Douglas County

Board of County Commissioners Public Meeting Notice and Agenda

Mark Gardner
Nathan Tolbert
Sharla Hales
Wesley Rice
Danny Tarkanian

Thursday, February 5, 2026 **10:00 AM** **Historic Courthouse**
1616 Eighth St.
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 Leeper 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

February 5, 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 County Manager Jenifer Davidson

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 draft minutes of the January 8, 2026, regular meeting of the Board of County Commissioners.

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

DOUGLAS COUNTY LIQUOR BOARD

7. For presentation only. Introduction of **Ordinance No. 2026-1664**, an ordinance amending Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.08 – Intoxicating Liquor Sale Licenses, Section 5.08.80 – License Restrictions – to add the requirement that employees of licensees complete alcohol server training within 30 days of employment, and that licensees establish a continuing program of training for employees related to compliance with applicable laws related to the sale of alcohol to include the prohibition on the sale of alcohol to persons under the age of 21 years. First Reading. (Sheriff Dan Coverley)

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 to approve Amendment #1 to the Aces Aircraft Maintenance Hangar and Office Space Lease at 2323 P51 Court, and authorize the County Manager to execute the amendment document effective February 1, 2026. Amendment #1 adds adjoining office space, consisting of two office spaces, to the underlying lease. (Heather MacDonnell, Airport Manager)

B. For possible action. Discussion on the Douglas County November 2025 Investment Report submitted by the Douglas County Treasurer per Douglas County Code 3.02.040. (Amy Burgans, Clerk-Treasurer)

C. For possible action. Discussion and review of the Douglas County Treasurer's Monthly Statement for November 2025 submitted per Nevada Revised Statutes 354.280(2). (Amy Burgans, Clerk-Treasurer)

D. For possible action. Discussion to accept the cumulative voucher sheets submitted under NRS 244.210 for checks and electronic fund transfers issued for the 12/5/25 Payables, 12/12/25 Payables, 12/12/25 Payroll, 12/19/25 Payables, 12/26/25 Payables, 12/26/25 Payroll, 12/26/25 Payroll 2, and 12/29/25 Public Works Refunds. (Amy Burgans, Clerk-Treasurer)

E. For possible action. Discussion to approve the first amendment to a contract between Douglas County and Oracle America, Inc., for permitting software, for an additional $29,265.80, increasing the total contract amount from $734,946.45 to $764,212.25, for software implementation and consulting services, and authorize the Director of Community Development to execute the required documents. (Tom Dallaire, Director of Community Development)

F. For possible action. Discussion on the Public Administrator’s 2025 Fourth-Quarter Report for the period beginning October 1, 2025, and ending December 31, 2025, per Douglas County Code 2.23. (Brook Adie, Community Services Director)

G. For possible action. Discussion regarding the Public Guardian’s 2025 Fourth Quarter Report for the period beginning October 1, 2025, and ending December 31, 2025, per Douglas County Code 2.22.135. (Brook Adie, Community Services Director)

H. For possible action. Discussion to accept a $136,881.47 State of Nevada Aging and Disability Services (ADSD) Congregate Dining Grant Award for the time period of October 1, 2025, through September 30, 2026, and authorize the County Manager to sign the grant award and all related grant paperwork. (Brook Adie, Community Services Director)

I. For possible action. Discussion to accept a $113,157.93 grant from the State of Nevada Aging and Disability Services Division for the time period of October 1, 2025, through September 30, 2026, to provide funding for Douglas County's Meals on Wheels program, and authorize the County Manager to sign the grant award and all associated grant paperwork. (Brook Adie, Community Services Director)

J. For possible action. Discussion to approve the first amendment to a contract with Compassionate Solutions, Inc. for Co-Administrator Public Administration duties, extending the contract through June 30, 2026, at no additional cost. (Brook Adie, Community Services

Director)

K. For possible action. Discussion to approve a $50,000 increase to Purchase Order 2025-00000210, for a new total of $100,000, with Tessco Technologies Inc., to purchase equipment necessary for the Radio Upgrade Project.(Brent Finster, Emergency Communications Manager)

L. For possible action. Discussion to approve a $50,000 increase to Purchase Order 2025-00000186, for a new total of $125,000, with Talley Communications, to purchase equipment necessary for the Radio Upgrade Project. (Brent Finster, Emergency Communications Manager)

M. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through December 31, 2025, per Nevada Revised Statute 251.030. (Kathy Lewis, Chief Operating Officer)

N. For possible action. Discussion to accept the Asset Management Internal Controls Review prepared by Douglas County's Internal Auditor, Baker Tilly. (Kathy Lewis, Chief Operating Officer)

O. For possible action. Discussion on the Internal Audit Status Update by Baker Tilly for audit activities conducted through December, 2025. (Kathy Lewis, Chief Operating Officer)

P. For possible action. Discussion to approve the purchase of two (2) motor pool vehicles from Corwin Ford, for a total of $64,446.50, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-NV26-25909, and authorize the County Manager or Public Works Director to sign all required documents. (Jeff MacDonnell, Fleet and Facilities Manager)

Q. For possible action. Discussion to approve the purchase of three (3) motor pool vehicles from Champion Chevrolet, for a total of $91,935.75, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-S3138, and authorize the County Manager or Public Works Director to sign all required documents. (Jeff MacDonnell, Fleet and Facilities Manager)

R. For possible action. Discussion to authorize the Douglas County Sheriff's Office to accept a $17,500 State of Nevada Department of Public Safety (DPS) Traffic Safety Joining Forces Performance Based Grant with a 25% matching requirement of $4,375, totaling $21,875, for the grant period of January 1, 2026, through September 30, 2026. (Undersheriff Elges)

S. For possible action. Discussion to accept a $14,583 Nevada Office of the Attorney General's Services-Training-Officers-Prosecutors (STOP) Domestic Violence Sub-Grant Award, with a County match of $14,583, for a total grant budget of $57,874 during the grant term of January 1, 2026, through December 31, 2026. (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

CLERK-TREASURER

11. For presentation only. Presentation on Douglas County's investment program and an economic/market update by Meeder Investments, Douglas County's investment advisors. (Greg Balls, Director, Advisory Services, Meeder Investments and Amy Burgans, Clerk/Treasurer).

PRESENTATION

12. For presentation only. Presentation of the upcoming Tahoe Basin Transit Comprehensive Operational Analysis by the Tahoe Regional Planning Agency. (Kira Richardson, Tahoe Regional Planning Agency)

AIRPORT

13. For presentation only. Introduction of **Ordinance 2026-1663**, amending Title 2 of the Douglas County Code by amending Chapter 2.58: Douglas County Airport Advisory Committee, to change the election cycle of the chair and vice chair. More specifically, Section 2.58.020 will be amended to change the election of chair and vice chair from annually in the month of March to annually at the first meeting of the calendar year. First Reading. (Heather MacDonnell, Airport Manager)

COMMUNITY DEVELOPMENT

14. For possible action. Discussion of an appeal of the Planning Commission's denial of a request for a major variance, Major Variance Application DP 25-0141, which requested to reduce the west side-yard setback from seven feet to zero feet and reduce the overhang of eaves from 18 inches to zero inches for a 534 square foot second-story addition above an existing garage located at 239 Enginehouse Circle, in the R-058 residential zoning district, in the Glenbrook Plan Area of the Tahoe Region. The applicant and appellant is Nielsen Separate Property Trust 2007 and the applicant's representative is Keith Ruben, Wilson Engineering. APN: 1418-10-710-074. (Lucille Rao, Senior Planner)

COMMUNITY SERVICES

15. For possible action. Discussion to approve the creation of a Licensed Clinical Social Worker position, pay grade 205 (salary range $96,886-$135,637), for the Mobile Outreach Safety Team (MOST). This position will be located within the Douglas County Sheriff's Office and funded from the One Nevada Opioid Settlement funds. (Brook Adie, Community Services Director)

COUNTY MANAGER

16.1 For possible action. Status update on the current design of the extension of Vista Grande Boulevard from its current terminus (south of Topsy Lane) to Jacks Valley Road, and discussion on possible revisions to the alignment of the road and modifications to the design, including alternative methods of traffic control. (Wendy Lang, Assistant County Manager)

16.2 For presentation only. Announcements/reports/updates from County Commission members, including updates on the various boards and/or commissions that they may be a member of or

a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Gardner)

17. 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.

18. ADJOURNMENT

AGENDA ITEM NO. 5.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **APPROVAL OF PREVIOUS MINUTES**

TITLE:
For possible action. Discussion to approve the draft minutes of the January 8, 2026, regular meeting of the Board of County Commissioners.

RECOMMENDED MOTION:
Approve the minutes of the January 8, 2026, regular meeting of the Board of County Commissioners, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:

ATTACHMENTS:
010826ForBoardApproval.pdf

DRAFT

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

---

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
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 Clerk-Treasurer, Amy Burgans.

3. PUBLIC COMMENT (No Action)

Amy Burgans, Clerk-Treasurer, speaks:
At this time, we'll move on to Public Comment. 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 Commet on Liquor Board agenda items, please provide your Public Comment during Opening Public Comment and Closing Public Comment. Public Comment must be limited to matters that are within the jurisdiction and control of the Board of Commissioners. Public Comment must be addressed to the Chairperson and not the members of the public so that the Board may take further action on the issues that are raised by the public. At this time, Public Comment is open and we will start with anyone that would like to speak.

Rachel Christensen speaks:
Good morning. Following the recent atmospheric river…

Amber Lane, Deputy Clerk, speaks:
Excuse me.

Ms. Christensen speaks:
…I observed that the County's…

UNAPPROVED

Ms. Lane speaks:
Excuse me, I'm sorry…

Ms. Christensen speaks:
I'm sorry.

Ms. Lane speaks:
…can you please…

Ms. Christensen speaks:
Rachel Christensen.

Ms. Lane speaks:
Thank you.

