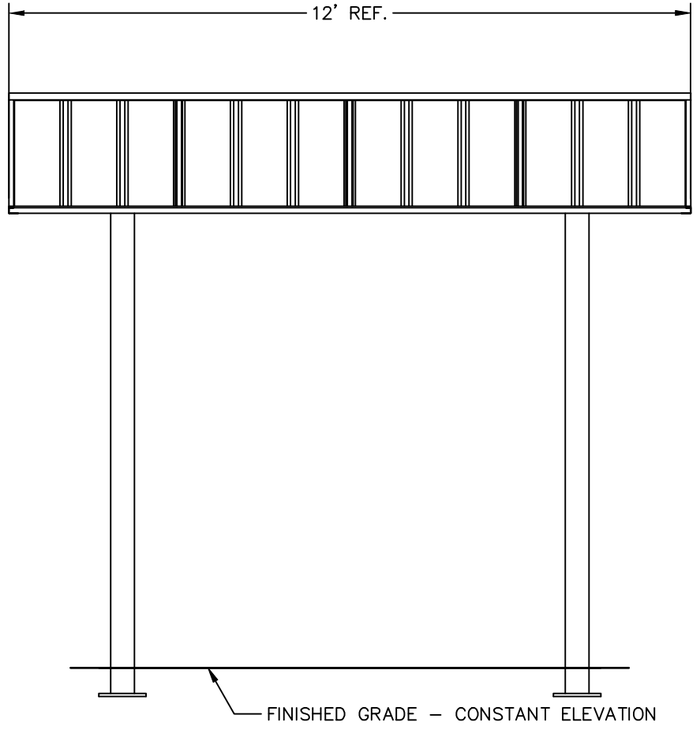
221



222







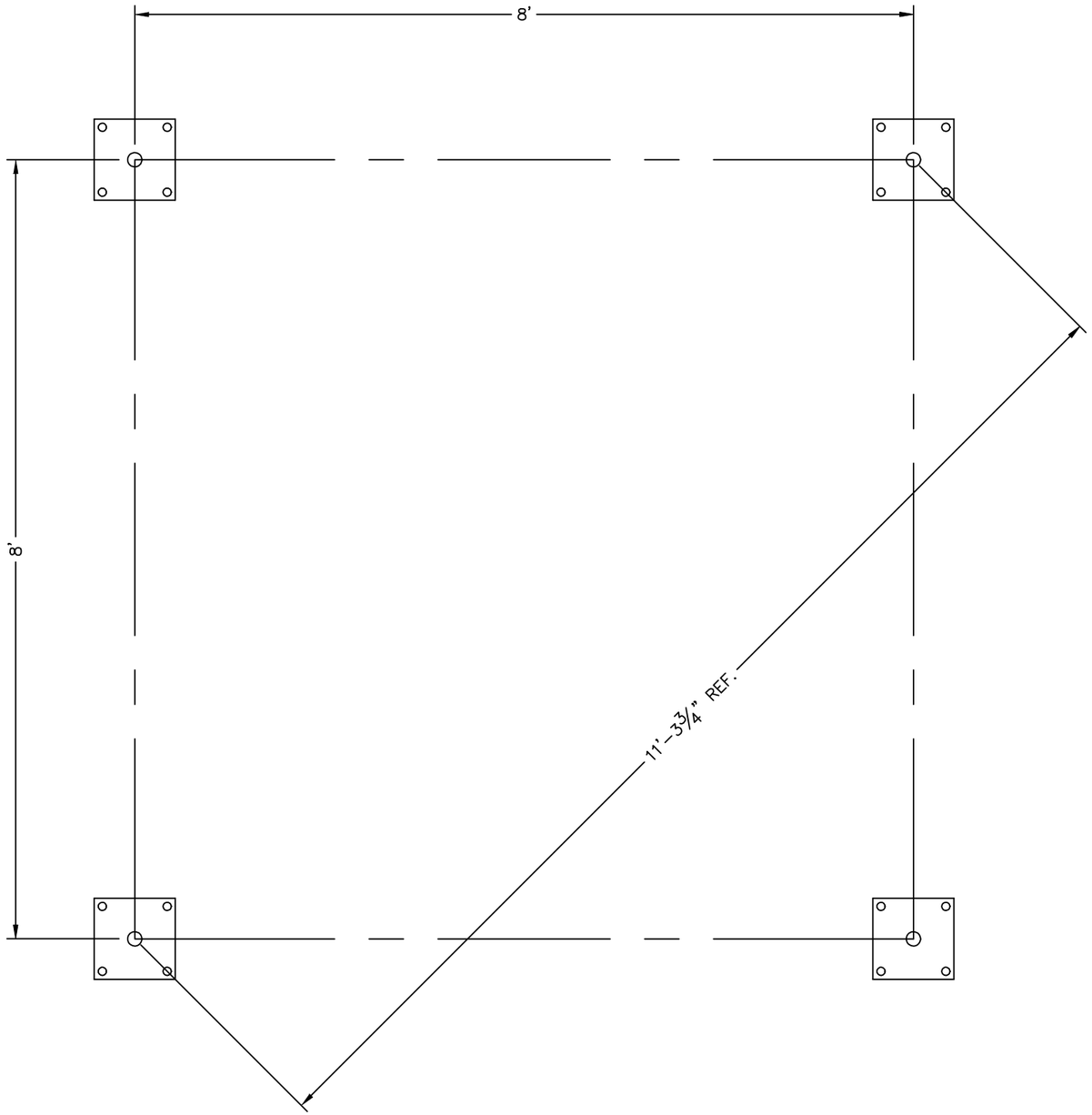
PRELIMINARY: NOT FOR CONSTRUCTION

SALORA
SHELTERS BY GAMETIME

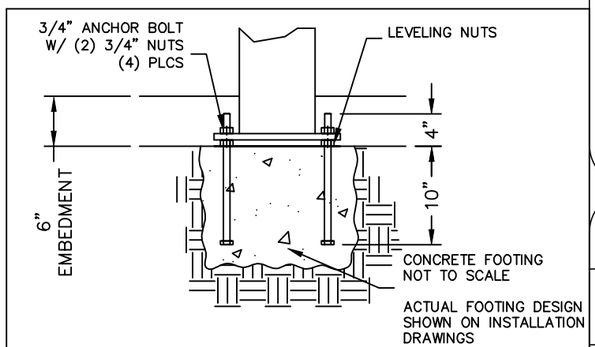
Elevation

DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109600
REVISION:
A
BUILDING TYPE:
S–RG12M–P4
PROJECT NAME:

SHEET
1.0

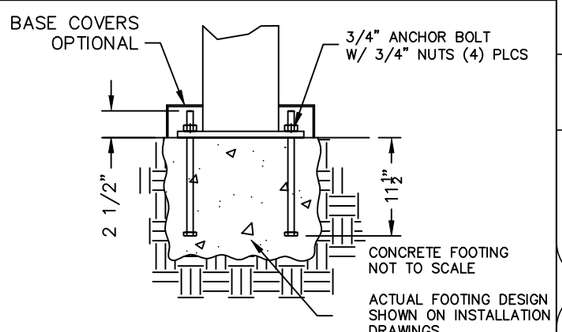


PRELIMINARY: NOT FOR CONSTRUCTION



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED

STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

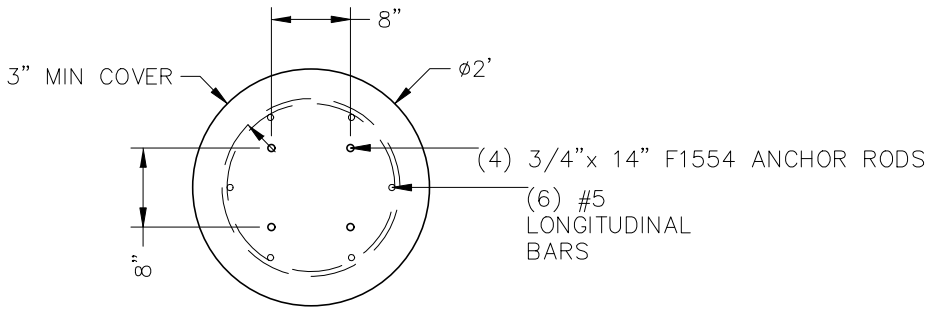
SALORA
SHELTERS BY GAMETIME

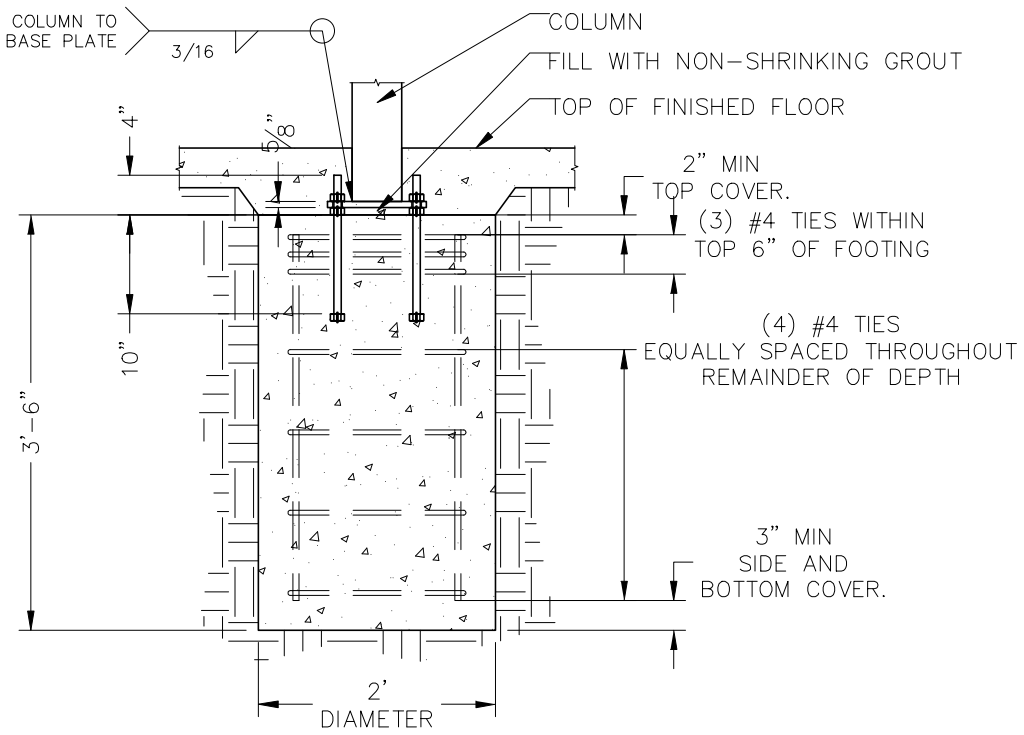
Anchor Bolt Layout

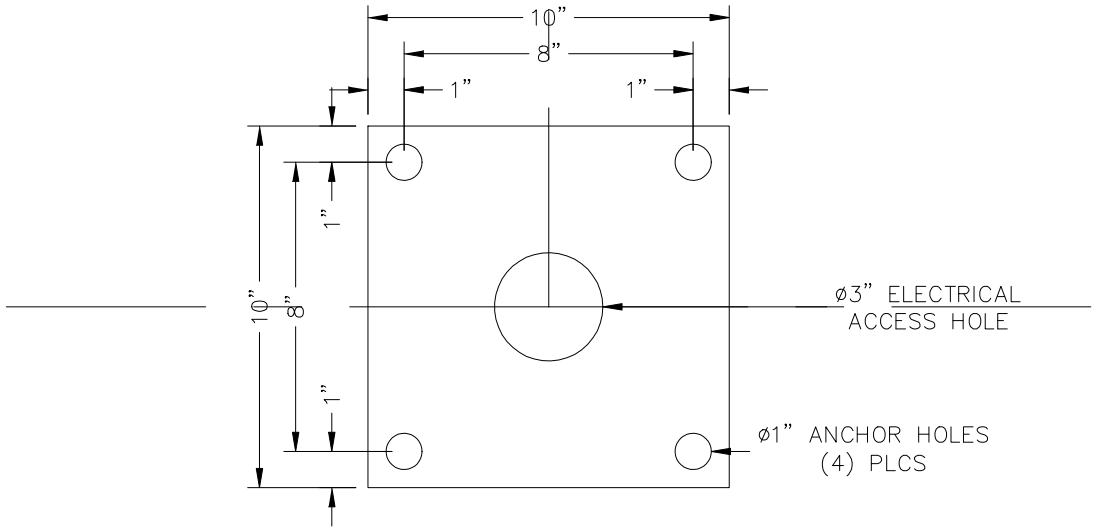
DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109600
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A
BUILDING TYPE:
S-RG12M-P4
PROJECT NAME:

SHEET
2.0

CONCRETE STRENGTH F'c = 2500 PSI
REBAR GRADE Fy = 60 KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE INSTALLED, CONTACT THE ENGINEERING DEPARTMENT.