Ms. Christensen speaks:
Following the recent atmospheric river, I observed that the County's ditches and street drainage systems are directed to discharge into Smelter Creek. If the County maintains that Smelter Creek is not it's responsibility, then this constitutes the illegal dumping of water and silt onto private property, forcing property owners to manage the County's runoff. Proving my point even more is the work on the Smelter Creek cleanout that you started early at Buckskin is already showing damage. Not from the water flowing up from the Pine Nuts, but caused from diverting all the drainage to Smelter Creek from the Ruhenstroth area. Furthermore, the County disaster's response was inadequate; contrary to statements made by Sharla, and Mark, and Jenifer, emergency personnel did not check on every resident. In Ruhenstroth I found very few residents who were contacted during this disaster event, most, let's see, this includes a resident who's a renter of one of our homeowners whose home was completely surrounded with water, called 911 with no response. No one came to check on them. An officer accessed Mustang Road from the dirt road to come look at the creek and says, I'm out here, he didn't check on anybody up there on Ferrier Court. And I'm telling you this so you can learn to do better and fix your response the next time there's a disaster, instead of trying to change the narrative. Where's the disaster, the damage assessment report? Lastly, regarding today's agenda, I find the ethics of government training particularly timely. Jenifer and Wendy, the tracking of a County Commissioner to intimidate is also unethical, I witnessed this last week. I hope the training provides necessary clarity on such conduct.

Ellie Waller speaks:
Good morning. Happy New Year. I want to thank Douglas County for their Public Comment process, please do not change it. TRPA and Eldorado County and other counties are following strange policies about how we comment before meetings and not during administrative items, that is an unfair policy. The past couple of years, I have expressed the need that the Commissioners should choose different committees to become more well rounded on all issues in the county. I emphasize, excuse me, and repeat the need for new people to be selected, especially for the Tahoe committees. I believe in a transition year, that Commissioner Rice attended meetings, but then an alternative also, alternate, also attend as well. Tahoe issues are often complex, and misunderstood, and under represented, and subsequent reporting out of these meetings is really necessary, so somebody new needs to start learning. My next question, is our Lobbyist going to attend the interim 2026 legislative committees? I'm requesting and suggesting that she attend the Tahoe Regional Planning Agency Oversight Committee meetings. The first session is January 23rd in Carson City; other meetings are February 22nd, April 10th, May 29th, July 10th at the TRPA offices, with closing meeting August 14th in Carson City. I'm looking forward to the following topics for discussion in this upcoming year, not necessarily in priority order; event center updates and status, Title 20 updates and status, Kahle Drive project updates and status, Barton project updates and status, Stormwater Management fee/tax, whatever, update and status budget meetings, robust discussions the

UNAPPROVED

best for our limited bucks, Muller Parkway, transfer of development rights. Lastly, with the upcoming Planning Commission topic on AB241, Nevada housing requirements, there are two TRPA upcoming meetings on their Phase 3 housing. Release of a notice of preparation for an environmental impact study; the Governing Board will be hearing that on January 28th to release that NOP and February 11th, the Advisory Planning Commission will hear the same. Once approved, these will be added to our South Shore Area Plan and Tahoe Dougals Area Plan. I'm hoping that we will have some engagement and maybe some input to the changes to that planning. I participated, Placer County, Washoe County had some issues with how that's going forward. Where heights are allowed at 65 feet in a residential zone is ridiculous, we don't have to adopt the maximums, our Title 20 can limit some of that. And I think that should go forward for many reasons. I've turned in lots of comments on the TDAP and the SSAP along those lines. Thank you.

Jim Jackson speaks:
Happy New Year. I wasn't going to say anything when I first got up today but I was listening to the radio and there was a short story put on it and I thought it was very appropriate sometimes. The Consumer Electronics Show was going on in Las Vegas right now and the reporter said that AI was the big deal. So he went over to one booth, one of the bigger manufacturers, and said, can I ask a question of AI? And they said, yes, certainly. So he did. His question was, is there intelligent life on Mars? AI's response was, there is no evidence of intelligent life on Mars or any other planet in our solar system. You think about that for a second, this is AI; is it telling the truth or is this not right? Thank you.

Daria Singer speaks:
Good morning and thank you for the opportunity to speak today. I'm the Director of Partnership Douglas County. And today I briefly wanted to highlight an important opportunity for the Douglas County Liquor Board to strengthen public health and youth safety by potentially requiring or encouraging responsible beverage service training for all staff at licensed alcohol retailers. This training directly supports compliance with NRS 202.055, which prohibits furnishing or selling alcohol to minors, and Douglas County Code 9.66.050, which addresses minor consumption by ensuring that staff are properly trained to prevent underage access at the point of sale. Local data shows why this matters; according to our 2025 Comprehensive Community Prevention Plan, 32.7 percent of Douglas High School students have reported drinking alcohol within the past 30 days and nearly ten percent of our middle schoolers also reported recent alcohol usage. These numbers indicate that youth are accessing alcohol earlier than we would want, increasing risk for mental health challenges, academic impacts, and future substance usage. Responsible beverage server training addresses the issue at the point of access. It equips staff to properly check IDs, identify fake identification, refuse underage sales, and prevent over service. When retailers are consistently trained, youth access decreases, community safety improves, and businesses are better protected. This is a collaborative, prevention focused solution and to support this effort the Douglas County Sheriff's Office and Partnership Douglas County are offering upcoming responsible beverage server trainings that are always free. Our next one is on January 12th at 5:00 PM and then we have two in March; March 11th and March 26th, also at 5:00 PM. That's hosted at Partnership Douglas County's office and we encourage all to attend. And by promoting this training, it's a practical step for the Douglas County Liquor Board to take action to help reduce underage drinking, support responsible businesses, and protect our youth. Thank you so much for this opportunity to talk about prevention.

Jason Gibson speaks:
On behalf of the house of Gibson and the Justice Coalition in and for Douglas County. Still the spearhead on behalf of the Foundation for the Law of Time, world 13 Moon Calendar Change Peace initiative, 1996 to current. Today in our agenda, we see that the toothless tiger is here to teach us about ethics and government law. And the presentation for ethics and government law will be spearheaded again by none other than Ross Armstrong and his colleagues Douglas Ritchie, Mark Jackson, Chairwoman Sharla Hales and her associate, Commissioner Vegas. Bar accredited attorneys serving the commonwealth interest of

UNAPPROVED

the Queen of England through the Nevada State Bar, that's an acronym for British Accredited Registered Agent, which is a conflict of interest. And we're here to remind you that today, well, before we go into that, we'll just recite this article written by Bill Schrimpf in the NewsBreak about the toothless tiger; "Government officials who violate state ethics laws often receive mere wrist slaps - before moving on to lucrative positions with greater power. This contrast reveals a troubling pattern: The Nevada Commission on Ethics is meant to be a vital backstop for the public trust in government, but it has become a toothless tiger." Like much of the de facto institutions that claim to be representing our best interests, it was George Washington who addressed Congress in his first State of the Union, January 8, 1790. And this particular article was written by Michael Bolden and he claims that Washington's visions was hijacked by British territorials who infiltrated our government and became the ruling authority when actually, they should be public servants and peace officers. Washington, "knowledge is in every country the surest basis of public happiness. In one in which the measures of government receive their impressions so immediately from the sense of the community as in ours as it is proportionately essential." We'll place this on the record again today so that Doug Ritchie can censor, molest, and hijack the public record so that you won't know about your American history or the lawful government that's being restored by the American States Assembly.

Ms. Burgans speaks:
Do we have any more Public Comment? All right, at this…

Jenifer Davidson, County Manager, speaks:
Madam Clerk? I'm sorry, Madam Clerk, if I may?

Ms. Burgans speaks:
Oh, sorry.

Ms. Davidson speaks:
With your permission, I'd like the opportunity to clarify a misunderstanding by a member of public who shared some information as part of the public record today. First of all, I wish to clarify that the Ruhenstroth flooding event, when it was occurring, while it was occurring, I had reached out to the County Commission to advise each Member of the Commission that I had been advised by the members of the team that the individuals who had been impacted by the flooding had been contacted. I'm hearing loudly from members of the public that that may have not been the case, and we'll continue to follow through with the members of my team to ensure that we are interacting with the public appropriately and responding appropriately in times of emergency. I thank the public for their feedback. Secondly, the misunderstanding I wish to correct is that at my direction, Assistant County Manager, Wendy Lang has been closely working with our Public Works division and also our Stormwater team, both teams that directly have been responding to the concerns and impacts from flooding in the Ruhenstroth area. She was in the Ruhenstroth area as a coincidence on the same day that Commissioner Tolbert was meeting with Ms. Christensen; she was not following Commissioner Tolbert intentionally. She was also looking at the work, surveying the work, making sure that the work that had been completed, the status of the work was being done, consistent with the expectations of the Board on the same day. And it just so happened Commissioner Tolbert was also out there at the same time. When she saw that he was meeting with Ms. Christensen, she approached both of them, said hello and let them know the reason why she was in the neighborhood. She was not stalking. The reason for our presence in the neighborhood, again, is because the public has asked us to ensure that the work that is occurring out there is appropriate and reflects adequately the County's, this Board's direction. So with that, Madam Clerk, I turn it back over to you. Thank you.

UNAPPROVED

Ms. Burgans speaks:
Thank you. Okay, with that, I don't see anyone else that wants to speak at this time, so I will close Public Comment.

4. APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

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

ADMINISTRATIVE AGENDA

5. For possible action. Discussion on the election of the Chairperson and Vice-Chairperson of the Board of County Commissioners in compliance with NRS 244.070 and County Code 2.04.025. (Amy Burgans, Clerk Treasurer)

Amy Burgans, Clerk-Treasurer, read the agenda item into the record.

Amy Burgans, Clerk-Treasurer, speaks:
Every year when I do this, I always give the option to the Commissioners. This is one agenda item, so we will take Public Comment once on it; however, if you choose to take this as two motions, you can do so within the item. One would be for the motion for a Chair and the other on a motion for a Vice Chair. So at that, I will open it up for discussion.

Commissioner Hales speaks:
I would support Commissioner Gardner to act as Chair and I would support Commissioner Tolbert to act as Vice Chair.

Commissioner Rice speaks:
If that's a motion, I will second it.