BASE PLATE MATERIAL
5/8"THICK HRF, Fy=36 ksi

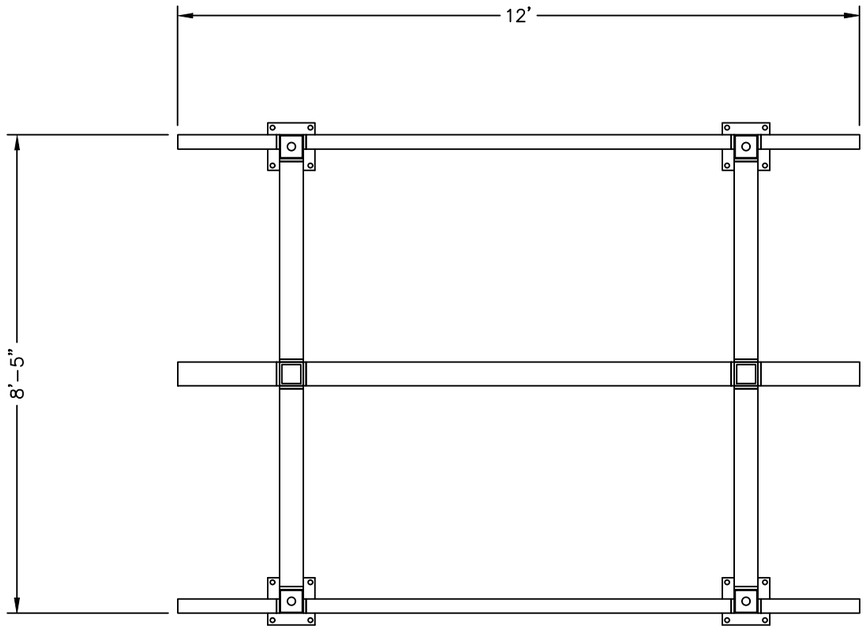
PRELIMINARY FOOTING
FOR ESTIMATING PROPOSES ONLY

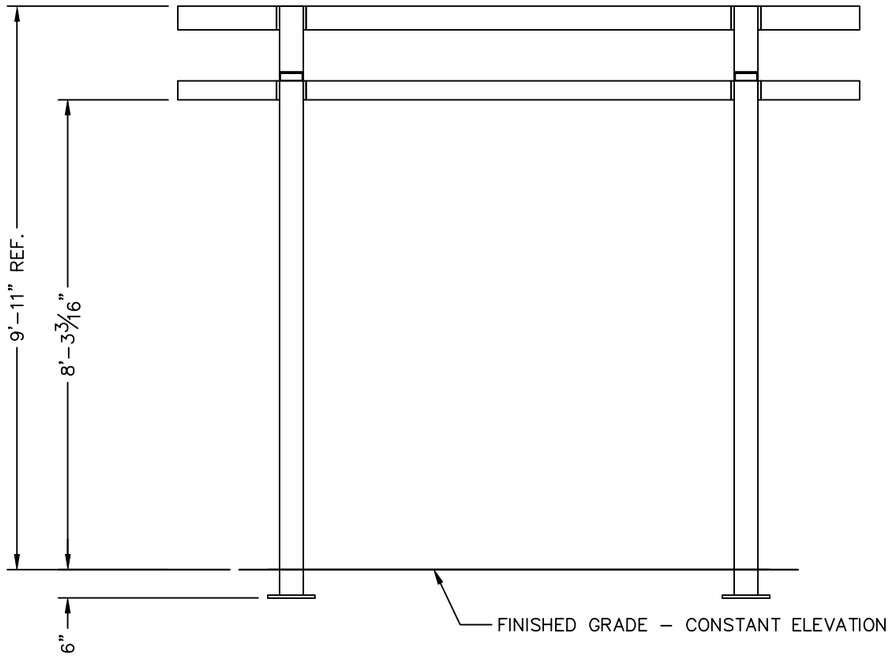
SALORA SHELTERS BY GAMETIME

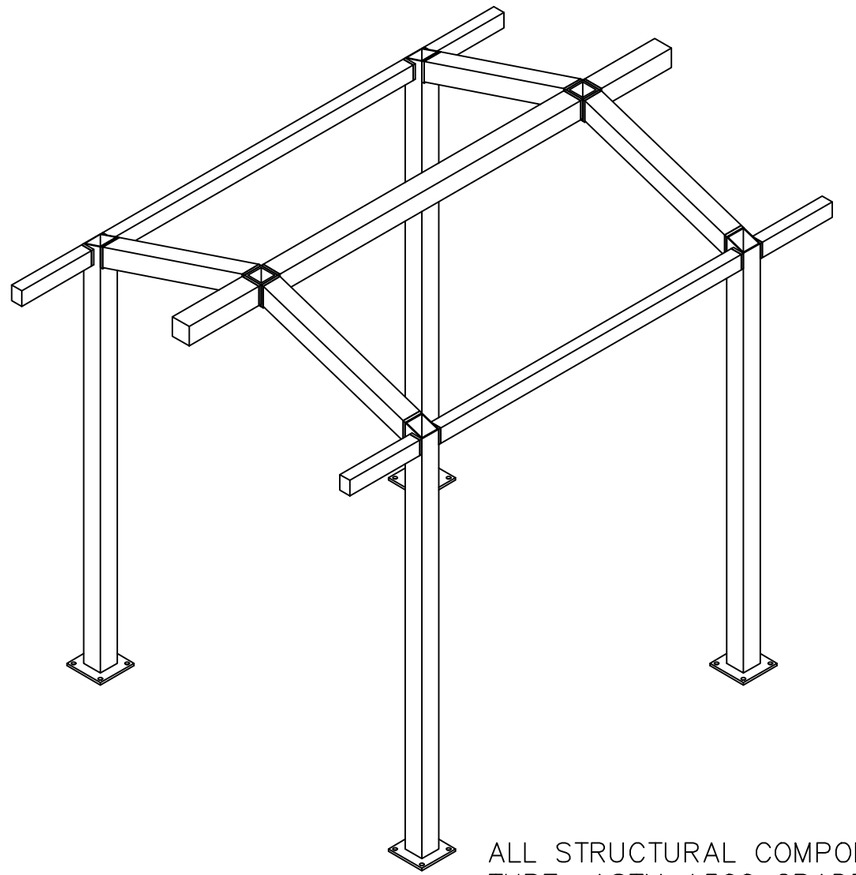
QF-73-01-41
Engineering\AcadStandard\Blocks\CONFOO

DRAWING NO: –

DATE: –







PRELIMINARY: NOT FOR CONSTRUCTION

ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 5x5x3/16

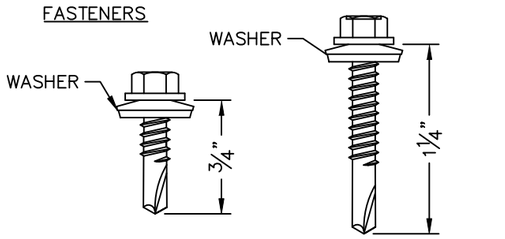
SALORA
SHELTERS BY AMETINE

Frame

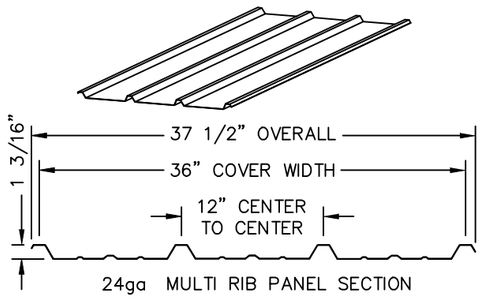
DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109600
REVISION:
A
BUILDING TYPE:
S–RG12M–P4
PROJECT NAME:

SHEET
3.0

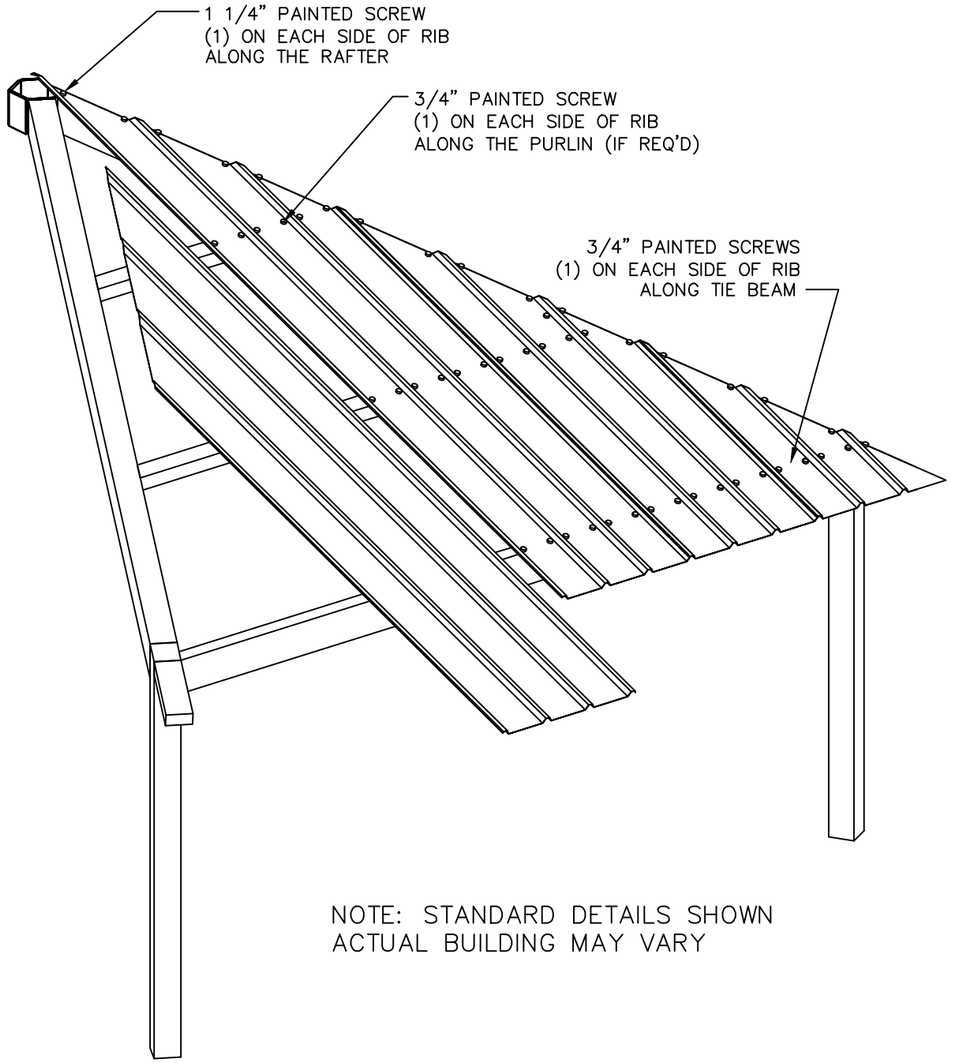
FASTENERS



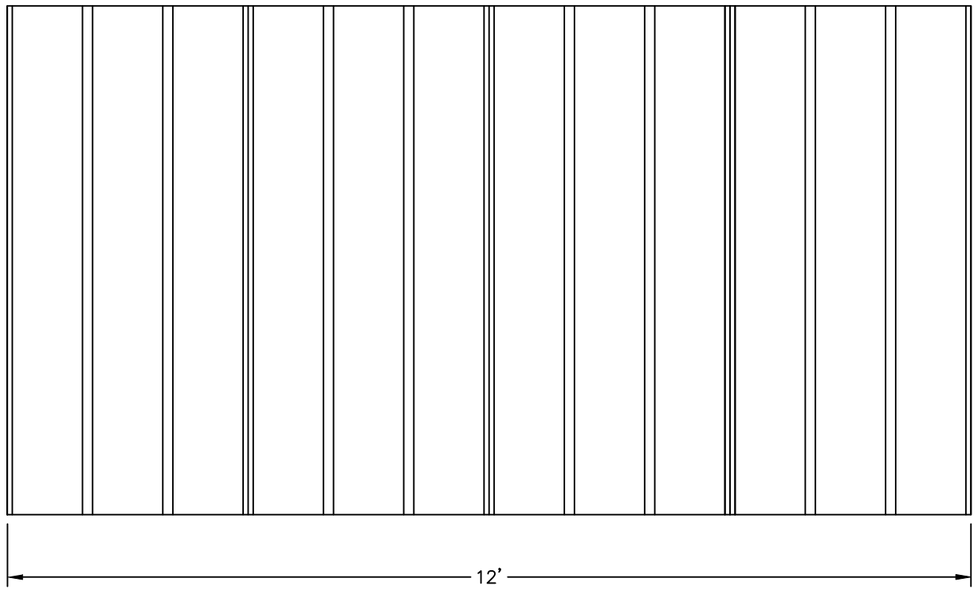
3/4" PAINTED SCREW 1 1/4" PAINTED SCREW



24ga MULTI RIB PANEL SECTION



NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY



PRELIMINARY: NOT FOR CONSTRUCTION

SALORA
SHELTERS BY GAMETIME

Roof Layout

DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109600
REVISION:
A
BUILDING TYPE:
S-RG12M-P4
PROJECT NAME:

SHEET
4.0

ELECTRICAL INFORMATION - RECTANGULAR GABLE

ICON'S STANDARD ELECTRICAL IS DESIGNED TO ACCOMMODATE Ø1/2" CONDUIT WITH A Ø3" INLET HOLE ON THE BOTTOM OF EACH COLUMN.
THE CONDUIT PATHWAY RUNS THROUGH THE COLUMN, RAFTER, AND RIDGE BEAM THROUGH ALL BOLTED CONNECTIONS AS SHOWN.
IF YOU HAVE SPECIAL ELECTRICAL REQUIREMENTS, PLEASE OUTLINE ANY CHANGES BELOW AS DESCRIBED.

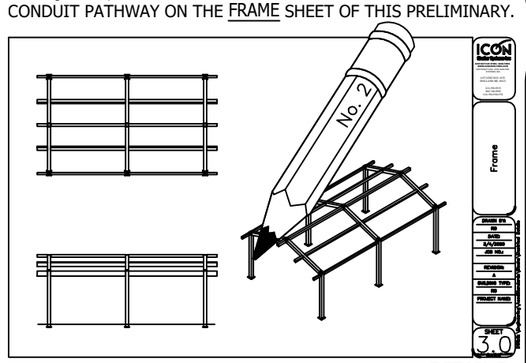
PLEASE NOTE: DESIGN LIMITATIONS ON HOLE/CUTOUT SIZES MAY APPLY.
ICON WILL REACH OUT TO DISCUSS ANY SUCH LIMITATIONS AS NEEDED.

NOTE: ICON SHELTER FRAME IS NOT UL LISTED TO ACT AS A CONDUIT FOR ELECTRICAL WIRING. CONSULT LOCAL BUILDING CODES WHEN PLANNING YOUR ELECTRICAL SYSTEM.

PRELIMINARY: NOT FOR CONSTRUCTION

STEPS:
1. CONDUIT HOLE SIZE (DETAIL A)
2. ELECTRICAL EXIT HOLES (DETAIL B)
3. ELECTRICAL ACCESS & COVER PLATES (DETAIL C)
4. ELECTRICAL CONDUIT PATHWAY (DETAIL D)

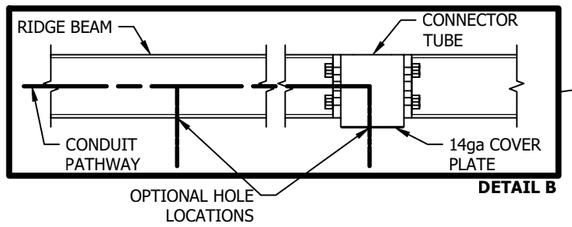
IF REQUIRED, PLEASE DRAW THE NECESSARY ELECTRICAL CONDUIT PATHWAY ON THE FRAME SHEET OF THIS PRELIMINARY.