Ms. Burgans speaks:
It can't be a motion until, yes, we have to do Public Comment first, but I just wanted to open it up for discussion here. If you guys have any discussion, then I can open it up for Public Comment and then we can come back for the motion.

Commissioner Rice speaks:
In that case, I take back my second.

Ms. Burgans speaks:
If we have no more discussion, I will go ahead and open it up for Public Comment.

PUBLIC COMMENT – none

UNAPPROVED

Ms. Burgans speaks:
Seeing no Public Comment, I will close Public Comment and bring it back to the Board for one motion or two motions at your will.

Commissioner Hales speaks:
I move that we elect Mark Gardner as Chair and Nathan Tolbert as Vice Chair.

Commissioner Rice speaks:
If you have no objections, I will second.

Ms. Burgans speaks:
Sorry, taking notes. I have a motion by Chairwoman or former Chairwoman Hales and a second by Commissioner Rice for Commissioner Gardner to be Chairperson and for Commissioner Tolbert to be Vice Chair. All those in favor say aye. Opposed? Okay, my favorite part of the meeting, I'm done as Chair. Congratulations to the new Chair and Vice Chair.

Photos were taken.

MOTION TO: Appoint Mark Gardner as the Chairman and Nathan Tolbert as Vice Chairman of the Board of County Commissioners; carried.

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

Ms. Burgans speaks:
And we will take a five minute break, five minutes reasonable? A five minute break so we can rearrange seats and then I will hand the meeting over to Chairman Gardner.

A break was held.

Chairman Gardner speaks:
Okay, we're going to proceed with the agenda. First of all, a couple of comments; number one, I want to express our gratitude for the service of Commissioner Hales for serving as our Chair last year, it's not necessarily an easy job. And Commissioner Tolbert, congratulations, but it doesn't come with any additional pay either, just so you understand. As a matter of fact, it's a little bit more difficult because that timing box can get tricky, but you have a champ next to you that can assist you, so that's good.

UNAPPROVED

APPROVAL OF PREVIOUS MINUTES

6. For possible action. Discussion to approve the draft minutes of the December 4, 2025, regular meeting of the Board of County Commissioners.

MOTION TO: Approve the draft minutes of the December 4, 2025 regular meeting of the Board of County Commissioners; carried.

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

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

DOUGLAS COUNTY LIQUOR BOARD

8. For possible action. Discussion to elect the Chairperson of the Douglas County Liquor Board for 2026 in compliance with NRS 244.350. (Chairperson)

Dan Coverley, Sheriff, speaks:
Chairman, I move that Chairman Gardner, who's also the chair of the Board, serve as the Chair of the Liquor Board.

Chairman Gardner speak:
Okay, do we have a second?

Commissioner Hales speaks:
Second.

Chairman Gardner speaks:
Okay, so we have a motion by Sheriff Coverley and seconded by Commissioner Hales to elect myself as the Chairperson of the Douglas County Liquor Board for 2026, in compliance with NRS 244.350. Any discussion? Sensing no discussion, all those in favor signify by saying aye. The motion passes 6-0, thank you.

MOTION TO: Appoint Chairman Gardner as the Chairman of the Liquor Board; carried.

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

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

UNAPPROVED

CONSENT CALENDAR

MOTION TO: Approve the Consent Calendar; 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

10. CONSENT ITEMS

A. For possible action. Discussion to approve changes to the Fiscal Years 2023-24, 2024-25, and 2025-26 secured and property tax rolls as recommended by the Douglas County Assessor pursuant to NRS 361.765 and/or NRS 361.768 to adjust the assessed values of the affected property, for a total decrease in net assessed value of $185,522, 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)

B. For possible action. Discussion to accept the cumulative voucher sheets submitted under NRS 244.210 for checks and electronic fund transfers issued for the 10/30/25 Payroll, 11/4/25 Payables, 11/7/25 Payables, 11/14/25 Payables, 11/17/25 Payables, 11/21/25 Payables, 11/25/25 Payables, 11/14/25 Payroll, 11/26/25 Payroll, and 11/25/25 Public Works Refunds. (Amy Burgans, Clerk-Treasurer)

C. For possible action. Discussion to approve the write-off of uncollectable debts for the Community Health Clinic for Fiscal Year 2022, in the amount of $11,466.37, and $21,890.81 for Fiscal Year 2023, for a total write-off of $33,357.18. (Brook Adie, Community Services Director)

D. For possible action. Discussion to accept a $5,000 donation to the Recreation Department, and adopt Resolution 2026R-002 which augments the budget in the Room Tax fund in the amount of the donation. (Brook Adie, Community Services Director)

E. For possible action. Discussion to approve a $84,754.23 purchase order with Motorola Solutions for the purchase of seven AES APX Consolettes and two APX6500 Base Station Radios. (Brent Finster, Emergency Communications Manager)

F. For possible action. Discussion to accept the auditor's report on Douglas County's general ledger cash balances through November 30, 2025, per Nevada Revised Statute 251.030. (Kathy Lewis, Chief Operating Officer)

G. For possible action. Discussion to approve an Interlocal Cooperative Agreement between the Douglas County Sheriff's Office and Douglas County School District to Provide School Resource Officers (SROs) to the Douglas County School District. (Undersheriff Elges)

H. For possible action. Discussion to approve a $20,000 Grant Agreement with the Nevada Administrative Office of the Court to acquire necessary programming needed to operate the Nevada Courts Data Warehouse system in unison with the court's existing case management system and authorize the Court Administrator to sign the digital agreement. (Delores Goelz, Fiscal Management Analyst and Rebecca Edwards, Court Administrator)

UNAPPROVED

ADMINISTRATIVE AGENDA

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

- None

PRESENTATIONS

12.1 For presentation only. Ceremonial presentation of Proclamation 2026P-004 declaring January 2026 as National Radon Action Month in Douglas County. (Kenya Vandervort, UNR Cooperative Extension)

Chairman Gardner read the agenda item into the record.

Vice Chairman Tolbert read the proclamation into the record.

Applause was heard.

Kenya Vandervort, University of Nevada, Reno Cooperative Extension County Coordinator, speaks:
Well I was going to point out that we do have free test kits, but it's in the proclamation, so there you go. They're at the Douglas County Extension Office, which is at 1325 Waterloo Lane, across from Lampe Park.

Chairman Gardner speaks:
So while you're at the podium, one question; first of all, is it Keena?

Ms. Vandervort speaks:
It is, it's Kenya.

Chairman Gardner speaks:
Oh, okay.

Ms. Vandervort speaks:
Yes.

Chairman Gardner speaks:
I just didn't want to butcher that. Number two, you say that these kits are available at all Extension Offices?

Ms. Vandervort speaks:
Mhmm.

Chairman Gardner speaks:
Would you remind the public what your address is so they can pick up these kits?

Ms. Vandervort speaks:
Yes, it is 1325 Waterloo Lane across from Lampe Park.

Chairman Gardner speaks:
Okay. And that's just to the west of our Community/Senior Center, right?

UNAPPROVED

Ms. Vandervort speaks:
Yes, it's the parking lot right after the Senior Center, just past the skate park and it's the first portable.

Chairman Gardner speaks:
So I encourage all of our residents to take advantage of that opportunity. Thank you.

Photos were taken.

RESULT:	**PRESENTATION HELD.**

12.3 For presentation only. Nevada Ethics in Government law training will be provided by Ross Armstrong, Executive Director of the Nevada Commission on Ethics. (Ross Armstrong, Executive Director)

Chairman Gardner read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman, Members of the Commission. Just a procedural matter, we had a member of the audience say that they are attending our trainings this morning as part of their elected responsibilities for other Towns and GIDs in Douglas County and they asked how we might document their attendance today. So if there's anyone in the audience who is here for this particular training, we have two today, I'm going to get a record of that by a sign in sheet. If you could just make sure you connect with me, I'll have you write your name on this list and we'll make it part of the record. Thank you.

Chairman Gardner speaks:
Thank you and welcome, Mr. Armstrong.

Ross Armstrong, Nevada Commission on Ethics Executive Director, speaks:
Thank you. Today we're going to talk about some Ethics Law basics. I know for some folks this is a repeat session and other folks who are watching it, it may be new. And so we'll walk through the presentation and if you have questions feel free to stop me.

Chairman Gardner speaks:
Before you start, this is a requirement annually, is it not?

Mr. Armstrong speaks:
I believe your local jurisdiction requires it and coordinates it annually. There's no blanket requirement for ethics training in the State of Nevada.

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

- ETHICS LAW BASICS DOUGLAS COUNTY
- ROADMAP
  - Why Ethics Matters
  - Barriers to Compliance
  - What We Do
  - Who and What is Covered
  - Key Areas of the Law
    - Improper Benefits
    - Disclosure & Abstention

UNAPPROVED

    - Cooling Off
  - Resources & Contacts
- WHY AN ETHICS LAW?
  - Watergate Scandal Triggered Enactment of Government Ethics Laws
    - Federal Ethics in Government Act (1978)
    - Nevada Ethics Law (1975)
- STAY ON THE PATH
  - "A public office is a public trust and shall be held for the sole benefit of the people" NRS 281A.020
- WHY DOES ETHICS MATTER?
  - Dissolves Trust in Government
  - Undermines Efforts of Public Servants
  - Government for the People
- BARRIERS TO ETHICAL CONDUCT IN PUBLIC SERVICE
  - Lack of awareness of ethics laws and best practices
  - Limited knowledge about where to find ethics resources
  - Contradiction between normative practices in private sector and public sector ethics laws and best practices
  - Pressure from supervisors, vendors, legislators, and more
  - Societal pressures
- MAJOR FUNCTIONS OF THE COMMISSION
  - Education and Outreach about Nevada's Ethics Law
  - Provide Advisory Opinions to public officers and employees about Nevada's Ethics Law
  - Receive and process Complaints alleging violations of Nevada's Ethics Law
  - Prevention
  - Enforcement
- THE NEVADA COMMISSION ON ETHICS – NRS 281A
  - Commissioners are prohibited from:
    - Serving more than two consecutive, 4-year terms
    - Holding another public office
    - Being actively involved in the work of any political party or campaign
    - Lobbying
  - Make-up of the Commission:
    - No more than 4 members can be from the same political party or reside in the same county.
    - 2 must be a Nevada Licensed attorney.
    - 4 Commissioner appointments must be former public officers/employees.
  - Commissioners Appointed by Legislative Commission
  - Commissioners Appointed by Governor
- WHAT FALLS UNDER THE JURISDICTION OF THE ETHICS COMMISSION?