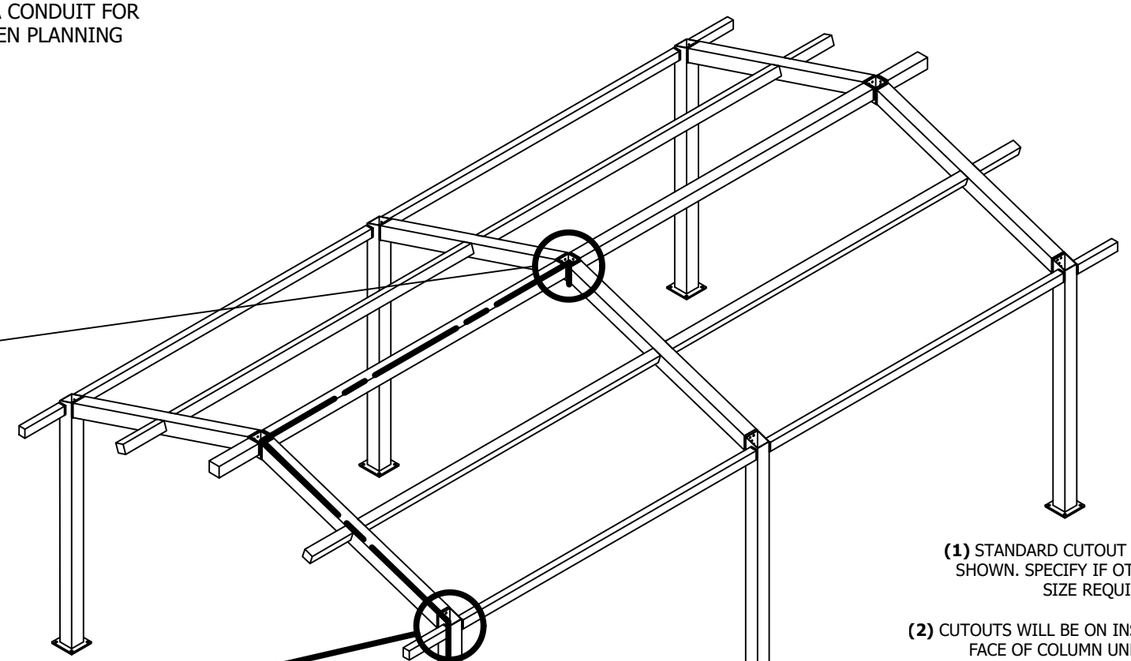
DETAIL D

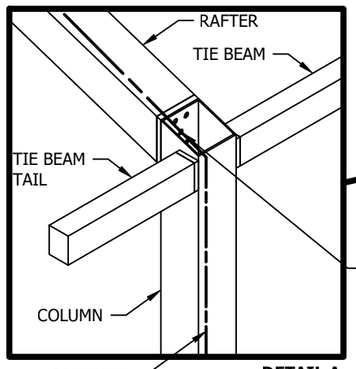
OPTIONAL EXIT HOLES

IF REQUIRED, EXIT HOLES FOR LIGHTING, ETC. CAN BE PLACED IN THE RIDGE BEAM AND/OR CONNECTOR TUBE WITH 14ga COVER PLATE AS SHOWN (CHARGES APPLY)
USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED EXIT HOLE LOCATIONS AND SIZE.



DETAIL B



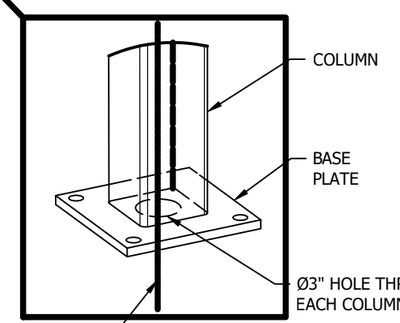


DETAIL A

ICON PROVIDES A MINIMUM OF (1) 3/4" HOLE AT EACH CONNECTION FOR 1/2" CONDUIT.
IF APPLICABLE, PLEASE SPECIFY REQUIRED CONDUIT SIZE: (CHARGES APPLY)

- ☐ 3/4" CONDUIT (1" HOLES)
- ☐ 1" CONDUIT (1 1/4" HOLES)
- ☐ OTHER (PLEASE SPECIFY _____)

CONDUIT PATHWAY PROVIDED FOR EACH COLUMN.



BASE DETAIL

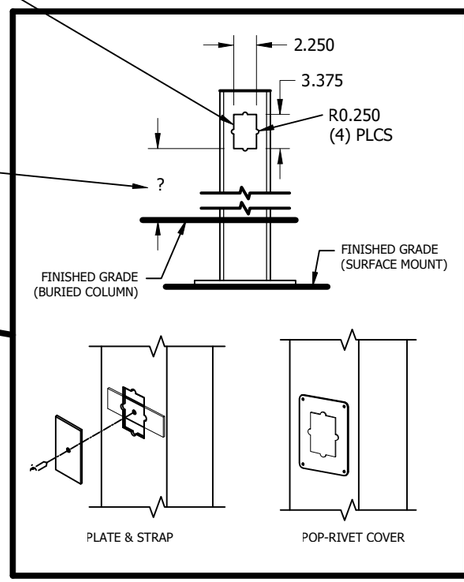
OPTIONAL CUTOUTS

USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED CUTOUT LOCATIONS (CHARGES APPLY)
SEE REQUIRED INFO BELOW

(1) STANDARD CUTOUT SIZE SHOWN. SPECIFY IF OTHER SIZE REQUIRED.

(2) CUTOUTS WILL BE ON INSIDE FACE OF COLUMN UNLESS OTHERWISE INDICATED ON FRAME SHEET.

(3) SPECIFY HEIGHT ABOVE FINISHED GRADE FOR EACH CUTOUT AS SHOWN



DETAIL C

(4) COVER PLATES PROVIDED UPON REQUEST (CHARGES APPLY)
PLEASE SPECIFY TYPE AND QUANTITY REQUIRED:

- ☐ PLATE & STRAP
- ☐ POP-RIVET COVER PLATE
  HOW MANY REQUIRED?_____

NOTE: BUILDING DEPICTED ON THIS SHEET FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT AND FRAME MEMBER QUANTITIES VARY BY DESIGN. PLEASE REFER TO ELEVATION AND FRAME SHEETS IN THIS PRELIMINARY FOR ORDER-SPECIFIC CONFIGURATION.

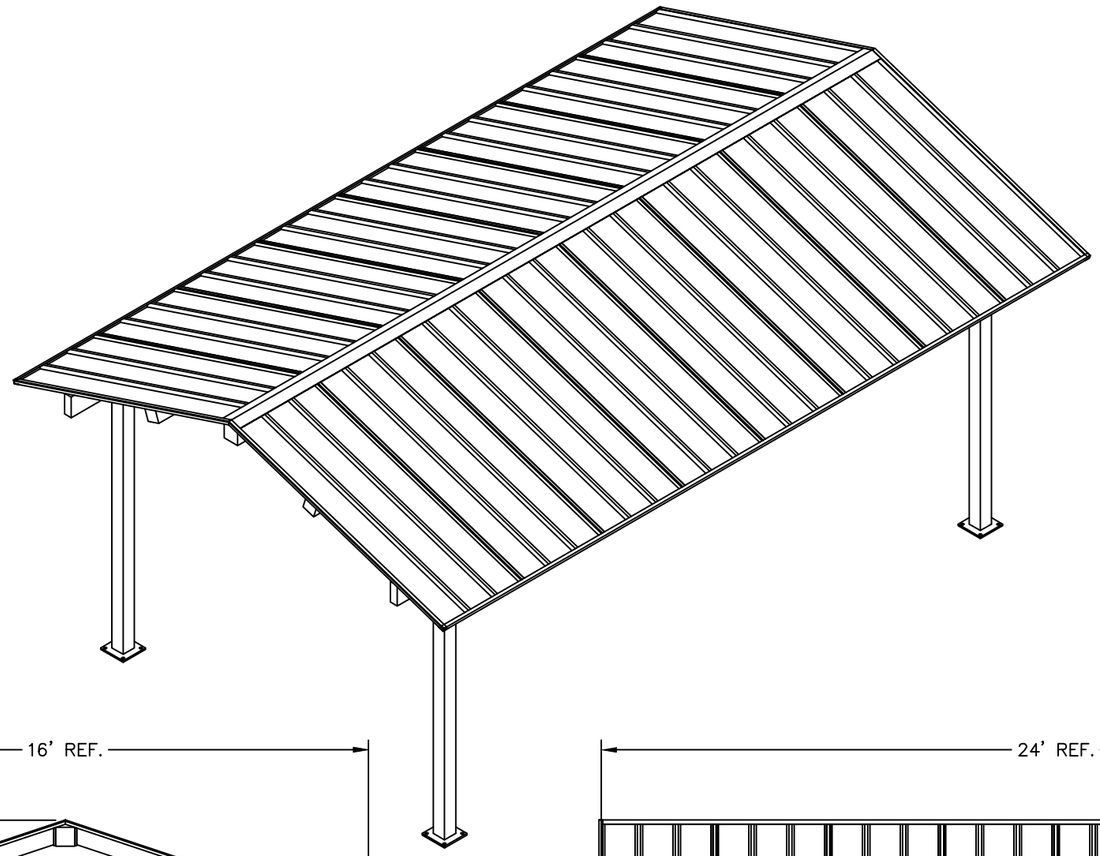
SALORA
SHELTERS BY GAMETIME

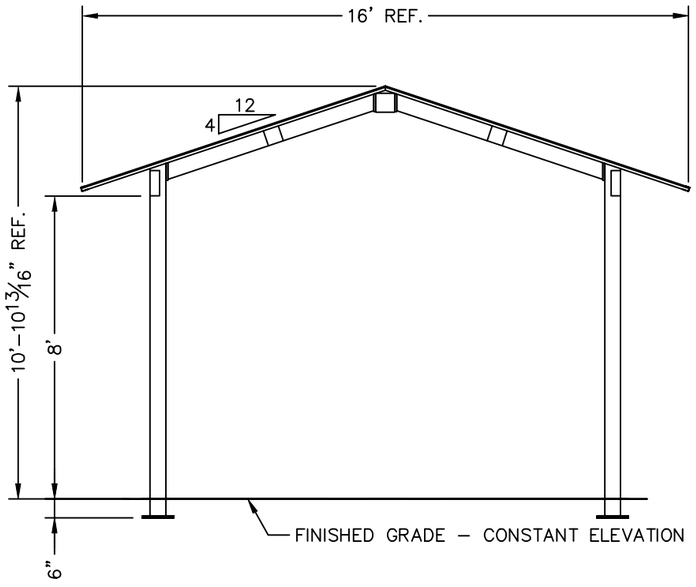
Electrical

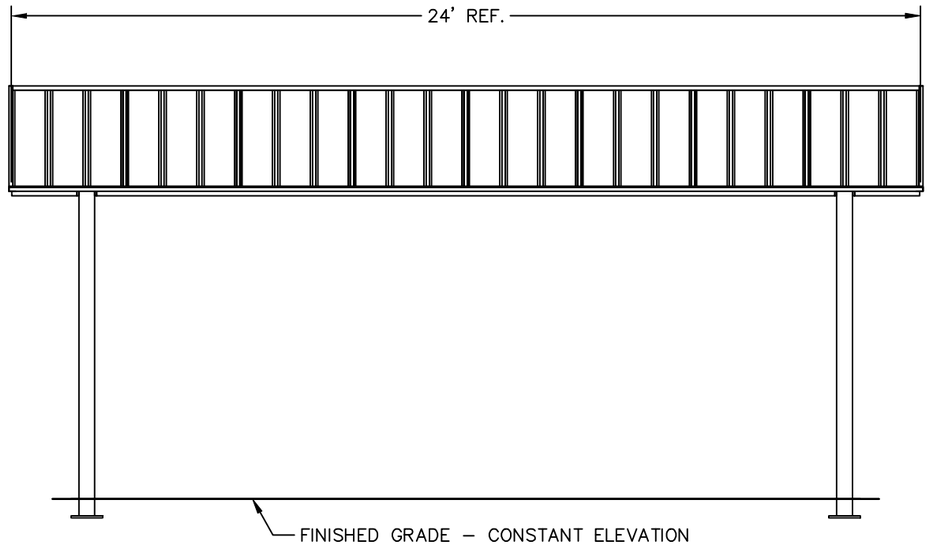
DRAWN BY:	SC
DATE:	3/6/2026
PRELIMINARY ID:	109600
REVISION:	A
BUILDING TYPE:	S-RG12M-P4
PROJECT NAME:	

SHEET 5.0

PRELIMINARY: NOT FOR CONSTRUCTION





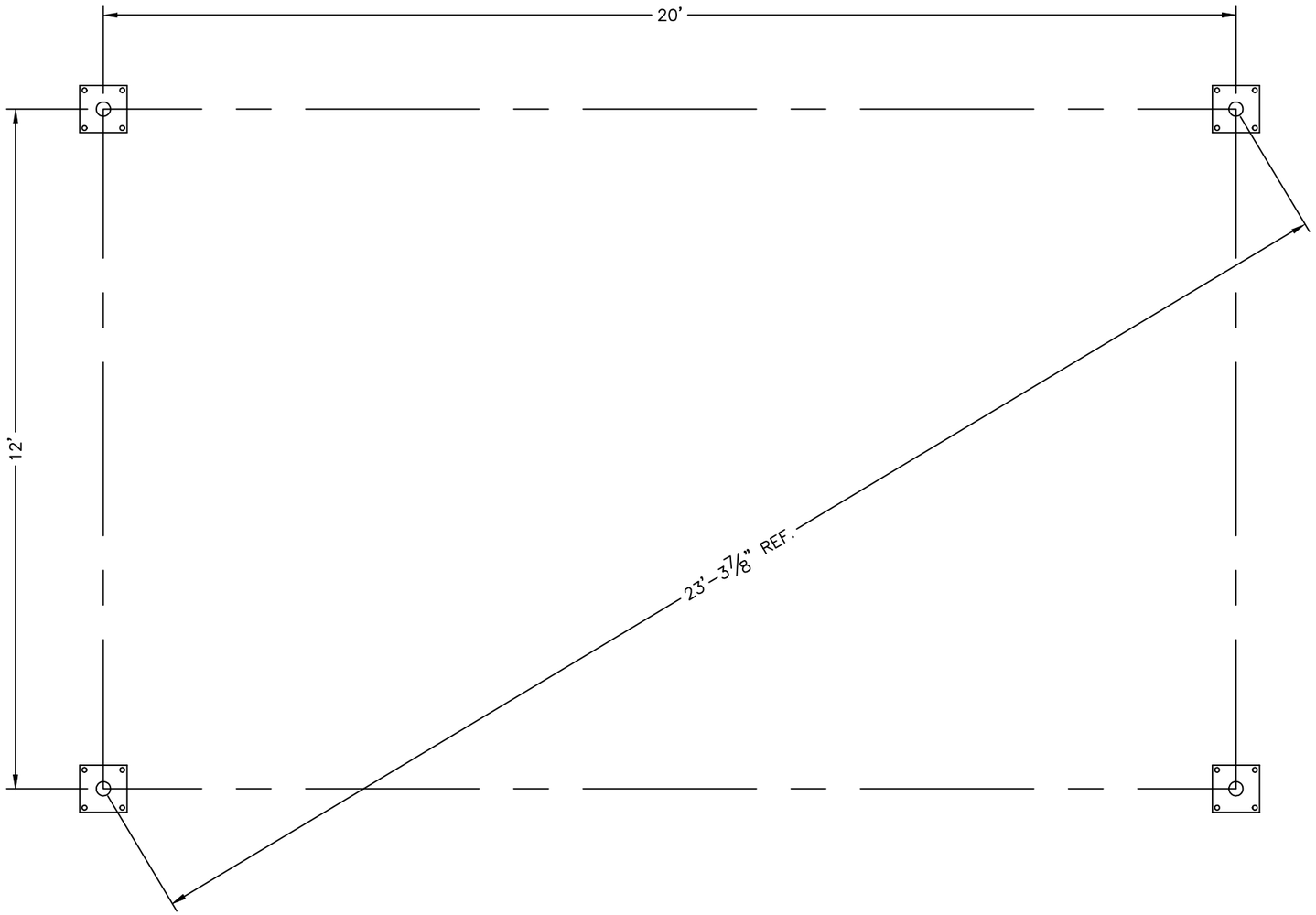


SALORA
SHELTERS BY GAMETIME

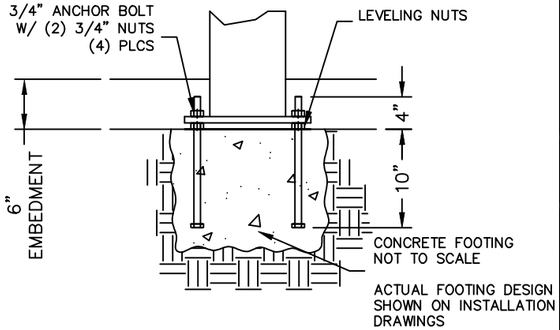
Elevation

DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109590
REVISION:
A
BUILDING TYPE:
S-RG16x24M-P4
PROJECT NAME:

SHEET
1.0

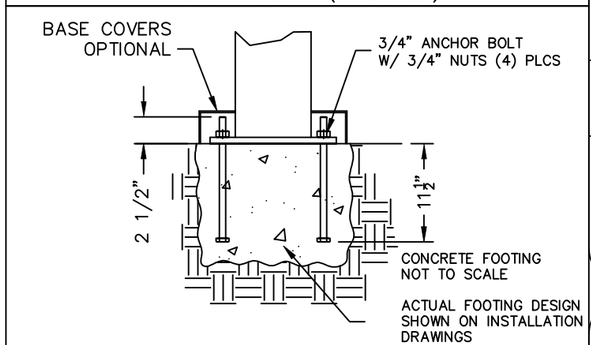


PRELIMINARY: NOT FOR CONSTRUCTION



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED

STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



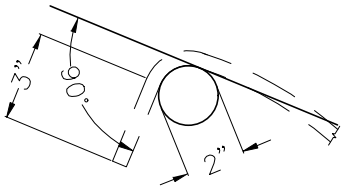
OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

SALORA
SHELTERS BY GAMETIME

Anchor Bolt Layout

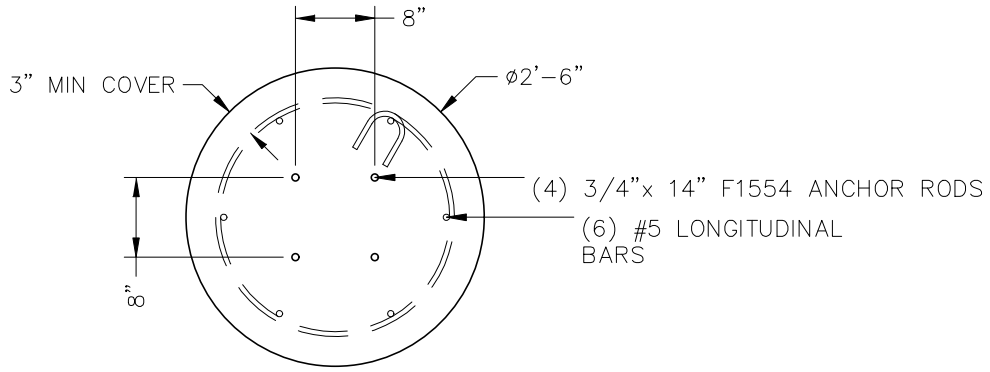
DRAWN BY:	SC
DATE:	3/6/2026
PRELIMINARY ID:	109590
REVISION:	A
BUILDING TYPE:	S-RG16x24M-P4
PROJECT NAME:	

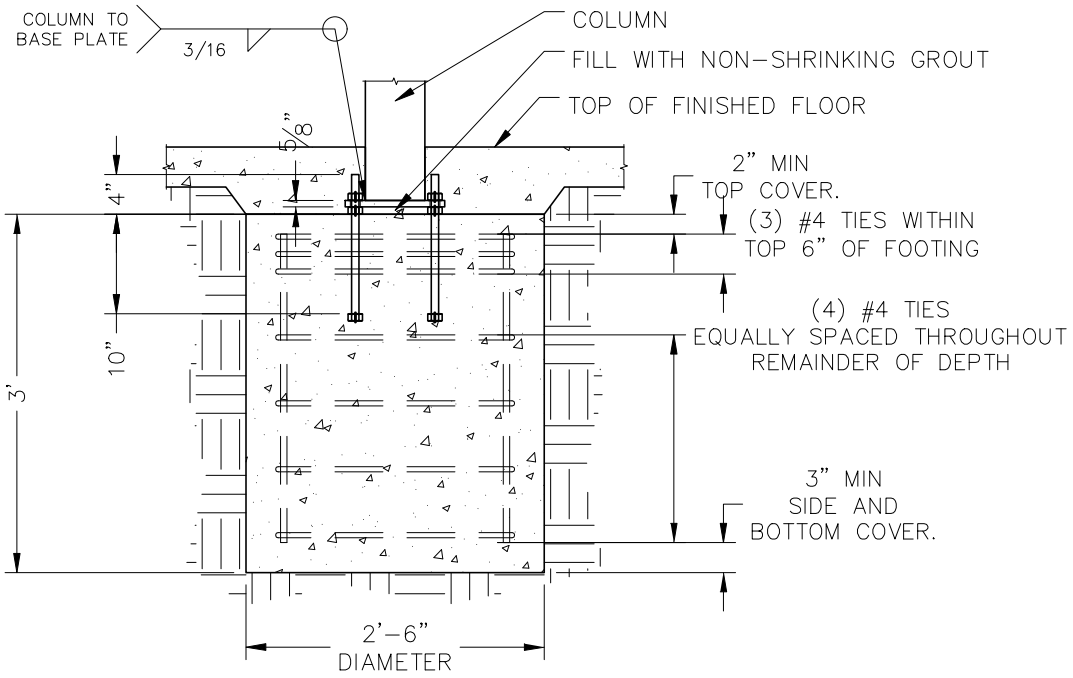
SHEET 2.0

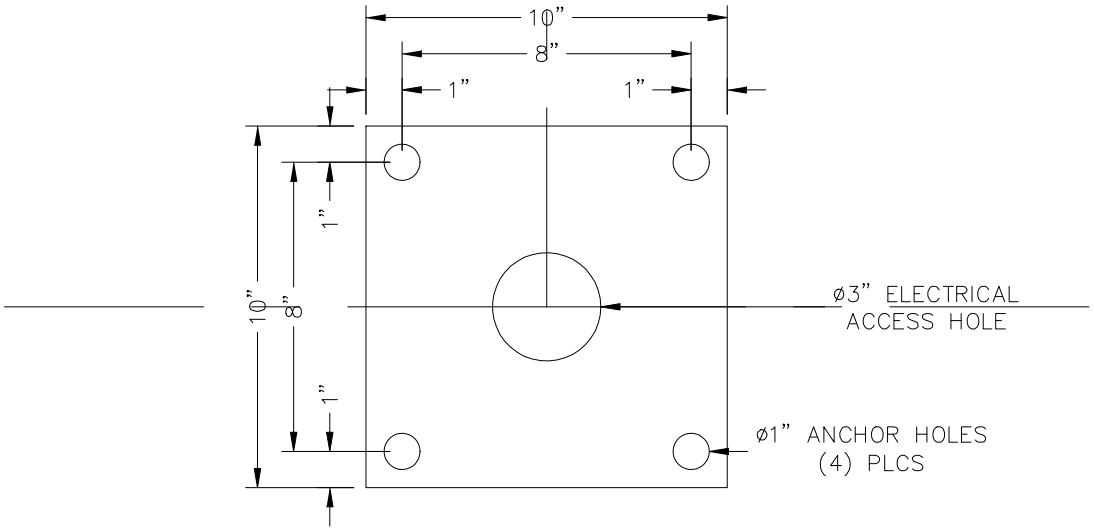


SEISMIC TIE HOOK DETAIL

CONCRETE STRENGTH F'c = 2500 PSI
REBAR GRADE Fy = 60 KSI
SLAB IS REQUIRED. IF NO SLAB IS TO BE INSTALLED, CONTACT THE ENGINEERING DEPARTMENT.







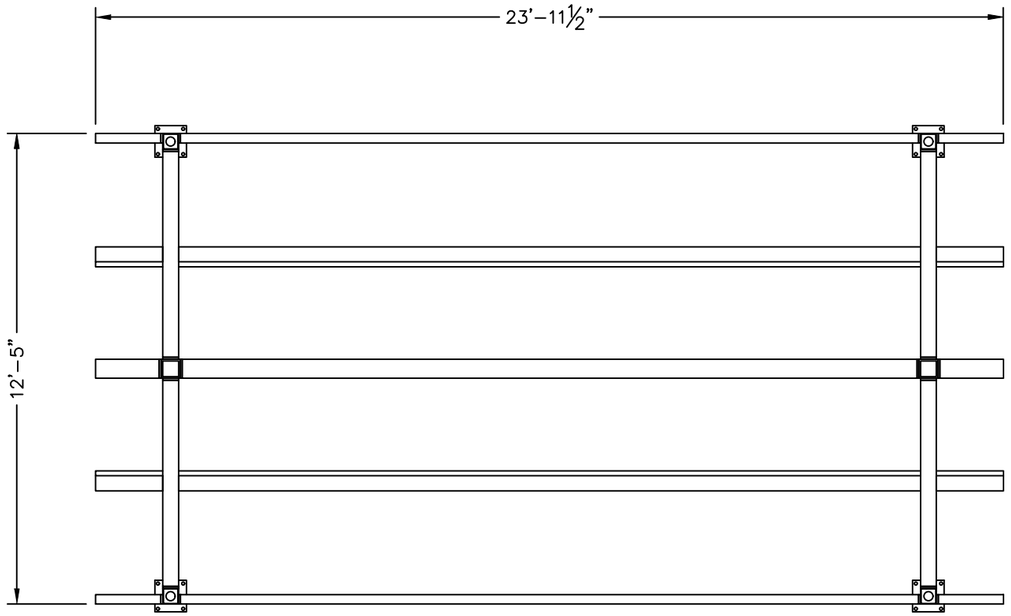
BASE PLATE MATERIAL
5/8"THICK HRF, Fy=36 ksi

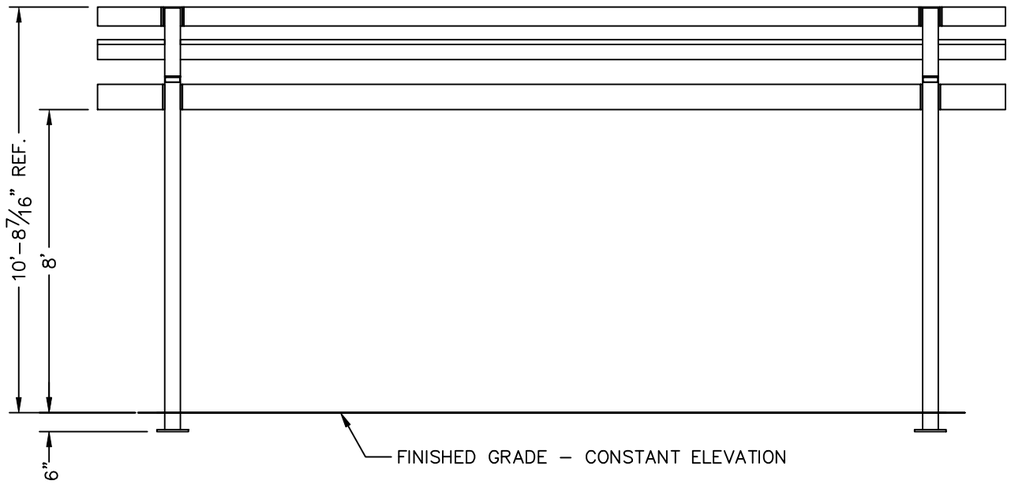
PRELIMINARY FOOTING
FOR ESTIMATING PROPOSES ONLY

SALORA SHELTERS BY GAMETIME

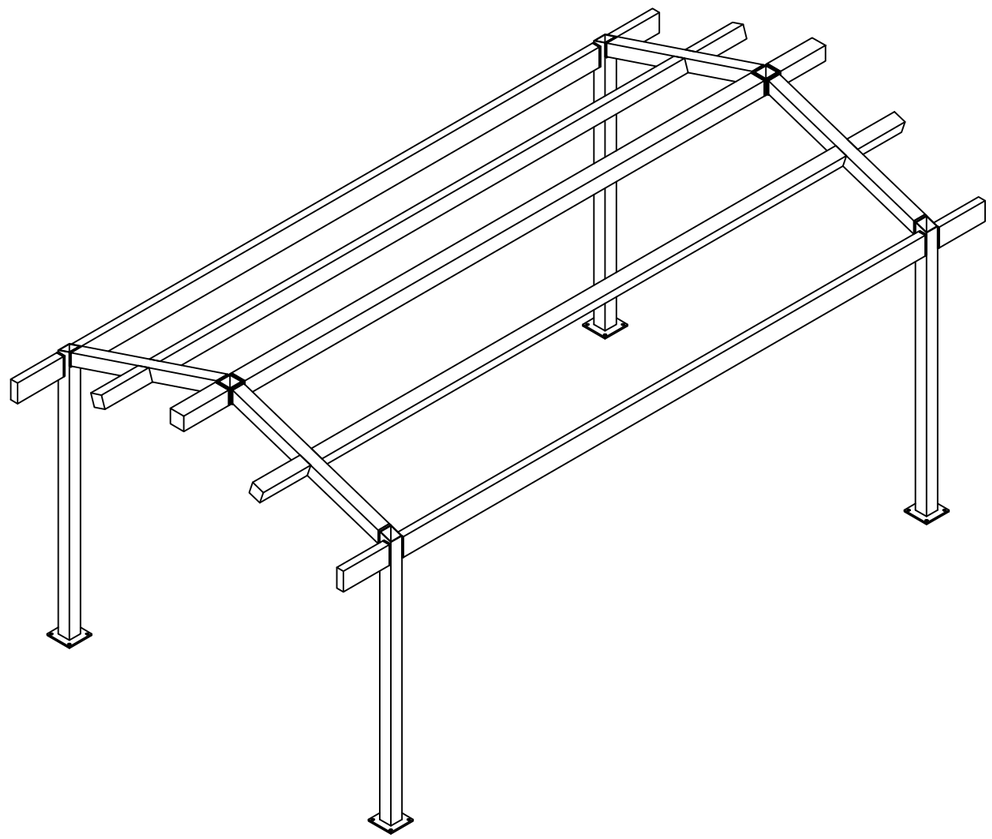
DRAWING NO:	–	DATE:	–

QF-73-01-41
Engineering\AcadStandard\Blocks\CONFOO





PRELIMINARY: NOT FOR CONSTRUCTION



ALL STRUCTURAL COMPONENTS WILL BE:
TUBE: ASTM A500 GRADE B
PLATE: ASTM A36
BOLTS: ASTM A325
NUTS: ASTM A563
WELDING: GMAW