Mr. Armstrong speaks:
Everything in the river is a yes, everything outside is a no. The two terms I want to point out real quick is public officers and employees because you'll hear me say that a lot. A public officer is someone whose position is established in law, whether that's the Nevada Constitution or your County code, in NRS, it's some position established in law and they are exercising some sort of government function. If they're purely an advisory board, they're not going to fall under the Ethics Commission. So example, in Douglas County, if you have a County code that says there shall be a Director of Public Works, that Director of Public Works is a public officer. Public employees are just everyone who works for a public officer for compensation. So like if you have a Parks Department and you have an intern that's not paid, like a high school summer intern, they're not paid, they're not under the ethics law, but all the employees of the Parks

UNAPPROVED

Department are. And then also, we have a two year statute of limitations in terms of violations. So those are kind of two foundational things to make sure you're aware of. And then we have three main parts of the Ethics Law; improper benefits, cooling off periods, and disclosure abstention. We're going to talk about those. But where there are some individuals get frustrated with the Ethics Commission is that they want us to go police all government they think is bad; they don't disagree with the decision, they don't like the way somebody is running a particular department, they want us to go tell them to run it better. We don't do that, there has to be a specific rule in the Ethics Law for us to have jurisdiction to take a look at. Also specifically in our law, we don't have jurisdiction over employment matters, like harassment or discrimination. There's no provision in our law that prevents, or that has us take action for a public officer causing undue harm. We've seen more public records disputes try to come our way that do not fall under our jurisdiction. Same thing with Open Meeting Law, we get a handful of complaints and lots of questions about Open Meeting Law. And we have to say no, that's the Attorney General's Office, you've got to go talk to them. We also don't have any jurisdiction over judges, they have their own commission.

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

- COMMITMENT IN A PRIVATE CAPACITY – NRS 281A.065
  - Spouse / Domestic Partner
  - Member of Household
  - 3rd Degree of Consanguinity / Affinity

Mr. Armstrong speaks:
That's a fun one because that's like a super nerdy legal term for how closely related you are to someone and so here's a chart to help with that. You are at your zero degree of consanguinity, your parents and your children are at one and so it goes out to three. So everyone on the left hand side of the dotted line is within that third degree of consanguinity. The Ethics Law doesn't care if you like your family, if they're on the left hand side of that line, you have a conflict of interest with them and a commitment to them. And you want to be cautious if they come into collision with your work, your employer. When I go and I train an agency, this one always kind of has some head scratchers because like, well, I work for this board or I work for this, like, okay. But this really applies especially to Elected Officials or part-time folks who have a day job, right. So if you work for a coffee shop, your employer is that coffee shop, you're going to have a commitment in a private capacity to that coffee shop. Same thing with substantial and continuing business relationships. If you own that coffee shop and that coffee shop has regular business relationships with vendors, you're also going to have a commitment in a private capacity to those individuals. You see that a lot with realtors or lawyers, right, clients of their firm, they have a substantial and continuing business relationship with. And then just for fun, the last category is substantially similar, which says if it's a relationship that looks like any of those other ones, it also counts. And that's when people get frustrated, they're like, you bring in the ethics guy and he's supposed to tell us the rules, and there's like this mysterious category of relationships.

I'll give you some examples of what the commission has found; if you sit on the board of a nonprofit, you have a commitment in a private capacity to that nonprofit because it's substantially similar to a business relationship. Not really, usually you just give that nonprofit all your money and your time, and there's no reciprocation. But it's substantially similar in terms of you have a fiduciary duty to that board and so that could be a conflict of interest. We've had some recent ones about ex-spouses recently. So about five or ten years ago, we had a case where someone said, hey, do I have a commitment in private capacity to my ex-spouse? We live in different states, all our children are grown, there's no child support, there's no alimony, we don't even like each other or talk to each other. And we said, no, your relationship is not substantially similar to a current spouse. Two years ago, we had someone ask us, hey, I have an ex-spouse, they live in the same home, we share all these expenses, we see each other every day, but we're technically not spouses. Do I have a commitment in a private capacity? We said yes, your relationship is still

UNAPPROVED

substantially similar. So that's what that category means is, if it looks like one of these, like when I showed you your chart of the third degree of consanguinity, you probably have close personal friendships that you're a lot closer to than some of the folks to the left of that line. And so you want to be thinking about that if you have close personal friendships that come up in interaction with your public work. We're not talking about some old friend from high school that you see once every like five year, ten year reunion. But if there's a friendship that you maybe have daily contact with that is similar to someone that you're related to, that may be substantially similar to qualify for a commitment in a private capacity.

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

- 3 MAIN AREAS OF THE ETHICS LAW
  - Improper Benefits
  - Disclosure & Abstention
  - Cooling Off

Mr. Armstrong speaks:
We're going to start with the case of Jo-Jo Bear, so if you've seen this before, you'll know what we're looking at. But we're going to take a look at this and see if there's anything in here we think may be an ethical issue.

An unspecified video clip was played.

Mr. Armstrong speaks:
Okay. So that gives us a couple examples of items that may be ethical issues, the bad smelling candles and the wine. I started my career as a special prosecutor, that's also embezzlement, so we could call the Sheriff, Sheriff Coverly on that one and say, hey, we got some issues over at the PTA. The use of the PTA credit card for the lunch, right, that could be, we'll talk about how it may not be an issue. And then the self-dealing contracts, right, those are all examples. Now, this is PTA, it's a private nonprofit, we have no jurisdiction because it's not a government entity. But if these things are happening in a government agency, it would be the same particular issue.

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

- IMPROPER BENEFIT – GOVERNMENT RESOURCES
  - Use Government Position
  - Benefit/Gift/Loan for Themself or Someone They Have a Private Commitment
  - Potential Ethics Violation
- IMPROPER BENEFIT – GIFTS
  - No gifts, services, favors, or engagements that "tend improperly to influence a reasonable person to depart from the faithful and impartial discharge of duties" NRS 281A.400(1)
  - Facts to Consider
    - Accept or seek out the gift?
    - Value of the Gift
    - Nexus between the "gifter" and "giftee's" decision
  - Different than financial disclosure requirements administered by the Secretary of State
- IMPROPER BENEFIT – GOVERNMENT RESOURCES
  - Economic opportunity using public position (NRS 281A.400(1))
  - Unwarranted privileges, preferences, exemptions or advantages using position (NRS 281A.400(2))
  - Negotiating a contract with self or for others with current agency (NRS 281A.400(3))

UNAPPROVED

  - No salary or compensation from private source for performance of public duties NRS 281.400(4)
  - Benefit to self or other using influence over a subordinate (NRS 281A.400(9))
  - Honorarium for speaking (NRS 281A.510)
  - Contracting with government (NRS 281A.430) & Seeking Contracts (NRS 281A.400(10))
- IMPROPER BENEFIT – GOVERNMENT RESOURCES
  - Use of government time, property, equipment, or other facility to benefit a significant personal or pecuniary interest. NRS 281A.400(7)
- IMPROPER BENEFIT – GOVERNMENT RESOURCES
  - Limited Use Exception (Property, Equipment, Facility) NRS 281A.400(7)(a)
    - Properly authorized by policy allowing the use or if use is result of an emergency
    - Use does not interfere with performance of public officer/employee's public duties
    - Cost of value related to the use is nominal
    - Does not create the appearance of impropriety
  - All 4 conditions must be met together
- 2022 CAMPAIGN CYCLE CASES – SOCIAL MEDIA & TECHNOLOGY
  - Blondheim (Pershing Undersheriff)
  - Washoe County School District Cases
  - "The best ethical practice for public officers and employees who are also candidates for office is to maintain separate official and campaign social media presences in order to make it crystal clear that communications from any official account are not related to promotion of a candidacy." In re Mayberry, Panel Determination 22-050C
- IMPROPER BENEFIT – USE OF INFORMATION
  - Use of non-public information to benefit self or others (NRS 281A.400(5))
  - Suppression of government report to benefit self or others (NRS 281A.400(6))
- DISCLOSURE & ABSTENTION
  - "Government ought to be outside and not inside…Everybody knows that corruption thrives in secret places, and avoids public places, and we believe it a fair presumption that secrecy means impropriety" President Woodrow Wilson
- DISCLOSURE & ABSTENTION
  - Before approving, voting, or acting on a matter when
    - Gift or loan accepted
    - Significant pecuniary interest
    - Reasonably affected by commitment in private capacity
    - Former lobbying
  - NRS 281A.420
- QUALITY DISCLOSURE
  - "Sufficient to inform the public of the potential effect of the action or abstention upon the person or interest" AND
  - "Made at the time the matter is considered"
- DISCLOSURE & ABSTENTION
  - A Public Officer shall not vote upon or advocate for the passage or failure of a matter
  - A Public Officer shall not make decisions or act upon
  - If Independence of judgment of a reasonable person affected by
    - own pecuniary ($) interest,
    - commitment in a private capacity,
    - gift or loan
- DISCLOSURE & ABSTENTION
  - Presumption in NRS 281A.420
  - Favors participation

UNAPPROVED

- Abstention required in clear cases where the public officer's situation is materially affected
- Presumed permissible if no greater benefit/detriment to officer than to anyone else affected by the matter
- Case by Case Basis
- Item by Item Basis

Mr. Armstrong speaks:
I see a question.

Commissioner Hales speaks:
Yes. On that last bullet, I think it used to be considered a problem if you're on a governing board that's approving a labor contract and you're related to someone who is in that group. I think that may have changed based on that third bullet. Is that accurate?

Mr. Armstrong speaks:
So that one's a little bit tricky because we have some previous cases that make it very clear, especially if that person is in your household; I think is where the commission has said like you might have a greater interest than other folks because this is your specific, this is a clear case where you're going to be materially affected because this is in your household, as opposed to maybe someone else on that magical list. Certainly, disclosure is always required. We have some cases with that right now, but I think you can certainly argue that once you make that disclosure, you have this higher standard to show that you're not supposed to participate. So we haven't had a recent case where I can tell you, oh yeah, my commission of eight now says this is the way to go. But that would be a defense if that was an allegation there.

Commissioner Hales speaks:
But you probably wouldn't want to be the test case.

Mr. Armstrong speaks:
No, I mean, it's safer…and again, it's a case by case item, right, like if you're getting a one percent increase versus like, oh, everyone's getting a 20 percent increase. And inside this bargaining unit, your spouse is getting extra super benefits because they're within the special, you know. I can't give you a clear answer because it's going to be totally dependent on what's there, but I always say it's better not to be the test case in terms of that abstention because we want to make sure that you're able to participate to the full extent you can. I'm going to throw Mr. Ritchie right under the bus and say disclosure is pretty simple. When it comes to abstention, that's when you want to talk to your agency attorney because if you ask your agency attorney and your agency attorney gives you advice and you follow that advice, and it turns out that he was wrong, then we'll talk about penalties a little bit. But you have some safe harbor protections against bigger fines and those types of things. I will say when I go train agency attorneys, they always indicate that they would like that information more than two minutes before the meeting and we'll talk about some tips for compliance and looking at agendas here in a little bit. So that's disclosure, abstention.

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

- DISCLOSURE & ABSTENTION
- Test Cases
  - Parks Board Member
    - High School friend has playground equipment company

Mr. Armstrong speaks:
Commissioner Rice, did you say you don't think so?

UNAPPROVED

Commissioner Rice speaks:
No, I do think so.

Mr. Armstrong speaks:
Oh, you do think so? So the Ethics Law would probably say no because the high school friend isn't going to be in your commitment in a private capacity. Now if it's a high school friend you text every day, you send your Wordle scores in the morning or whatever and you go on vacation together, that's going to be different than maybe a high school friend you see four, five times a year. The other thing I will say is just because the Ethics Law wouldn't require disclosure, doesn't mean you can't make a disclosure, right, it just sets the minimum for when you absolutely have to. You can always, in the interest of transparency, disclose.

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

- County Commissioner setting facility rental fees
  - Uncle regularly rents out county facilities

Commissioner Hales speaks:
I would disclose because it looks better, but your uncle is just one of the whole public, so I probably wouldn't abstain.

Mr. Armstrong speaks:
Yeah, so…

Commissioner Hales speaks:
Did I get it right?

Mr. Armstrong speaks:
Yeah. So this is one where you have a commitment in a private capacity to your uncle, you know that he's going to be affected by the rental fees, either good or bad, right, maybe you're abolishing the fees, maybe you're doubling them. But everybody who's going to be renting out the facility has to pay those particular fees.

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

- Genoa Town Board
  - Purchasing candy from Board member's spouse

Chairman Gardner speaks:
I don't know what the answer is, I'm not going to take a shot at this. But I think that my observation, as long as I've been a Commissioner, is that this Board and staff, in my observation, we're a small county…

Mr. Armstrong speaks:
Yep.

Chairman Gardner speaks:
…and we know a lot of people.

Mr. Armstrong speaks:
Yep.

UNAPPROVED

Chairman Gardner speaks:
All of us know a lot of people, we encounter them on a daily basis, so it's hard even when we make our advisory board appointments. These are friends, we go to dinner with, we party with, whatever and I don't think we've ever based our decision on that type of relationship. And I think we've done a very good job as a Board of recognizing these types of things and going ahead and disclosing just to make sure that it's a transparent operation. And our Chief Deputy District Attorney, Doug Ritchie, does a good cautioning us on that as well.

Doug Ritchie, Chief Civil Deputy District Attorney speaks:
Thank you. As Ross has mentioned, frequently the Commission on Ethics will refer to county policies or the public bodies policies. And so when issues come up regarding, say, receipt of gifts, the County has a policy for that; 300.26, code of conduct, 200.51, outside employment. And so that kind of helps inform you as you look at these issues as they come up. But as Ross has pointed out, if you have a question, my advice because I'm conservative, I'm an attorney, always disclose. Even if it was a friend you had in high school, but you haven't seen him since then, what harm does it do to disclose that we went to prom together and we were buddies back in the day, but we don't do any business today, so I'm not going to abstain from discussing this. Again, I think both this and the Open Meeting Law, it's about transparency to the public so that the people feel comfortable that their Elected Officials are acting in their best interests and not their own.

Mr. Armstrong speaks:
Yeah, I say always err on the side of disclosing. Where people will get into trouble, they'll disclose and then they won't make a full disclosure and that's always interesting when we get those complaints. But then when it comes to abstention, that's where you ask Doug, that's where you say, do I need to abstain? And we can look like, okay, if your spouse is supplying all the candy for this thing, like you need to abstain, right, disclose and abstain. But if you're setting County rental fees across the Board and you maybe you maybe sometimes you're part of an organization and you rent out the County facility sometimes like you would want to disclose that, but you're going to be able to participate.

Commissioner Hales speaks:
I'm still catching up. Are you saying that a member of, who is purchasing candy from who?

Mr. Armstrong speaks:
A member of the Town board.

Commissioner Hales speaks:
A member of the Town board.

Mr. Armstrong speaks:
For the Candy Dance. Like I went there and did their training and they spent $10,000 on candy or something. So let's say if they were purchasing all of that candy from the Town Board spouse.

Commissioner Hales speaks:
Oh, I see. No, they make the candy.

Mr. Armstrong speaks:
Yeah, they make it, yes.

Commissioner Hales speaks:
Okay, so I'm having a disconnect. So you're saying a board member's spouse is profiting from selling candy…

UNAPPROVED

Mr. Armstrong speaks:
Yes, to the Town Board.

Commissioner Hales speaks:
…to be sold at Candy dance?

Mr. Armstrong speaks:
Yep.

Commissioner Hales speaks:
Okay. All right, now I get it.

Mr. Armstrong speaks:
Like, let's say you were...

Commissioner Hales speaks:
No, that's problematic.

Mr. Armstrong speaks:
Yeah. Like, if you were purchasing County trucks, right, and your spouse is the dealer of the trucks that you're purchasing the trucks from. If that helps, that would be.

Commissioner Hales speaks:
No, that's disclose and abstain.

Vice Chairman Tolbert speaks:
Yeah, that's like if we were going to hire my wife to do headshots for every…

Mr. Armstrong speaks:
Yeah.

Vice Chairman Tolbert speaks:
…person, I would say abstain.

Mr. Armstrong speaks:
There's also potential issues under that improper benefits bucket in terms of contracting related to that too.

Chairman Gardner speaks:
Buying tires from a…

Laughter was heard.

Mr. Armstrong speaks:
Okay, so that's disclosure and abstention. As Doug said, err on the side of disclosure because it's transparency. But abstention, like especially for our Elected Officials like the people in your district voted you to that job and if you have to abstain under the law, sometimes that happens, but the law wants it to be narrow because you don't want to be taking away their voice all the time.

UNAPPROVED

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

- COOLING OFF

An unspecified video clip was shown.

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

- COOLING OFF
  - One-year cooling off period to seek or accept employment
    - Relief can be granted
  - Vendors of the agency
    - Contract awarded exceeded $25,000
    - You could have affected or influenced who was awarded the contract
  - Private regulated business/industry (State Only)
  - Private counseling or lobbying former agency NRS 281A.410 and .550
- RESOLUTION EXAMPLES
  - Willful
    - Civil Penalties Up to $5k, $10k, or $25k
    - Petition to Removal a Public Officer
  - Non-Willful
    - Ethics Training
    - Mandated Apology
    - Admonishment
    - Payback Financial Benefit
    - Conditions on Future Behavior
  - No Violation
    - Letter of Caution/Instruction
- TIPS AND BEST PRACTICES
  - Maintain a list of individuals or entities to which you have a "commitment in a private capacity"
  - Familiarize yourself on your local/agency policies.
  - Be proactive to identify potential conflicts of interest as early as possible
  - If you are unsure, it is better to disclose than not disclose.
  - Consult with legal counsel who can search prior opinions
  - Request an advisory opinion
- ASKING FOR HELP
  - Timing
  - Fear of being perceived as unethical for asking
  - Commission is required to protect confidential information
  - Whistleblower protections
  - Asking your agency attorney first protects you
  - We won't open a complaint if you ask for help
  - It benefits others when you request opinion
- BUILDING A CULTURE OF ETHICS IN YOUR AGENCY
  - Weave ethics education into onboarding and ongoing team development
  - Understand who on your team is a public officer vs. a public employee
  - Designate an ethics lead
  - Adopt policies and procedures
    - General ethics

UNAPPROVED

    - Limited Use
- ETHICS RESOURCES
    - Subscribe to our Newsletter
    - Request Live In-Person or Virtual Ethics Training
    - Register for our Online, Self-Paced Ethics Training
    - See our Recent Press Releases
    - Website: ethics.nv.gov
    - Follow us on LinkedIn & Twitter
    - Review the new Ethics Manual
    - View Prior Opinions
    - Require an Advisory Opinion
- CONTACT INFO
    - Ross Armstrong, Esq.; Executive Director, rarmstrong@ethics.nv.gov
    - Sam Harvey; Outreach & Education, samharvey@ethics.nv.gov
    - 775-687-5469
    - ethics.nv.gov
    - Special thanks to Susan Willeke of the Ohio Ethics Commission for media clips
- FEEDBACK

To review Mr. Armstrong's full presentation please see the Supplemental Meeting Materials.

Mr. Armstrong speaks:
I am happy to answer questions from Members of the Commission and I will be available in the hallway if there's public questions afterwards, too.

Chairman Gardner speaks:
Commissioners, questions?

Commissioner Hales speaks:
No question, but a comment that our County Manager is an ace ethics trainer.

Mr. Armstrong speaks:
Good.

Commissioner Hales speaks:
An ace on ethics procedures and she's done really great work in our County and part of our commitment to ethics is inviting you. And we really appreciate your good work here, thanks.