NOTE:
COLUMN SIZE: HSS 6x6x3/16

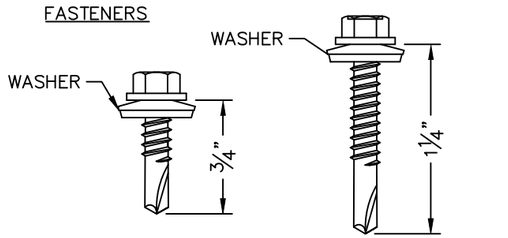
SALORA
SHELTERS BY GAMETIME

Frame

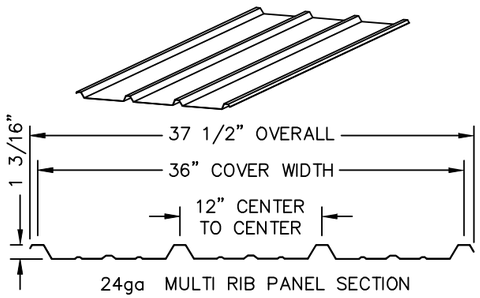
DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109590
REVISION:
A
BUILDING TYPE:
S–RG16x24M–P4
PROJECT NAME:

SHEET
3.0

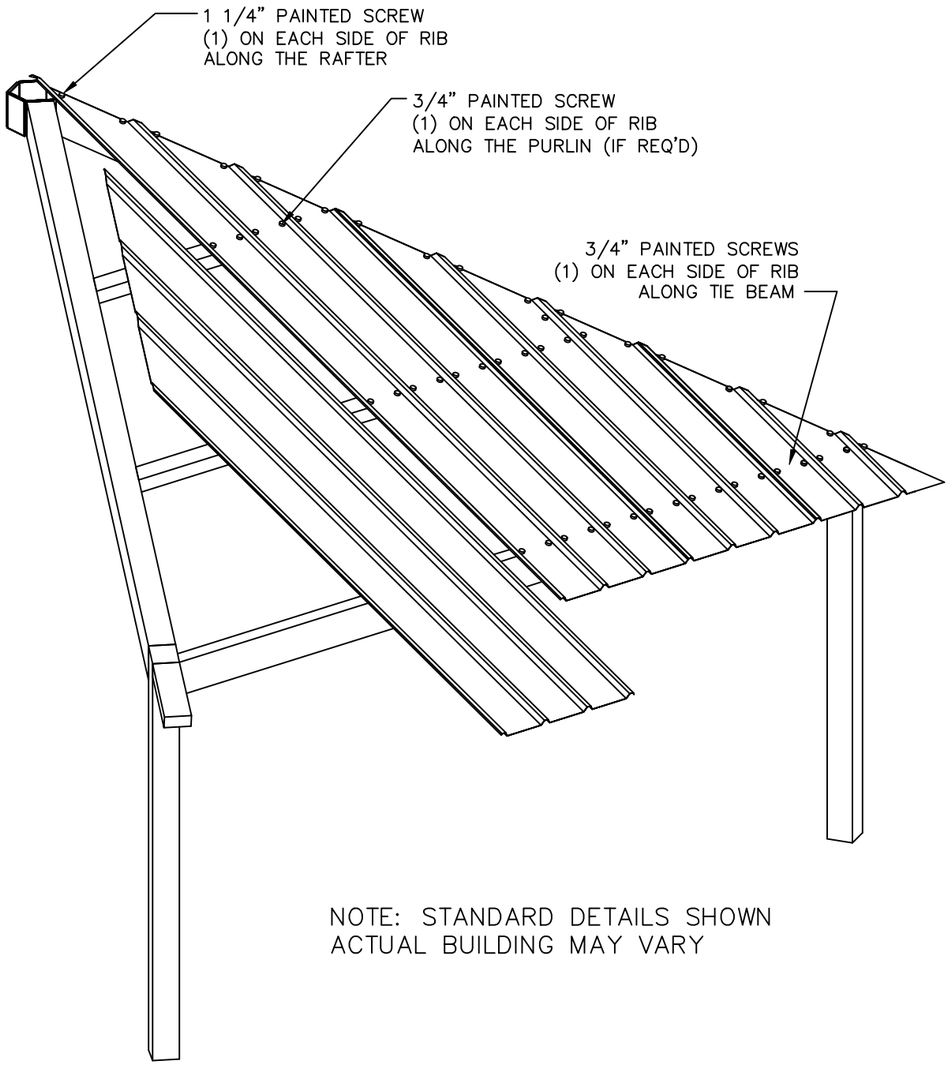
FASTENERS



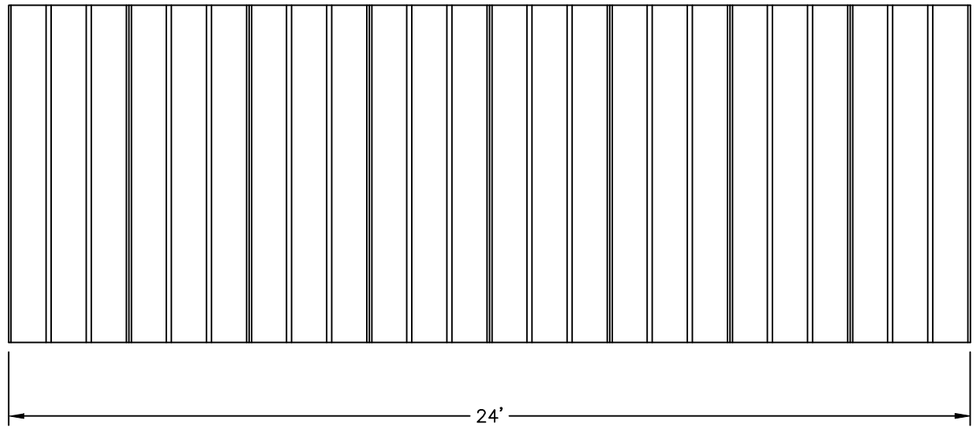
3/4" PAINTED SCREW 1 1/4" PAINTED SCREW



24ga MULTI RIB PANEL SECTION



NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY



PRELIMINARY: NOT FOR CONSTRUCTION

SALORA
SHELTERS BY GAMETIME

Roof Layout

DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109590
REVISION:
A
BUILDING TYPE:
S-RG16x24M-P4
PROJECT NAME:

SHEET
4.0

ELECTRICAL INFORMATION - RECTANGULAR GABLE

ICON'S STANDARD ELECTRICAL IS DESIGNED TO ACCOMMODATE Ø1/2" CONDUIT WITH A Ø3" INLET HOLE ON THE BOTTOM OF EACH COLUMN.
THE CONDUIT PATHWAY RUNS THROUGH THE COLUMN, RAFTER, AND RIDGE BEAM THROUGH ALL BOLTED CONNECTIONS AS SHOWN.
IF YOU HAVE SPECIAL ELECTRICAL REQUIREMENTS, PLEASE OUTLINE ANY CHANGES BELOW AS DESCRIBED.

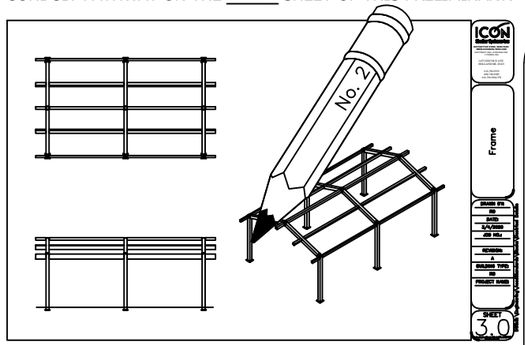
PLEASE NOTE: DESIGN LIMITATIONS ON HOLE/CUTOUT SIZES MAY APPLY.
ICON WILL REACH OUT TO DISCUSS ANY SUCH LIMITATIONS AS NEEDED.

NOTE: ICON SHELTER FRAME IS NOT UL LISTED TO ACT AS A CONDUIT FOR ELECTRICAL WIRING. CONSULT LOCAL BUILDING CODES WHEN PLANNING YOUR ELECTRICAL SYSTEM.

PRELIMINARY: NOT FOR CONSTRUCTION

STEPS:
1. CONDUIT HOLE SIZE (DETAIL A)
2. ELECTRICAL EXIT HOLES (DETAIL B)
3. ELECTRICAL ACCESS & COVER PLATES (DETAIL C)
4. ELECTRICAL CONDUIT PATHWAY (DETAIL D)

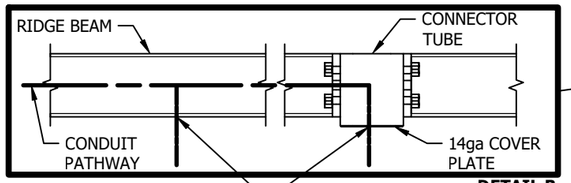
IF REQUIRED, PLEASE DRAW THE NECESSARY ELECTRICAL CONDUIT PATHWAY ON THE FRAME SHEET OF THIS PRELIMINARY.



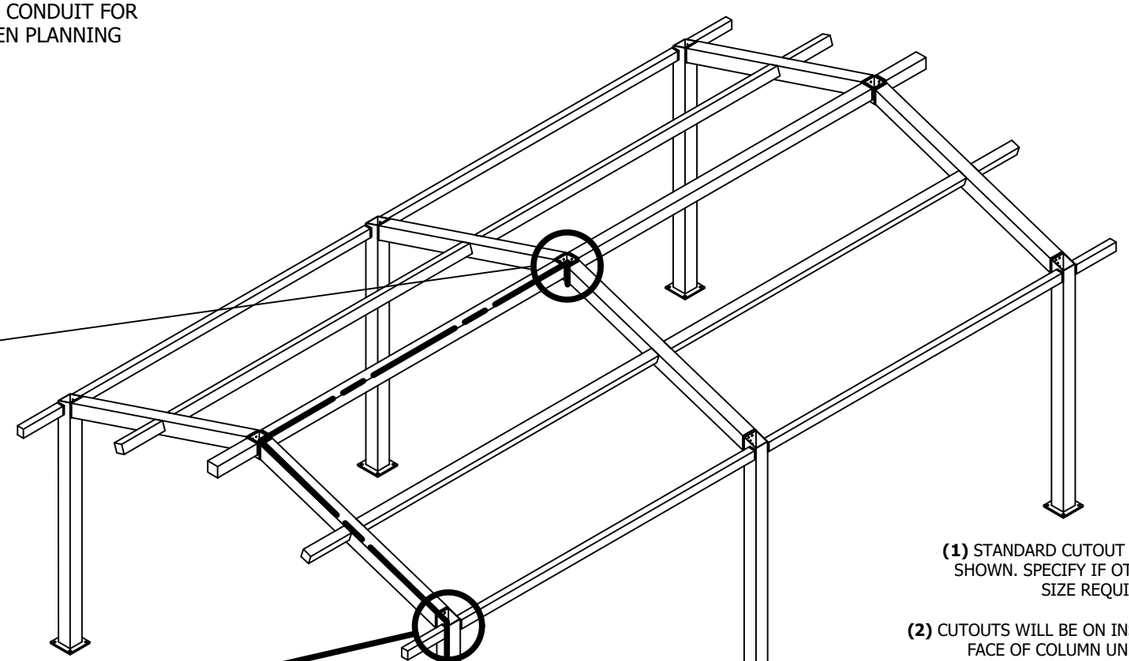
DETAIL D

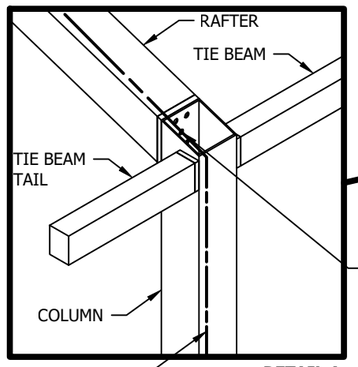
OPTIONAL EXIT HOLES

IF REQUIRED, EXIT HOLES FOR LIGHTING, ETC. CAN BE PLACED IN THE RIDGE BEAM AND/OR CONNECTOR TUBE WITH 14ga COVER PLATE AS SHOWN (CHARGES APPLY)
USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED EXIT HOLE LOCATIONS AND SIZE.



DETAIL B



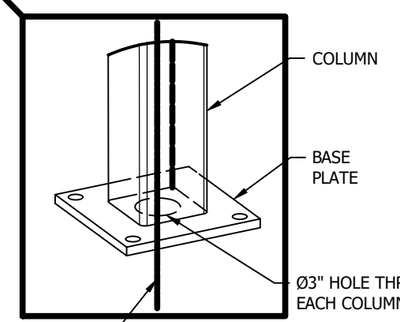


DETAIL A

ICON PROVIDES A MINIMUM OF (1) 3/4" HOLE AT EACH CONNECTION FOR 1/2" CONDUIT.
IF APPLICABLE, PLEASE SPECIFY REQUIRED CONDUIT SIZE: (CHARGES APPLY)

- ☐ 3/4" CONDUIT (1" HOLES)
- ☐ 1" CONDUIT (1 1/4" HOLES)
- ☐ OTHER (PLEASE SPECIFY _____)

CONDUIT PATHWAY PROVIDED FOR EACH COLUMN.