Mr. Armstrong speaks:
Thank you and I will say I appreciate, we can't as an ethics staff give out legal advice in some ways because I don't know all the time what my eight commissioners are going to do but we appreciate our ongoing relationship with Douglas County and that your County Manager and DA's Office don't hesitate to reach out if they need help making sure they're on the right path to help you out. So that's the ideal way to make it happen, I think.

Chairman Gardner speaks:
Other comments, questions? No. I figured you might want to…

Commissioner Rice speak:
As usual, he's very thorough and if you walked in confused, then you should not walk out unconfused, or you, oh never mind.

UNAPPROVED

Chairman Gardner speaks:
When in doubt, ask Jenifer, right? Okay.

Ms. Davidson speaks:
Mr. Chairman, if I may? I thank the kind words of the Board. Obviously integrity, accountability are important values of this organization and ethics is the cornerstone of everything that we do in government service, so thank you. Mr. Armstrong, I am aware that there is an ethics acknowledgment requirement, do you mind just talking a little bit about that?

Mr. Armstrong speaks:
I can because there's a deadline coming up and so people are panicking throughout the state, which means we've done our good job in terms of outreach this time to let people know about it. So there's an ethics acknowledgment for public officers, it doesn't apply to public employees. And we have a flow chart on our resources page because I needed to create a flow chart for myself so I can make sure I understood all the different rules. But public officers have to complete an ethics acknowledgment and they're in different categories. If you are an elected public officer, like the Members of the Commission, they have to complete their ethics acknowledgment by January 15th of the year after they're elected. Once for that term, if there's a term, you complete the ethics acknowledgment for one term. If you have an appointed official who does not have a term, so like a County Manager, a County Manager would complete that form within 30 days of being appointed and then by January 15th of every even numbered year after that. So our even numbered one coming up is for people who are appointed public officers who don't have a term. So I did mine yesterday or a couple days ago, like I don't have a set term of office, so I need to do it upon appointment and then by January 15th of every even numbered year.

Vice Chairman Tolbert speaks:
Does that include advisory committees?

Mr. Armstrong speaks:
So, an advisory committee, they're probably appointed for a term, so they would need to do it, well, here's the caveat; so if they're purely advisory, they're not a public officer. But just because it's called advisory, doesn't mean it's not a public officer under the law. So if it's an advisory board that has a budget and adopts policies, and does those sorts of things, they're a public officer, they should complete the acknowledgment. If it is an advisory committee and all they do is basically present you with information for you to take action, then they're not going to be public officers, they don't need to complete an acknowledgment.

Chairman Gardner speaks:
So the differential there would be our Town Boards; the Town of Genoa, the Town of Gardnerville, the Minden Town Boards. There are still advisory, but they're also Elected Officials.

Mr. Armstrong speaks:
Yeah, so if you're…

Chairman Gardner speaks:
And they have a budget.

Mr. Armstrong speaks:
Yeah, those particular ones I think for in this County, those are going to be public officers who should do it when they're elected. For appointed, not elected officers, you really look at that, what is the agency doing? Are they advisory or are they taking government action? So there are in some of our other communities, like I know up in Reno, they have neighborhood advisory boards who don't do anything

UNAPPROVED

other than let their City Council person know their opinion on particular items and they don't have any official government function.

Commissioner Tarkanian speaks:
I had one question; is it an ethics violation for one of the people that fall under this to file false ethics reports?

Mr. Armstrong speaks:
It is not a, there is no ethics violation for filing a false report. They do have to certify that what they have put in the complaint they believe is true. I know that there are other provisions, like, I think there's some, there are some criminal provisions in terms of, like filing false government documentation, those types of things. I don't know if that would qualify under those particular things, but there's no, in the Ethics Law, the only thing that comes close is there's a provision that says if you interfere with an Ethics Commission proceeding or case that can be an ethics violation, and the commission has, one time they discovered that three people made up a fake person who signed and filed an ethics complaint against somebody. And so they found that those three people had violated the Ethics Law.

Commissioner Tarkanian speaks:
It seems like there should be some type of an ethics sanction on somebody who files a false report that they know, just like they should if somebody files a false criminal report. The damage that's being done by that false report seems a lot worse than some of the damages that you're talking about through your report that you've stated there.

Mr. Armstrong speaks:
Yeah. Our Commission's Legislative Committee is currently active in meeting in preparation for the next session, so I will take that feedback back to them.

Chairman Gardner speaks:
Thank you. Okay, this is a presentation only item. So if there's no other questions, did you have anything you wanted to add, Mr. Richie?

Mr. Ritchie speaks:
Thank you. I would like to add I've worked with Ross and his predecessors for over a decade. The Ethics Commission has incredible staff; they always respond timely, they provide really good information, they'll help direct me to prior opinions. And more than anything, they're a good sounding board just to talk through issues that arise because people like to think of ethics as, oh, it's right and wrong. Well, sometimes you have to kind of talk it through to figure out what is the best thing because at the end of the day, you want transparency with the public and you want the public to trust public officials. I've received advisory opinions, I've defended Elected Officials before and the Ethics Commission does a wonderful job over a long period of time. And people who sometimes are critical of the Ethics Commission, I think they should have more power than they do, there has been in the past restrictions on what they could do. I think that's changing, but with the authority that they have, they do an amazing job. And again, if members of the public, well, again, they do an amazing job and they are an amazing resource for people like me who don't do this every day, thankfully, but help us to have a great local government. So thank you Ross.

Chairman Gardner speaks:
Okay, thank you, appreciate your presentation today.

UNAPPROVED

RESULT:	**PRESENTATION HELD.**

Chairman Gardner speaks:
I know that there's a number of people in the audience here, we're approaching the noon hour. I know there's a number of members of the public that are here to take this Open Meeting Law training, so what's the pleasure of the Board? Should we go ahead and do that, and then take a break for lunch? Is that good? Okay, so that's what we're going to do, we're going to take the presentation only item training, well 12.4 and then we'll take a break for lunch.

12.4 For presentation only. Training on Nevada's Open Meeting Law by the Douglas County District Attorney's Office. (Doug Ritchie)

Chairman Gardner read the agenda item into the record.

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
Thank you so much. I love the Open Meeting Law. I've been on the Attorney General's Open Meeting Law Task Force for 13 years, I think now. And so there's a lot here; thankfully, I've timed out my presentation, it's only two and a half hours.

Laughter was heard.

Commissioner Tarkanian speaks:
So can like two of us leave at a time and just keep the quorum going while you talk?

Laughter was heard.

Mr. Ritchie speaks:
Actually because it happens every year, I come after Ross and he does a great presentation. He has the funny videos and I'm right before lunch.

Laughter was heard.

Mr. Ritchie speaks:
So I will try and speed through this. With the Chair's permission, what I'd like to do is go through a few slides, do a legislative update, and then open it up for questions. And even members of the public, if they want to raise their hand and you want to recognize them, we'll just take questions as they come. Some of you have been through this presentation multiple times so you probably know it as well as I do, but we'll go through it and try and get through it.

Chairman Gardner speaks:
As you keep talking, you keep causing us to spend more time.

Mr. Ritchie speaks:
Okay.

Chairman Gardner speaks:
So go ahead.

Mr. Ritchie speaks:
I will start with…

UNAPPROVED

Chairman Gardner speaks:
I accept your recommendation.

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

- THE OPEN MEETING LAW
  - "The liberties of a people never were, nor ever will be, secure, when the transactions of their rulers may be concealed from them." Patrick Henry
- Declaration of Legislative Intent
  - All public bodies exist to aid in the conduct of the people's business. It is the intent of the law that their actions be taken openly and that deliberations be conducted openly. NRS 241.010.
- Simple Elements…
  - The OML can be broken down into several simple elements:
    - Do not come together as a quorum of Board members to discuss business unless at a public meeting that has been properly noticed and the agenda has been published.
    - To deliberate towards a decision or take action.

Chairman Gardner speaks:
Okay, so let's stop right here.

Mr. Ritchie speaks:
Okay.

Chairman Gardner speaks:
And say what a quorum is because that's not spelled out here.

Mr. Ritchie speaks:
That's true. A quorum is a majority, generally speaking. So for instance, the Board of County Commissioners consists of five Members, a quorum is three or more. If there are less than three, you don't have a quorum and I'll get into this later, and you're not subject to the Open Meeting Law, and you can't violate it if there's just two of you.

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

    - On a matter the Board "has supervision, control, jurisdiction or advisory power."
- What is a "Meeting?"
  - A "meeting" under the Open Meeting Law ("OML") means:
  - The gathering of members of a public body at which a quorum is present to deliberate toward a decision or to take action on any matter over which that body has supervision, control, jurisdiction or advisory power.
- Collective Action
  - Important Point: The Open Meeting Law only applies to collective deliberation or action by public officials.
  - One or two officials, in the absence of a quorum (i.e., majority), is powerless to set policies, direct staff, or to otherwise "deliberate" or "act."
  - There must be a quorum to take action and to violate the Open Meeting Law.
- Serial Meetings: A Minefield for Public Officials
  - A "meeting" is also any SERIES of gatherings of members of the public body at which:
    - Less than a quorum is present at any individual gathering; and

UNAPPROVED

        - The members of the public body attending one or more of gatherings collectively constitute a quorum; and
        - The series of gatherings were held with the specific intent to avoid the OML.
- Serial Meetings continued….
    - So what is considered "taking action" under the OML?
        - A decision made by a majority of the members of the elected body.
        - A commitment or promise made by a majority of the members.
        - A vote taken by a majority of the members.
- Assembly Bill 64
    - Assembly Bill 64 made several changes to Nevada's Open Meeting Law.
    - Public Comment must now be at least three minutes long.

Commissioner Hales speaks:
So just to enliven with a question, not that it needs enlivening. No, I'm also curious; if you do beginning and end, you don't have to do each action item.

Mr. Ritchie speaks:
That's correct.

Commissioner Hales speaks:
Since it's optional, could you do two minute Public Comment on the optional?

Mr. Ritchie speaks:
Oh, good point. I'd have to look, I think…

Commissioner Hales speaks:
Not that we'd want to.

Mr. Ritchie speaks:
Yeah. I think the way the law was written, I don't have it in front of me, but I think the way it's written is a Public Comment period must be at least three minutes. So if you do the three, it's at least three minutes for each of those. But if you wanted to get rid of one of them, then it'd be three minutes for each of the two. But if you're going to do a third Public Comment period, I believe the law says it must be at least three minutes for the Public Comment period. See, they thought about smart people like you that…

Laughter was heard.

Mr. Ritchie speaks:
The idea is to encourage meaningful public participation while also balancing… Look, you can have somebody come up here and filibuster all day long on something that they think is very important, but the rest of the public didn't come here to hear them talk about whatever it happens to be.

Chairman Gardner speaks:
I'm going to make an observation here and I just asked our County Manager about that. It's interesting that the State Assembly would, State Legislature would create this in regards to us and our operations, but it doesn't appear to be following the same processes at the State Legislative level. Most recently in the special session, they didn't even allow Public Comment in some cases or the ability to call in. I just find that interesting, it seems a bit hypocritical to me, quite frankly.

UNAPPROVED

Mr. Ritchie speaks:
Well, that and public records requests, they also exempt themselves from some of those requirements, just saying.

Laughter was heard.

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

  - Public Comment on issues of fact or law in a contested case under the Nevada Administrative Procedure Act, may be restricted.
- Defamation
  - AB 64 also clarified that statements made during public comment are subject to a civil claim for defamation, libel, slander or similar causes of action.
- Testimony
  - A witness testifying under oath has an absolute privilege against a claim for defamation.
  - However, it is unlawful to knowingly misrepresent any fact when testifying before a public body. Public comment made under oath is subject to penalties of perjury.
- What Does it Mean to "Deliberate?"
  - "'Deliberate' means collectively to examine, weigh and reflect upon the reasons for or against the action. The term includes, without limitation, the collective discussion or exchange of facts preliminary to the ultimate decision." NRS 241.015(3).

Vice Chairman Tolbert speaks:
Can I ask a quick question on that, Mr. Ritchie? So I know in past, items that have come before the Board, some of us have information about the topic that the other Board Members don't have yet. And so then because we don't want to break Open Meeting Law, we don't share this information and so then that is like surprised upon everybody else when you bring it forward. So what is the method, then, of sharing information as it's given to you or as you come across it? Is that something we send to the County Manager and let them disseminate? Because I feel like that's something that happens reasonably often that some Commissioners have more information on certain topics than others do.

Mr. Ritchie speaks:
Yes, that is a great, great question. I think the preferred method to do that is to inform staff, County Manager, the GID manager, whoever that is, to allow staff to know that information, that way they can verify the information. One, provide context to that Commissioner, but also provide the same information in the same way to all of the Members. The Open Meeting Law allows for less than a quorum to receive what are called staff briefings, we call them two on ones. One or two Commissioners may meet with staff, with the County Manager, or key members, staff to talk about something like the agenda that's coming up, an application. That way, information that you have learned can be shared with staff and they can verify, for instance, there's not a secondary access to a planned development and they can verify whether there is or isn't the secondary access, or if it's within a floodplain, or all the information that a Commissioner might find relevant. At the end of the day, the reason you give it to staff is because then staff can put it in the Staff Report, it can be put in the agenda. That way, not only your fellow Commissioners have the same information you have, but the public can also have that information, rather than surprise at the meeting. Because as you know, as Commissioners, a lot happens during a meeting and sometimes if there's relevant information that's kind of surprised on people, they don't have time to process it to get additional information. And so it's helpful if you let staff know and then during two on ones or staff briefings, that information can be disseminated not only to the other Commissioners, but also to the public through the agenda packet. Does that make sense?

UNAPPROVED

Chairman Gardner speaks:
I think that's very important to emphasize is that if we have information that we feel is relevant, we should communicate that to the County Manager and let them disseminate that information; therefore, we avoid any possibilities of Open Meeting Law. And that's true of the members of the public as well…

Mr. Ritchie speaks:
That's true.

Chairman Gardner speaks:
…on their boards, yeah.

Mr. Ritchie speaks:
Another question that sometimes, well, can I reach out to the public, can I go talk to a developer that has an application coming forward? Of course you can. Some people think, oh, that's nefarious, you're meeting with an applicant on a, no, you're one Commissioner who, by the way, can't violate the Open Meeting Law on your own. You're trying to become informed so that you can make an informed decision. And as a member of staff, if you find that information relevant and important, then I think it should be shared with other Commissioners and it should be shared with the public. Everybody should know what you found that you think is relevant because at the end of the day the Open Meeting Law is about transparency and hopefully letting the public know why you're doing what you're doing. In the years that I've done this, I think the thing that frustrates the public the most is when the Board or any public entity makes a decision and they have no idea why you did that. Because unfortunately, a lot of times there's going to be people that are happy with what you did and people that are upset with what you did. But at least if they understood why you did what you did, that helps, it doesn't make them happy, but it helps them understand and it's transparent to them how this public body made its decision.

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

- Serial Meeting Question Scenario #1
  - In a five-member board, what if board member Sam meets with board member Erik to discuss an upcoming contract for paper supplies and tells him the contract is horrible? Has there been a violation of the Open Meeting Law?
  - No. Two members of a five-member board do not constitute a quorum, cannot deliberate or take action, and therefore cannot violate the Open Meeting Law.
- Serial Meetings Question Scenario #2
  - But what if Sam then meets with board member Patrick, tells him what he and Erik discussed, and confirms the three of them will not approve the contract?
  - Yes, there has been a violation of the Open Meeting Law by this board (deliberations and vote).

Chairman Gardner speaks:
Let's stop there for just a minute, though. If Sam…individually called the other four Members of the Board and told them that he felt that that contract was horrible.

Mr. Ritchie speaks:
Yeah.

Chairman Gardner speaks:
Without telling him what any other Commissioner told him.

UNAPPROVED

Mr. Ritchie speaks:
Yeah.

Chairman Gardner speaks:
That's not a violation. It's bordering on it, but…

Mr. Ritchie speaks:
Yeah, that's what we call a slippery slope.

Laughter was heard.

Mr. Ritchie speaks:
Here's what's going to happen though, people are going to say, okay yeah, let's pretend I'm a Commissioner, yeah. I spoke to Mark and I spoke to Nathan, spoke to Wes, Danny, Sharla, but I didn't tell anybody what we're going to vote. It's like, right, you had this discussion but you didn't tell them that part. It's not wise.

Commissioner Tarkanian speaks:
You don't trust us?

Laughter was heard.

Mr. Ritchie speaks:
I trust you implicitly, but the public may not trust you and the AG may not trust you. So it's just better not to do it.

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

- Meetings Continued
  - The definition of a "meeting" does not include any gathering or series of gatherings of members of a public body if the members do not either:
  - Deliberate toward a decision or
  - Take action over a matter which the board has supervision, control, jurisdiction, or advisory power.

Chairman Gardner speaks:
This is where we get the most feedback from the public, is where all five of us get invitations to public events and then we all show up. And people think, oh, this is an Open Meeting Law violation when it's not because we're not deliberating on individual items that are going to be before us. So it's okay for us to do that and that's where a lot of members of the public get confused about whether or not we can attend. So I think that's very important to clarify that it's okay. We have an upcoming Chamber of Commerce luncheon where our County Manager is going to deliver a State of the County; that's relevant to all five of us, we can attend that. And we have an update on NNDA as well, the same type of thing.

Mr. Ritchie speaks:
Right. The danger with that and why I generally encourage Commissioners to limit the number, to keep it under quorum, is because it's very easy for that to say, you're at the Chamber meeting, they're talking about the great things the County is doing, say, well, what about this project? And so then you have five of you there and one of you says something, which means now another one of you needs to say something. And before you know it, there's three or four of you all saying what you think or what you plan on the County doing on a project that's coming forward. It's just, again, that slippery slope and believe me, I get

UNAPPROVED

it. It's frustrating because you go into public office to make a difference, to be responsive to your constituents, to do things, make the County better. But you need to do that here in a public meeting when it's been agendized and people know that you're showing up and this is the stuff you're going to be talking about. Believe me, I sympathize, it's difficult.

Frank Dressel, East Fork Swimming Pool District Trustee, speaks:
Can I ask you a question, Doug?

Mr. Ritchie speak:
Sure.

Mr. Dressler speaks:
So on that, just like if, I mean if they're getting together and they're not talking about things, then everything's fine, right? But if they get together as a quorum, they're not making a decision, can't they still have that discussion? Because they're not making a final decision.

Mr. Ritchie speaks:
So the question is can you meet and discuss it, but not take a vote? The problem is the Open Meeting Law talks about deliberation, which is what you would call discussion in advance of the actual vote. And the Open Meeting Law says no if you're deliberating as a quorum, it's that backroom deal. You deliberated, decided what is the best interest and then you show up in the meeting and vote and nobody knows how that happened. They didn't see all the deliberations that happened behind the scenes and transparent government, the heart of it is the people can see how your elected representatives got to that vote.

Chairman Gardner speaks:
We've had a number of issues that have come before this Board this last year, very difficult decisions. And it's interesting, we've had members of the public come up to us afterwards or even at the podium and say, it looks like you guys haven't even talked about this yet.

Mr. Ritchie speaks:
Yeah.

Chairman Gardner speaks:
Well, that's exactly true, we don't talk about it because we're not allowed to. This forbids us from deliberating and talking about it amongst ourselves before it comes before this Board, an official meeting. I think we've all faced that.

Mr. Ritchie speaks:
And you have my sympathy, you do. I talked a little bit about staff meetings, you can meet with staff of less than a quorum. It's important to realize that you still have that problem if you have the staff meeting and then you meet later, and you get a third or fourth or fifth member, you've now created that walking quorum. I've been in two-on-ones where a Commissioner has said, I need you to make sure you tell this to the other Commissioners when you meet with them. It's like, I can't, no, I'm not going to do that, I can't do that. You can share with me what your thoughts are and concerns, but I can't share, I can't do for you what you can't do yourself. I'm not going down with you; I'm not going to jail with you.

Laughter was heard.