BASE DETAIL

CONDUIT (NOT BY ICON)

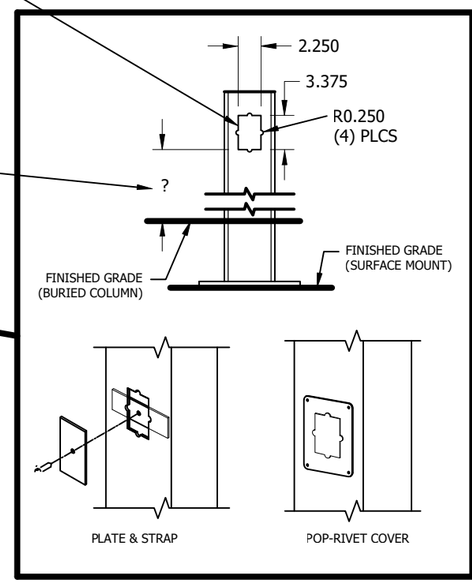
OPTIONAL CUTOUTS

USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED CUTOUT LOCATIONS (CHARGES APPLY)
SEE REQUIRED INFO BELOW

(1) STANDARD CUTOUT SIZE SHOWN. SPECIFY IF OTHER SIZE REQUIRED.

(2) CUTOUTS WILL BE ON INSIDE FACE OF COLUMN UNLESS OTHERWISE INDICATED ON FRAME SHEET.

(3) SPECIFY HEIGHT ABOVE FINISHED GRADE FOR EACH CUTOUT AS SHOWN



DETAIL C

(4) COVER PLATES PROVIDED UPON REQUEST (CHARGES APPLY)
PLEASE SPECIFY TYPE AND QUANTITY REQUIRED:

- ☐ PLATE & STRAP
- ☐ POP-RIVET COVER PLATE
  HOW MANY REQUIRED?_____

NOTE: BUILDING DEPICTED ON THIS SHEET FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT AND FRAME MEMBER QUANTITIES VARY BY DESIGN. PLEASE REFER TO ELEVATION AND FRAME SHEETS IN THIS PRELIMINARY FOR ORDER-SPECIFIC CONFIGURATION.

SALORA
SHELTERS BY GAMETIME

Electrical

DRAWN BY:
SC
DATE:
3/6/2026
PRELIMINARY ID:
109590
REVISION:
A
BUILDING TYPE:
S-RG16x24M-P4
PROJECT NAME:

SHEET 5.0

Douglas County Finance Department

Budget Augment Request Form

Use this form to request an *increase* in total expenditures. Use the Budget Transfer form to *move* budgetary authority.

Source of Funds:

- ☐ Adjusted Opening Fund Balance (AOFB)
- ☑ Greater Than Anticipated Revenues
- ☐ Grant - STOP - use the Grant Forms Packet
- ☐ Internal Svc/Enterprise/Capital Projects Fund Reserves

Request Date November 5, 2026 **Requested By** Geoff Bonar

Fiscal Year 2026/27 **Fund/Dept:** 297/714

Note that all augments require a BOCC resolution. Finance will review your request form & advise as to whether you should create the resolution or Finance will handle submission to IRC/BOCC

	Account Name	GL Account # xxx-xxx xxx.xxx format	Project*	Revenue Increase	Expend Increase
1	Assigned - Animal Services D	297-000 368.001		65,450	
2	Machinery & Equipment	297-714 564.500			65,450
3	#N/A				
4	#N/A				
5	#N/A				
6	#N/A				
7	#N/A				
8	#N/A				
9	#N/A				
10	#N/A				
11	#N/A				
12	#N/A				
13	#N/A				
14	#N/A				
			Total	65,450	65,450

Purpose: Use donation funds to purchase of a shade shelter at the Animal Shelter

*** A project number is required for all Capital Projects**

Department Head Name Brook Adie **Signature**

Finance Use Only

IRC Approval		*BOCC Approval*	
Agenda #	*Meeting Date*	*Agenda #*	*Meeting Date*

JE# **Date** **By**

Updated 9/1/21

RESOLUTION NUMBER 2026R-032

RESOLUTION AUGMENTING DEPARTMENT
297
2025-2026 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Revenue		
297-000 368.001	Donations	45,440.00
	TOTAL REVENUES	45,440.00
Expenditures		
297-714 564.500	Machinery & Equipment	45,440.00
	TOTAL EXPENDITURES	45,440.00

NOW, THEREFORE, BE IT RESOLVED THAT the 2025-2026 Fiscal Year budget is herein amended.

Adopted this 4th day of June, 2026 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____

Mark Gardner, Chairman
Douglas County Board of Commissioners

ATTEST:

_____

Amy Burgans
Douglas County Clerk-Treasurer

RESOLUTION NUMBER 2026R-063

RESOLUTION AUGMENTING DEPARTMENT
297
2026-2027 FISCAL YEAR BUDGET

WHEREAS, there is a need to revise the budget to reflect revised revenues and expenditures to the County as follows:

Revenue		
297-000 368.001	Donations	65,450.00
	TOTAL REVENUES	65,450.00
Expenditures		
297-714 564.500	Machinery & Equipment	65,450.00
	TOTAL EXPENDITURES	65,450.00

NOW, THEREFORE, BE IT RESOLVED THAT the 2026-2027 Fiscal Year budget is herein amended.

Adopted this 19th day of November, 2026 by the following vote:

VOTE: Ayes Commissioners: _____

_____

_____

_____

_____

Nays Commissioners: _____

_____

Absent Commissioners: _____

_____

_____

Mark Gardner, Chairman
Douglas County Board of Commissioners

ATTEST:

_____

Amy Burgans
Douglas County Clerk-Treasurer

AGENDA ITEM NO. 12.2

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **COMMUNITY SERVICES**

TITLE:
For presentation only. Ceremonial presentation of **Proclamation 2026P-068,** recognizing the Douglas Animal Welfare Group for its significant contributions to the Douglas County Animal Shelter. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None.

BACKGROUND:
Douglas Animal Welfare Group (DAWG), established in 2002, is a nonprofit organization dedicated to improving the lives and adoptability of animals at the Douglas County Animal Shelter through community education, volunteer efforts, fundraising, and other initiatives that promote responsible pet ownership and animal welfare.
DAWG has generously contributed $65,450 toward the replacement and improvement of shade structures in the dog play yards at Douglas County Animal Services. This project was made possible through the generosity of DAWG and its major donors, Roxanne Hart, Melissa Williams, and Ellen Goldsmith.
The Douglas County Board of Commissioners recognizes and expresses its sincere appreciation to DAWG and its major donors on November 19, 2026, for their outstanding commitment, generosity, and continued support of Douglas County Animal Services and the well-being of shelter animals.

ATTACHMENTS:
Honoring DAWG Proclamation.pdf

DOUGLAS COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

PROCLAMATION

HONORING DOUGLAS ANIMAL WELFARE GROUP AND ITS GENEROUS DONORS

WHEREAS, Douglas Animal Welfare Group (DAWG) is a nonprofit organization dedicated to improving the lives and adoptability of animals at the Douglas County Animal Shelter; and

WHEREAS, DAWG advances its mission by supporting animal care and adoption, educating the community about responsible pet ownership, and undertaking projects that benefit animals, pet owners, and the residents of Douglas County; and

WHEREAS, DAWG's dedicated volunteers and members rely entirely on donations, membership dues, fundraising events, and recycling programs to support the organization's efforts, making DAWG a valued community partner; and

WHEREAS, DAWG has generously committed $65,450 to replace and improve shade structures in the dog play yards at Douglas County Animal Services, with contributions from individual donors Roxanne Hart, Melissa Williams, and Ellen Goldsmith, enhancing the comfort and well-being of shelter animals.

NOW, THEREFORE, BE IT PROCLAIMED that the Douglas County Board of Commissioners recognizes and expresses its sincere appreciation to Douglas Animal Welfare Group and donors Roxanne Hart, Melissa Williams, and Ellen Goldsmith for their generosity, dedication, and exceptional contributions to the Douglas County Animal Shelter and the shade structure improvement project.

IN WITNESS WHEREOF, this proclamation has been adopted this 19th day of November, 2026.

Mark Gardner, Chairman

Amy Burgans, Clerk-Treasurer

AGENDA ITEM NO. 13.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **HUMAN RESOURCES**

TITLE:
For possible action. Discussion on the appointment of Ms. Pat Eckman to the Genoa Town Advisory Board due to a vacancy for the remainder of the unexpired term, beginning November 19, 2026, and ending December 31, 2028, in accordance with Douglas County Code Section 18.02.040. (Christine Vido, Human Resources Director)

RECOMMENDED MOTION:
Appoint Ms. Pat Eckman to the Genoa Town Advisory Board to fill a vacancy for the remainder of the unexpired term, beginning November 19, 2026 and ending December 31, 2028, in accordance with Douglas County Code Section 18.02.040.

FINANCIAL IMPACT:
None

BACKGROUND:
The Genoa Town Advisory Board consists of five members. A vacancy was created following the passing of Board member Mark Keith. The Human Resources Department assisted the Town of Genoa in soliciting applications to fill the vacancy. Ms. Pat Eckman was the only applicant. At its November 4, 2026 meeting, the Genoa Town Advisory Board voted to recommend that the Board of County Commissioners appoint Ms. Eckman to serve the remainder of the unexpired term through December 31, 2028. Ms. Eckman previously served on the Board for one term.
DCC 18.02.040
A vacancy which may occur during the term of a town board member will be filled by appointment of a qualified resident by a majority of the board of county commissioners. An appointed town board member shall serve the remainder of the term of the departed town board member.

ATTACHMENTS:
Eckman, P Application_Redacted.pdf

EMPLOYMENT APPLICATION

DOUGLAS COUNTY (NV)
P O BOX 218
Minden, Nevada 89423
(775) 782-9860
http://www.douglascountynv.gov

Eckman, Pat
GTAB-1 GENOA TOWN ADVISORY BOARD MEMBER

Received: 8/28/26 02:41 PM
For Official Use Only:
QUAL: _____
DNQ: _____
□Experience
□Training
□Other:_____

PERSONAL INFORMATION

POSITION TITLE: GENOA TOWN ADVISORY BOARD MEMBER	**EXAM ID#:** GTAB-1
NAME: (Last, First, Middle) Eckman, Pat	**SOCIAL SECURITY NUMBER:** N/A
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2338 Genoa Street, PO Box 1188, Genoa, Nevada 89411-1188	**EMAIL ADDRESS:** pateckman57@gmail.com
HOME PHONE: [redacted]	**NOTIFICATION PREFERENCE:** Email

LEGAL RIGHT TO WORK IN THE UNITED STATES?
■Yes □No

What is your highest level of education?
Bachelor's Degree

PREFERENCES

WHAT TYPE OF JOB ARE YOU LOOKING FOR?
Temporary

TYPES OF WORK YOU WILL ACCEPT:
Part Time

SHIFTS YOU WILL ACCEPT:
On Call (as needed)

OBJECTIVE:
To serve as a Member of the Town of Genoa Advisory Board

EDUCATION

DATES:	**SCHOOL NAME:** Heald Business College	
LOCATION:(City, State/Province) San Jose, California	**DID YOU GRADUATE?** ■Yes □No	**DEGREE RECEIVED:** Professional
MAJOR: Accounting		

DATES:	**SCHOOL NAME:** St. Mary's College	
LOCATION:(City, State/Province) Moraga, California	**DID YOU GRADUATE?** ■Yes □No	**DEGREE RECEIVED:** Professional
MAJOR: Paralegal Certificate		

WORK EXPERIENCE

DATES: From: 1/2009 To: Present	**EMPLOYER:** AARP Taxaide	**POSITION TITLE:** AARP Taxaide Volunteer
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 5820 S. Eastern Avenue #190, Las Vegas, Nevada, 89119		
MAY WE CONTACT THIS EMPLOYER? ■Yes □No		
HOURS PER WEEK: 12	**# OF EMPLOYEES SUPERVISED:** 12	

DUTIES:
Prepare tax returns for free at the Carson City Senior Center. Also served as Local Coordinator from 2015 to 2020 tax seasons. Currently Shift Supervisor, assist with training, quality reviews, and supervision of 12+ Tax Aide volunteers at the Carson City site.

REASON FOR LEAVING:
Not applicable

DATES: From: 2/2006 To: Present	**EMPLOYER:** Genoa Street Holdings, LLC	**POSITION TITLE:** Managing Partner
ADDRESS: (Street, City, State/Province, Zip/Postal Code) PO BOX 1188, GENOA, Nevada, 89411		
PHONE NUMBER: [redacted]	**SUPERVISOR:** Patricia and Gary Eckman - Managers	**MAY WE CONTACT THIS EMPLOYER?** □Yes ■No
HOURS PER WEEK: 4	**# OF EMPLOYEES SUPERVISED:** 0	

DUTIES:
Real Estate Investment and Property Manager for family-owned rental properties.

REASON FOR LEAVING:
Not applicable

DATES:	EMPLOYER:	POSITION TITLE:
From: 1/2017 To: 12/2020	Town of Genoa Advisory Board	Advisory Board Member
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2289 Main Street, Genoa, Nevada, 89411		
PHONE NUMBER: 775-782-8696	**MAY WE CONTACT THIS EMPLOYER?** ■Yes □No	
HOURS PER WEEK: 2	**# OF EMPLOYEES SUPERVISED:** 0	
DUTIES: Served as a member of the Town Advisory Board. Attended monthly meetings, and also worked on several town projects during my term. I was the Board liaison who worked with County HR to recruit and hire a new town manager in 2018.		
REASON FOR LEAVING: 4-year term ended.		

CERTIFICATES AND LICENSES

Nothing Entered For This Section

Skills

Nothing Entered For This Section

ADDITIONAL INFORMATION

Nothing Entered For This Section

REFERENCES

Nothing Entered For This Section

Agency-Wide Questions

1. Per Douglas County Policy and Procedure 200.27 and County Code 2.02.110 no outside employment of any kind shall be allowed unless authorized in advance by the appointing authority in writing. If offered employment with Douglas County, do you intend to retain your current employment while actively employed by Douglas County?

Yes - Notification of retaining your other employment is required at time of offer.

Job Specific Supplemental Questions

1. Do you meet the requirements for the position as detailed in this posting?

Yes

2. List your complete PHYSICAL address to confirm residency.

2338 Genoa Street, Genoa, Nevada

3. Are you willing and able to participate in regular monthly board meetings and special board meetings as required to conduct the business of the Genoa Town Advisory Board?

Yes

4. How long have you been a resident of the Town of Genoa?

20 years, since February 2006

5. Provide a brief statement reflecting your qualifications and why you are interested in the position.

I am qualified for this position having already served on the Genoa Town Board for a 4-year term.

6. Describe your experience in providing community service.

I've used my experience as a (former) paralegal to help set up a number of 501(c)(3) organizations over the years in both Hercules, California and Genoa, Nevada. I'm currently on the Board of Directors of Volunteers of Genoa (VOG), and the Douglas County Chess Club which I helped set up and am Treasurer of both.

7. Do you anticipate any potential conflicts of interest?

No

8. If you answered yes above, please explain.

9. Please provide any additional comments or information you would like to provide to the Board for their consideration.

I'd like to help encourage respectful dialogue, and work toward practical solutions that benefit the entire community.

The following terms were accepted by the applicant upon submitting the online application:

By clicking on the 'Accept' button, I hereby certify that every statement I have made in this application is true and complete to the best of my knowledge. I understand that all offers of employment and all information regarding compensation and other terms and conditions of employment will be made in writing, verbal statements may not be relied upon. Employment will be at will unless specifically stated to be otherwise. "At will" means Douglas County may terminate my employment at any time with no advance notice and for any reason or no reason. I understand that I will have to verify any and all information given on this application. I understand that this completed application is the property of Douglas County and will not be returned and will become part of my personnel file if I am hired. I authorize Douglas County to investigate my references and to make an independent investigation of any character, conduct and employment records; including, but not limited to, criminal and traffic records. Note: a record of conviction will not necessarily bar you from employment, and factors to be considered when looking at records of criminal history include: Length of time passed since the offense; Age of applicant at the time of the offense; Severity and nature of offense; Relationship of the offense to the position applying for; and Evidence of rehabilitation of the applicant. I hereby release all employers, schools, or persons from all liability in responding to inquiries in connection with my application. I understand that any misrepresentation, falsification or material omission of information may result in my failure to receive an offer, or if I have been hired, in my dismissal from employment, regardless of length of employment. I will be required to successfully complete a criminal background check and a drug test for select positions. I understand that I must notify Human Resources of any changes in my name, address, or phone number. Douglas County participates in E-Verify. Federal law requires all employers to verify the identity and employment eligibility of all persons hired to work in the United States. In the event I am employed by Douglas County, I agree to comply with all rules and policies.

This application was submitted by Pat Eckman on 08/28/26 02:41 PM

Signature_____

Date_____

Patricia Eckman

2338 Genoa Street
PO Box 1188
Genoa, NV 89411-1188
Cell: [redacted]

Seeking a volunteer opportunity where I can utilize my experience for the benefit of the community.

EXPERIENCE:

2009 to Present	AARP Taxaide Volunteer, also served as Local Coordinator from 2015 to 2020, currently Shift Supervisor for the Taxaide site located at the Carson City Senior Center
2017 to 2020	Member of Town of Genoa Advisory Board
2006 to Present	Managing Partner of Genoa Street Holdings, LLC, Genoa, Nevada Real Estate Investment and Property Manager for rental properties
1986 to 2016	Chief Financial Officer of Eckman Industries, Inc. Duties included Office Manager, HR and Accounting for locations in Richmond, California and Mound House, Nevada
1994 to 2005	Law Offices of Richard Meier, Oakland, California Litigation Paralegal
1991 to 1993	Law Offices of Miles & Brummitt, Walnut Creek, California Office Manager
1980-1991	Hanson, Bridgett LLP, San Francisco, California Legal Secretary

EDUCATION:

Paralegal Certificate from St. Mary's College, Moraga, California
Accounting, Heald Business College, San Jose, California
AA Business, Monterey Peninsula College, Monterey, California

SKILLS:

Proficient with Windows, Microsoft Word, Quickbooks Pro, Excel, Turbotax and TaxSlayer.
*Received a Proclamation for community service from the City of Hercules in 2004
*Served on the West Contra Costa County School District Bond Oversight Committee 2003-2004
*Helped form and served on Board of Directors of several 501c(3) organizations in California and Nevada over the past 30 years, including Volunteers of Genoa which was formed to benefit the Town of Genoa.

AGENDA ITEM NO. 14.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **COMMUNITY DEVELOPMENT**

TITLE:
For possible action. Discussion to approve a $174,305 professional services contract with C.A. Group, Inc. for additional design services related to Muller Parkway (Muller Parkway Phase 5); and authorize the County Manager to execute the contract and to approve any change orders totaling no more than 10% of the contract amount. (Jeremy Hutchings, County Engineer)

RECOMMENDED MOTION:
Approve the $174,305 professional services contract with C.A. Group, Inc. for additional design services related to Muller Parkway (Muller Parkway Phase 5); and authorize the County Manager to execute the contract and to approve any change orders totaling no more than 10% of the contract amount.

FINANCIAL IMPACT:
The contract authorizes design services in an amount not to exceed $174,305.00. This amount excludes possible future change orders of up to 10% of the original contract amount ($17,430.50). This funds to pay for this contract will come from the Douglas County 410 Fund.

BACKGROUND:
This contract seeks to have C.A. Group - which has already provided design plans for four Phases of Muller Parkway - to provide additional design services related to Phases 1 and 3. The additional design work is referred to as Muller Parkway "Phase 5." These services include the design of additional stormwater mitigation elements that could be installed along Muller Parkway Phases 1 and 3 (the segments between Toler Lane and Buckeye Road); and urban design elements such as curb and gutter that could be installed along Muller Parkway Phase 3 (the segment directly north of Toler Lane, adjacent to the future Ashland Park subdivision).

County staff, in consultation with the County Manager, seek approval of Phase 5 design work to address issues that have been raised by members of the public. One issue was a belief that there was insufficient mitigation of stormwater run-off that might be caused by paving Muller Parkway. Another

question involved Muller Parkway Phase 3, which was constructed to meet or exceed a rural arterial road standard, and whether it should be constructed to an urban arterial road standard now instead of at a later date when development occurs. This professional services contract will promote the County's good faith efforts to further examine and possibly address concerns that have been raised by members of the public.

It should be noted that these design services do not include the design of upstream floodwater detention projects that might mitigate flows from the Pine Nut Creek watershed, Buckeye Creek watershed, and Dangberg Reservoir.

ATTACHMENTS:
Contract - Muller Parkway Phase 5 (V1).pdf

MULLER PARKWAY PHASE 5 – ADDITIONAL DESIGN SERVICES

CONTRACT FOR PRODUCTS AND SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA

AND

C.A. GROUP, INC. A NEVADA CORPORATION

This Contract for Services by an Independent Contractor (the "Contract") is entered into by and between Douglas County, a political subdivision of the State of Nevada (the "County"), and C.A. Group, Inc. a Nevada Corporation, Nevada Business ID #: NV20081407877 ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, Douglas County, a political subdivision of the State of Nevada, from time to time requires the services of independent contractors; and

WHEREAS, it is deemed that the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County; and

WHEREAS, Contractor represents that Contractor is duly qualified, equipped, staffed, ready, willing and able to perform and render the services hereinafter described.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein made, the County and Contractor mutually agree as follows:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The Contract will become effective on the date it is signed by the last Party to sign the Contract ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until December 31, 2027, or until the Products to be Provided and Services to be Performed under Paragraph 2 have been completed, whichever is earlier. Time is of the essence in this Contract. The scope of services described in Exhibit A shall be complete on or before December 31, 2026.

2. PRODUCTS TO BE PROVIDED AND SERVICES TO BE PERFORMED. The Parties agree that Contractor will provide the following products and/or perform the following services as described in the attached Exhibit A Muller Phase 5 – Additional Design Services.

The products and services to be provided are more particularly described and shall be completed in accordance with the requirements set forth in Exhibit A hereto.

3. PAYMENT FOR SERVICES. Contractor agrees to provide the products and services set forth in Paragraph 2 on a time and materials basis or lump sum for a total cost not to exceed $One Hundred and Seventy Four Thousand Three Hundred Five Dollars and Zero Cents[174,305.00] (the "Contract Price"). Unless Contractor has received a written exemption from the County, Contractor shall submit monthly requests for payment for services performed under this Contract. Requests for payment shall be submitted no later than fifteen (15) days after the end of a month and must include a detailed summary of the expenditures reported in a form that supports the approved budget. Specifically, Contractor agrees to provide with each request for payment a schedule of actual expenditures for the period, cumulative total expenditures for the entire Contract, and a comparison of cumulative total expenditures to the maximum expected fee

for the services and tasks set forth in Paragraph 2. As a precondition to receiving any payment from the County, Contractor shall complete all required tax identification and vendor registration forms for the Douglas County Finance Department. Payment of uncontested fees will be made within thirty (30) days.

4. INDEPENDENT CONTRACTOR STATUS. The Parties agree that Contractor, its associates and employees shall have the status of independent contractors and that this Contract, by explicit agreement of the Parties, incorporates and applies the provisions of Nevada Revised Statutes (NRS) 333.700, as necessarily adapted to the Parties, including that Contractor is not a Douglas County employee and that there shall be no:

1. Withholding of income taxes by the County.
2. Industrial insurance coverage provided by the County.
3. Participation in group insurance plans which may be available to employees of the County.
4. Participation or contributions by either the independent contractor or the County to the public employees' retirement system.
5. Accumulation of vacation leave or sick leave.
6. Unemployment compensation coverage provided by the County.

Contractor and County agree to the following rights and obligations consistent with an independent contractor relationship between the Parties:

a. Contractor has the right to perform services for others during the term of this Contract.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Contract will be performed.
c. Contractor shall not be assigned a work location on County premises.
d. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Contract.
e. Contractor, at Contractor's sole expense, has the right to hire assistants as subcontractors, or to use Contractor's employees to provide the services required by this Contract.
f. Contractor or Contractor's employees or contract personnel shall perform the services required by this Contract, and Contractor agrees to the faithful performance and delivery of described services in accordance with the time frames contained herein; County shall not hire, supervise or pay any assistants to help Contractor.
g. Neither Contractor nor contractor's employees or contract personnel shall receive any training from County in the skills necessary to perform the services required by this Contract.
h. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Contract.
i. Contractor understands that Contractor is solely responsible to pay any federal and state taxes and/or any social security or related payments applicable to money received for services provided under the terms of this contract. Contractor understands that an IRS Form 1099 will be filed by County for all payments County makes to Contractor.

5. INDUSTRIAL INSURANCE. Contractor further agrees that, prior to the commencement of any work and as a precondition to any obligation of the County to make any payment under the Contract, Contractor will provide the County with a work certificate and/or a certificate issued by a qualified insurer in accordance with NRS 616B.627. Contractor also agrees that, prior to commencing any work under the Contract, Contractor will complete and provide evidence to the County that Contractor has made the following written request to Contractor's insurer:

> C.A. Group, Inc. a Nevada Corporation *has entered into a contract with Douglas County to perform services through approximately December 31, 2027, and requests that an authorized insurer provide to Douglas County: (1) A certificate of coverage issued pursuant to NRS 616B.627; and (2) Notice of any lapse in coverage or nonpayment of coverage that the Contractor is required to maintain.*
>
> *The certificate and notice should be mailed to:*
>
> *Douglas County*
> *Community Development*
> *ATTN: County Engineer*
> *Post Office Box 218*
> *Minden, Nevada 89423*

Contractor agrees to maintain all required workers' compensation coverage throughout the entire term of the Contract. If Contractor does not maintain the required coverage throughout the entire term of the Contract, Contractor agrees that the County may, at any time the coverage is not maintained by Contractor, order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County. For each six-month period this Contract is in effect, Contractor agrees, prior to the expiration of the six-month period, to provide another written request to the insurer for the provision of a certificate and notice of lapse in, or nonpayment of, insurance coverage. If Contractor does not make the request or does not provide the certificate before the expiration of the six-month period, Contractor agrees that the County may order the Contractor to stop work, suspend the Contract, or terminate the Contract at the sole discretion of the County.

Contractor may, in lieu of furnishing a certificate of an insurer, provide an affidavit indicating that Contractor is a sole proprietor and that:

a. In accordance with the provisions of NRS 616B.659, has not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS; and
b. Is otherwise in compliance with those terms, conditions and provisions

6. WARRANTY. Contractor agrees and hereby provides, warrants and represents each of the following with respect to any services provided under this Contract: the services, installations, and work performed under this Contract shall be free of defects in material and workmanship for a period of 365 days following the completion of such work, and the services and installation will be provided in a professional and workman like manner and in conformity with the professional standards for comparable services in the industry, and shall comply with

the applicable specifications and requirements set forth in this Contract. This term shall not be construed as a limitation on any other remedies that might be available to the County.

7. TERMINATION OF CONTRACT. Either Party may terminate the Contract for cause if the other Party fails to correct any breach of the terms of the Contract within 30 days after receiving notice of such breach and having been given a reasonable opportunity to cure the breach. County may terminate the contract without cause upon 30 days advanced written notice to Contractor, provided, however, that except as otherwise set forth in this Contract, early termination will not relieve a Party of any obligation that became due prior to the date of termination.

8. LICENSING. Contractor agrees to maintain any required licenses and certifications to perform any services for County, including but not limited to, Registered Professional Engineer in good standing with the State of Nevada, and a NV State Business License. The failure to maintain any required license will result in immediate termination of this Contract. Contractor shall promptly inform County of any claims or complaints made against Contractor (or any of its employees or agents who are engaged in work under this Contract) to any professional licensing board or of any investigations conducted by such boards; in this context, promptly shall mean as soon as possible, but in no event later than five business days after Contractor becomes aware of the claim, complaint or investigation.

9. LIABILITY INSURANCE. Douglas County's liability coverage will not extend to the Contractor. Without limiting Contractor's indemnification of County as described in Section 18, Contractor shall obtain and maintain at its own expense during the term of this Contract, policies of liability insurance of the type and amounts described below. Such policies shall be signed by a person authorized by that insurer to bind coverage on its behalf.

The County and its elected officials, employees, agents, and volunteers shall be named as additional insureds under the policies required for all liability arising from Contractor's performance of work pursuant to this Contract. This provision shall also apply to any excess/umbrella liability policies. This insurance shall be primary to any insurance maintained by the County. County insurance shall not contribute to any judgment rendered against the County.

Prior to the commencement of any work under this Contract, Contractor shall provide to the County certificates of insurance with original endorsements of the following insurance coverage:

a. **General Liability Insurance.** Contractor is required to acquire and maintain general liability insurance in the minimum amount of $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage during the term of this Contract at Contractor's sole expense. Proof of insurance must be sent to the Douglas County Manager. Such proof of insurance must be provided at least annually throughout the term of this Contract and Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

b. **Automobile Liability Insurance.** Contractor is required to acquire and maintain automobile insurance covering bodily injury and property damage for all activities of the Contractor arising out of or in connection with the work to be performed under this Contract, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each

accident.

All insurance coverage maintained or procured pursuant to this Contract shall be endorsed to waive subrogation against County, its elected officials, employees, agents, and volunteers or shall specifically allow Contractor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Contractor hereby waives its own right of recovery against County and shall require similar written express waivers and insurance clauses form each of its subcontractor(s).