Mr. Ritchie speaks:
Sorry. People are getting pretty good about their email communications, social media. Don't send an email to all the Commissioners, don't do a reply all because you'll inadvertently create a quorum over an item

UNAPPROVED

over which you have jurisdiction/control. I think people are now aware enough of this now that they're careful about that. Same thing with social media; if you're on Facebook and you're all on the group, be careful about what you send out because you may inadvertently create a quorum. Again, if a Commissioner sends out an email saying I hate this, we need to vote, I'm going to vote against it; even if nobody else responds, all the other Commissioners now know how I'm going to vote and why I'm going to vote that way. And again, all that should be happening on the public record.

Chairman Gardner speaks:
And once again, Doug, members of the public will send us all emails, all five of us on that email and then get upset when we don't respond. And that's what the public needs to understand is that we really can't, we have to be very careful. We don't respond at all if we are going to send a message back to that individual.

Mr. Ritchie speaks:
That's a great point. And I wish we could educate the public to not send emails, mass emails to everybody and that's what we're doing today. I've actually had…

Jim Jackson, member of the public, speaks:
I have a question; on all these different ones where one Commissioner can't talk to each of the other Commissioners individually about a project, does that back down to County staff also? If some part in County staff has a project that they think is a tremendous project and they put a whole thing together, can they go to each Commissioner to sell that project, or is that supposed to be happening in an open meeting?

Mr. Ritchie speaks:
That's a great question. Staff will bring forward a project to each of the Commissioners and to the extent you want to call it selling it, it will be brought forward. And then if the Chair and Vice Chair wants to put that on the agenda for discussion, then that will come forward to all of them and staff will then have to, "sell that project" in a public forum where the public can see and the public can respond. That's how that process works. That's a great question.

Vice Chairman Tolbert speaks:
But that's the same as if it was a developer.

Mr. Ritchie speaks:
Yes.

Vice Chairman Tolbert speaks:
The developer could call each one of us individually and we could meet with them and hear their spiel.

Mr. Ritchie speaks:
And sell their project, basically. But at the end of the day, it has to come to the public and that discussion, the sales pitch, has to be to the public and the public can respond. I've said this before and I'll say it real quickly now; we have our smartphones, we have our emails, please do not use your electronic devices during a public meeting to share something that's on the agenda. For instance, there's an agenda item and two Commissioners are texting each other commenting, doing whatever they're doing. The public doesn't get to see that interaction and the other Commissioners don't get to see that interaction and the heart of Open Meeting Law is that deliberations and actions are transparent to the public. I will also say, as a practical matter, if you're doing this kind of stuff, there's a public records request that can be submitted and they'll get your email that was happening during the meeting. So word to the wise, if you want to share something, share it publicly so everybody can hear it.

UNAPPROVED

Commissioner Rice speaks:
However, there are times when we are discussing something and a constituent texts us to give us the opinion. We do not have to share that.

Mr. Ritchie speaks:
That's correct because it's to you, yes.

Commissioner Hales speaks:
Unless there's a request. So heads up, right?

Commissioner Rice speaks:
Yeah.

Mr. Ritchie speaks:
Yeah.

Mr. Jackson speaks:
What if the request is sent to each one of you at the same time, does that create a problem?

Mr. Ritchie speaks:
That is a great question and we've discussed this at length with the AG's Office. As long as the five of you or a quorum of you don't react or share that, it's not a violation of the Open Meeting Law. It's if you start acting on that, deliberating amongst yourself based on that direction from the public. Yes, because otherwise, think about it, otherwise, a single member of the public could cause an Open Meeting Law violation. I don't like what you're doing, I'm going to send an email to all of you and now there's a quorum, and gotcha. That's not how this works.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman? I apologize for interrupting, our Clerk graciously reminded me that we have a record that we have to keep here and when we have individuals calling out from the audience questions, we need their names for the record. And so I appreciate Mr. Ritchie's efforts to repeat their questions into the record, but can we also state their names? The last two questions have been from Mr. Jackson, the first question was, I believe, from Mr. Dressel. Thank you.

Mr. Ritchie speaks:
Sorry about that, I know better.

Chairman Gardner speaks:
When you talk about this, though, Mr. Ritchie, you're also saying that our personal devices are subject to basically, Freedom of Information Act?

Mr. Ritchie speaks:
Public records request.

Chairman Gardner speaks:
Public records request, right.

Mr. Ritchie speaks:
Yes.

UNAPPROVED

Chairman Gardner speaks:
Yeah.

Mr. Ritchie speaks:
In fact…

Commissioner Tarkanian speaks:
If it deals with County business. It doesn't if you're not dealing with County business, it doesn't.

Mr. Ritchie speaks:
Here's the thing, though, Commissioner Tarkanian, if you use your personal device to do some business, some personal, if there's a public records request, they will be looking through all of that stuff to pull out the County stuff. And I personally don't want to know about your plans for your wife's birthday or...

Commissioner Tarkanian speaks:
They were really nice.

Laughter was heard.

Mr. Ritchie speaks:
I'm sure they were very nice. So the best practices, you've got your official County, GID, Town email account, cell phone, all that you do your business on your self that stuff and keep your personal stuff separate. Otherwise, unfortunately, as much as I hate to do it, we have to go through all that stuff to winnow out the responsive County public records stuff, versus the personal daily life stuff. And I know every one of you have been through a public records request and would rather not have to go through it again. Again, just a warning about electronic communications, social media. There's nothing that prevents you from meeting members of the public to receive feedback and information on upcoming agenda items, we kind of discussed that. But again, you should consult with staff to inform them what you found out so that the information can be presented to all the Board Members and to the public.

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

- Discussion of Items of Public Interest
  - The Nevada Supreme Court has stated, "[W]e have …acknowledged that the Open Meeting Law is not intended to prohibit every private discussion of a public issue. Instead, the Open Meeting Law only prohibits collective deliberations or actions where a quorum is present." Dewey, 199 Nev. at 94-95 (emphasis added).
- Any Questions?
  - Are there any questions regarding discussions among board members or with the public?
- Curing an OML violation
  - If you become aware during a meeting that an OML violation has occurred, you should take steps to "cure" it.
  - Improper Notice of Meeting. Convene to reschedule the meeting and adjourn. Discussions of significance that occurred before the discovery should be repeated at the next meeting.
  - Discussion of Items Not on Agenda. Stop the discussion and schedule it for a future meeting.
  - Taking action on "discussion only" items. Action is void. Reschedule.
  - If you find yourself talking about an item with a quorum during the break of a meeting. Reconvene and disclose on the record what was discussed.

UNAPPROVED

Chairman Gardner speaks:
That is a primary reason why, and I know that three of us have now served as Chairman on this Board, but that's why we work very, very hard not to take a break in the middle of an item so that there's no (*audio cut out*) improprieties of the item that is before us. Oh, did I? Okay, anybody hear me? Everybody hear me? We try everything we can do not to take a break in the middle of an item so that there's no feeling of the public that we are breaking Open Meeting Law and discussing in the back room that item.

Mr. Ritchie speaks:
When things are fundamentally different, then you should agendize that action that you want to take. It's a question whether you, for instance, you can agendize something broadly enough to say we want to know, should we build a road. That covers like, should we not build the road, how are we going to finance the road. It covers a lot, but if it goes completely into should we build a swimming pool, then you need to re-agendize to talk about building a pool instead of a road.

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

- Collective Penalties
  - Any action taken by a public body in violation of the Open Meeting Law is void.
  - Any suit to declare an action void must be brought within 60 days of the alleged violation unless tolled for an additional 30 days under certain circumstances. NRS 241.037(3)(b)
- Individual Penalties
  - Each member of the public body that attends a meeting in violation of the OML, "with knowledge of the violation," is guilty of a misdemeanor and is subject to a civil penalty of $500 for the first offense; $1,000 for the second offense, and $2,500 for every offense thereafter. NRS 241.040.
- Protection
  - All penalties that have an impact on individual board members, and not on the board collectively, require a showing of a willful violation.
- No Criminal Penalty
  - No criminal penalty or administrative fine may be imposed upon an individual member of a public body pursuant to this section if a member of a public body violates a provision of this chapter as a result of legal advice provided by an attorney employed or retained by the public body. NRS 241.040(6).

Commissioner Rice speaks:
And that's why we ask you so many questions.

Mr. Ritchie speaks:
And I appreciate that. And again, like for ethics, I reach out to other people. I reach out to the Senior Deputy AG, her name is Rosalie Bordelove with the AG's Office on these difficult questions because I want to protect you to the best of my ability. And I want to ensure to the best of my ability that the public has trust in you, that they believe that even if you make bad decisions you're transparent about that process. Hopefully they think you make wonderful decisions and they see why you vote the way you do.

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

- ATTORNEY-CLIENT MEETING EXEMPTION
  - NRS 241.015(4)(c) specifically excludes attorney-client meetings with the board's attorney to receive legal advice from the requirements of the OML.

UNAPPROVED

  - That is why these attorney-client meetings are sometimes called “non-meetings” by the Attorney General’s Office. They are excluded from the definition of a “meeting” under the OML.
- Attorney-Client Meetings
  - It is important to note that the attorney-client exemption for “non-meetings” is held collectively by the board. No one member should disclose the confidential information provided collectively to the board or otherwise attempt to waive the attorney-client privilege.
  - Disclosing confidential information provided to the board collectively could be construed as an abuse of one’s office and a violation of NRS 281A.400(5).
- Any Questions?
  - Are there any questions regarding the penalties for violating the Open Meeting Law?

Mr. Ritchie speaks:
Like I said, there's two and a half hours of material here about how you publish the agenda, when it has to be published, has to be published on the State website.

Commissioner Tarkanian speaks:
You should meet with Chairman Gardner and Vice Chairman Tolbert to go through all that.

Mr. Ritchie speaks:
Give them the full two and a half hours?

Laughter was heard.

Mr. Ritchie speaks:
So, Chairman, any questions?

Chairman Gardner speaks:
No. I think it's important for the public to understand that the agenda building process on every two weeks that we meet, that does not end today and then we begin to build an agenda for two weeks from now. We have agenda items that are percolating all