Coverage provided by Contractor shall be primary and any insurance or self-insurance procured or maintained by County shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the County before the County's own insurance or self-insurance shall be called upon to protect it as a named insured.

Requirements of specific coverage features, or limits contained in this Contract are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any Party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Contractor maintains higher limits than the minimums shown above, the County requires and shall be entitled to coverage for the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the County.

None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsements of any kind that has not been first submitted to County and approved in writing.

A severability of interests provision must apply for all additional insureds ensuring that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policies shall not contain cross-liability exclusions.

Contractor agrees to ensure that its subcontractor(s), and any other party involved with the project who is brought onto or involved in the project by the Contractor, provide the same minimum insurance coverage and endorsements required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this Contract.

Any self-insured retentions must be declared to and approved by the County. County reserves the right to required that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by County.

Contractor shall give County prompt and timely notice of claims made or suits instituted that arise out of or result from Contractor's performance under this Contract, and that involve or may involve coverage under any of the required liability policies.

Contractor shall procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work to be performed under this Contract.

10. NONAPPROPRIATION. All payments required pursuant to the Contract are contingent upon the availability of County funds. In accordance with NRS 354.626 and any other applicable provision of law, the financial obligations between the Parties will not exceed those monies appropriated and approved by the County for the Contract for the current fiscal year under the Local Government Budget Act. The Contract will terminate and the County's obligations will be extinguished if the County fails to appropriate the necessary funding.

Nothing in the Contract will be construed to provide Contractor with a right of payment from any entity other than the County. Any funds budgeted by the County pursuant to the terms of the Contract that are not paid to Contractor will automatically revert to the County's discretionary control upon the completion, termination, or cancellation of the Contract. The County will not have any obligation to re-award or to provide, in any manner, the unexpended funds to Contractor. Contractor will have no claim of any sort to the unexpended funds.

11. CONSTRUCTION OF CONTRACT. The Contract will be construed and interpreted according to the laws of the State of Nevada. There will be no presumption for or against the drafter in interpreting or enforcing the Contract. The Contract Documents consist of this document, and Exhibit A. The Parties agree to be bound by the terms, conditions and specifications set forth in all Contract Documents, except as specifically modified or amended. The terms of the Contract Documents shall, to the extent reasonably practical, be read as complimentary to one another. In the event of an irreconcilable conflict between the terms of the Contract Documents, the terms of this document shall prevail, thereafter the terms of Exhibit A.

12. DISPUTE RESOLUTION. In the event a dispute arises between the Parties, the Parties promise and agree to first meet and confer to resolve any dispute. If such meeting does not resolve the dispute, then the Parties agree to mediate any dispute arising from or relating to the Contract before an independent mediator mutually agreed to by the parties. The fee, rate or charge of the mediator will be shared equally by the Parties, who will otherwise be responsible for their own attorney's fees and costs. If mediation is unsuccessful, litigation may only proceed before a department of the Ninth Judicial Court of the State of Nevada in and for the County of Douglas that was not involved in the mediation process, and attorney's fees and costs will be awarded to the prevailing party at the discretion of the court.

13. COMPLIANCE WITH APPLICABLE LAWS. Contractor promises and agrees to fully and completely comply with all applicable local, state and federal laws, regulations, orders, or requirements of any sort in carrying out the obligations of the Contract, including, but not limited to, all federal, state, and local accounting procedures and requirements, all hazardous materials regulations, and all immigration and naturalization laws.

14. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

15. COUNTY INSPECTION. The books, records, documents and accounting procedures and practices of Contractor related to the Contract will be subject to inspection, examination and audit by the County, including, but not limited to, the contracting agency, the County Manager,

the District Attorney, and, if applicable, the Comptroller General of the United States, or any authorized representative of those entities.

16. DISPOSITION OF CONTRACT MATERIALS. Any books, reports, studies, photographs, negatives or other documents, data, drawings or other materials prepared by or supplied to Contractor in the performance of its obligations under the Contract (the "Materials") will be the exclusive property of the County and all such materials will be remitted and delivered, at Contractor's expense, to the County by Contractor upon the completion, termination or cancellation of the contract. Alternatively, if the County provides its written approval to Contractor, the Materials must be retained by Contractor for a minimum of six years after Contractor's receipt of the final payment from County and all other pending matters are closed. If, at any time during the retention period, the County, in writing, requests any or all of the Materials, then Contractor will promptly remit and deliver the materials, at Contractor's expense, to the County. Unless the County has requested the remittance and delivery by Contractor of the Materials, Contractor will not use, willingly allow or cause to have such Materials used for any purpose other than the performance of Contractor's obligations under the terms of the Contract without the prior written consent of the County.

17. PUBLIC RECORDS LAW. Contractor expressly understands and agrees that all documents submitted, filed, or deposited with the County by Contractor, unless designated as confidential by a specific statue of the State of Nevada, will be treated as public records pursuant to NRS chapter 239 and shall be available for inspection and copying by any person, as defined in NRS 0.039, or any governmental entity. Contractor expressly and indefinitely waives all of its rights to bring, including but not limited to, by way complaint, interpleader, intervention, or any third party practice, any claims, demands, suits, actions, judgments, or executions, for damages or any other relief, in any administrative or judicial forum, against the County or any of its officers or employees, in either their official or individual capacity, for violations of or infringement of the copyright laws of the United States or of any other nation.

18. INDEMNIFICATION. To the fullest extent permitted by law, Contractor shall, at its sole cost and expense, defend, hold harmless and indemnify County and its elected officials, officers, attorneys, agents, employees, volunteers, successors, assigns and those County agents serving as independent consultants in the role of County officials (collectively "Indemnitees"), from and against any and all damages, costs, expenses, liabilities, claims, demands, causes of action, proceedings, expenses, judgments, penalties, liens, and losses of any nature whatsoever, including fees of accountants, attorneys, or other professionals and all costs associated therewith and the payment of all consequential damages (collectively "Liabilities"), in law or equity, whether actual, alleged or threatened, which arise out of, are claimed to arise out of, pertain to, or relate to the acts or omissions of Contractor, its officers, agents, servants, employees, subcontractors, materialmen, consultants or their officers, agents, servants, or employees (or any entity or individual that Contractor shall bear the legal liability thereof) in the performance of this Contract, including the Indemnitee's active or passive negligence, except for Liabilities arising from the sole negligence or willful misconduct of the Indemnitees as determined by court decision or by the agreement of the Parties. Contractor shall defend the Indemnitees in any action or actions filed in connection with any Liabilities with counsel of Indemnitees' choice, and shall pay all costs and expenses, including all attorneys' fees and experts' costs actually incurred in connection with such defense. Contractor shall reimburse the Indemnitees for any and all legal expenses and costs incurred by Indemnitees in connection therewith.

Contractor shall obtain executed indemnity agreements with provisions identical to those in this Contract from each and every subcontractor or any other person or entity involved by, for, with or on behalf of the Contractor in the performance of this Contract.

County does not, and shall not, waive any rights that it may possess against Contractor because of the acceptance by County, or the deposit with County, of any insurance policy or certificate required pursuant to this Contract. The Indemnitees in this Contract shall apply regardless of whether or not any insurance policies are determined to be applicable to the Liabilities, tax, assessment, penalty or interest asserted against County.

The provisions of this Section 17 shall survive the termination of this Contract. County may offset against the amount of any fees due to Contractor under this Contract any amount due to County from Contractor as a result of Contractor's failure to promptly pay County any reimbursement or indemnification arising under this Contract.

19. MODIFICATION OF CONTRACT. The Contract and the attached Exhibit constitute the entire agreement and understanding between the Parties and may only be modified by a written amendment signed by both of the Parties.

20. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this Contract. Each signatory individually warrants that he or she is authorized to sign on behalf of the party for whom he or she is signing.

21. STANDARD OF CARE. Contractor will perform all services in a manner consistent with that level of care and skill ordinarily exercised by other members of Contractor's profession currently practicing in the same locality under similar conditions.

22. NO BOYCOTT. If the annual amount required to perform this Contract (identified in Paragraph 3 of this Contract) exceeds $100,000, then by signing this Contract, Contractor certifies that it is not currently engaged in, and agrees for the duration of the contract not to engage in, a boycott of Israel as defined in NRS 332.065(5).

23. WAIVER OF LIEN. Contractor understands and agrees that the services it will render to the County are not intended for the improvement of real property or to otherwise grant any rights to Contractor pursuant to NRS chapter 108.

24. THIRD PARTY BENEFICIARY. Nothing contained in this Contract is intended to convey any rights or to create a contractual relationship with any third party or to otherwise allow a third party to assert a cause of action against either Contractor or County.

25. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to protests, strikes, legal impossibility, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, emergencies or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event, the intervening cause must not be through the fault of the Party asserting such an excuse, and the excused Party is obligated to promptly perform in accordance with the terms of this Contract after the intervening cause ceases.

26. WAIVER. The County's failure to insist upon Contractor's performance of any obligation hereunder shall not constitute a waiver of the County's right to enforce that obligation and the County may require compliance with that obligation or any other obligation at any time.

27. NOTICES. All notices, requests, demands and other communications hereunder must be in writing and will be deemed delivered when sent via certified mail, return receipt requested or by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

To County: Douglas County
Community Development
Attn: County Engineer
Post Office Box 218
Minden, Nevada 89423

To Contractor: _____
_____
_____
_____

28. CONFLICT OF INTEREST. By signing the Contract, Contractor agrees that any information obtained from Douglas County, in whatever form, will not be divulged to other competing interests without the permission of the County Manager. In the event of a breach of this provision, Douglas County may immediately withdraw, without penalty or any payment, from the Contract. Contractor must notify Douglas County of any other contracts or projects Contractor is working on that may impact Douglas County.

IN WITNESS WHEREOF, the Parties hereto have caused the Contract to be signed and intend to be legally bound thereby.

CONTRACTOR

By: _____ 9/18/2026
Name: Chad Anson Date
Title: Executive Vice President

DOUGLAS COUNTY

By: _____
Name: Jenifer Davidson Date
Title: County Manager

Exhibit A

Muller Parkway Phase 5 – Additional Design Services

CA Group has been requested to provide additional design elements to be added to the Muller Parkway Phase 1 and Phase 3 components of the overall Muller Parkway project in its existing two-lane configuration between Toler Lane and Buckeye Road. Additional services requested are as follows:

Phase 1
Consultant will provide plans, drainage report, engineer's estimate, and specifications to add the following elements along Phase 1 which lies north of Phase 3 extending to the roundabout at Buckeye Road:

- Determine the detention and/or retention volume per Division 6 of the Douglas County Design Criteria and Improvement Standards (DCDCIS).

Phase 3
Consultant will provide plans, drainage report, engineer's estimate, and specifications to add the following elements of Phase 3 along the Ashland Park frontage:

- 2-Ft Curb and gutter both sides of pavement
- 6-Ft wide landscape and irrigation strip both sides.
- Prepare a drainage design for an urban roadway section containing curb and gutter. The design may include curb openings, erosion- and scour-mitigation measures, roadside swales, and other drainage improvements identified during the analysis. The design shall be in accordance with current Douglas County roadway design standards, which require a dry travel lane during the 25-year event. This criterion will apply only to runoff generated by the roadway and conveyed longitudinally along the curb line. It will not apply to off-site runoff crossing the roadway from upstream contributing watersheds.
    - Determine the detention and/or retention volume per Division 6 of the Douglas County Design Criteria and Improvement Standards (DCDCIS).
- Perform hydraulic modeling to assess the effects of the proposed Muller Parkway improvements on upstream and downstream flow depths and velocities during the 25-year and the 100-year event. The analysis will be based on the model used to support the Conditional Letter of Map Revision. A drainage report will be prepared analyzing the effects of the improvements on both the 25-year and the 100-year design events.
- Develop erosion-mitigation recommendations for the culvert outlet at the Ashland Park Channel.
- Review erosion and scour conditions at the culvert outlet and along the roadside ditches based on available current as-built survey data.

AGENDA ITEM NO. 15.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: November 19, 2026

TIME REQUIRED:

AGENDA: **COUNTY MANAGER**

TITLE:
For presentation only. Announcements, reports, and updates from County Commissioners and the County Manager, including information regarding boards or commissions on which they serve as members or liaisons, other meetings or functions attended, and Commissioner requests for discussion of potential future agenda items. Discussion may also include status reports and updates on County projects and administrative matters for the Board of County Commissioners. (Chairman Mark Gardner)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None.

BACKGROUND:
This is an opportunity for Commission members to update the other Commissioners about what is occurring on the various boards to which they have been appointed.

These boards/commissions/meetings include but are not limited to the following:

Mark Gardner, Chairman:
- Carson Valley Chamber of Commerce
- Carson Valley Visitors Authority
- Nevada Association of Counties (NACO)
- Northern Nevada Development Authority (NNDA) (Alt.)
- Regional Transportation Commission
- Quad County Coalition
- Joint Powers Authority/Waste Management (Alt.)

Commissioner Nathan Tolbert, Vice Chair:

- Audit Committee
- Carson Water Subconservancy District
- Debt Management Commission
- Lake Tahoe South Shore Chamber (Alt.)
- Nevada Association of Counties (NACO)
- Nevada Works
- Parks & Recreation Advisory Board
- Quad County Coalition (Alt.)
- Tahoe Regional Planning Agency (Alt.)
- Tahoe Transportation District (Alt.)
- Western Nevada Development Authority (WNDD)

Commissioner Wesley Rice:
- Douglas County Lake Tahoe Sewer Authority
- Joint Powers/Waste Management
- Lake Tahoe Visitors Authority (LTVA)
- Lake Tahoe South Shore Chamber
- Regional Transportation Commission (RTC)
- Stateline Storm Water Association
- Tahoe Douglas Visitors Authority (TDVA)
- Tahoe Regional Planning Agency (TRPA)

Commissioner Sharla Hales:
- Carson Valley Arts Council
- Carson Water Subconservancy District
- China Spring and Aurora Pines Girls Facility Advisory Board Executive Committee
- Douglas County Business Council
- Nevada Works (Alt.)
- South Shore Transportation Management Association
- Tahoe Event Center Stakeholder Group
- Tahoe Transportation District

Commissioner Danny Tarkanian:
- Carson Valley Visitors Authority (Alt.)
- Law Library
- Northern Nevada Development Authority (NNDA)
- Nevada Tahoe Conservation District

County Manager Jenifer Davidson
- County Manager Update
- Status reports and updates on County projects and administrative matters for the Board of County Commissioners.

There will be no discussion or action taken on these reports/updates.

ATTACHMENTS: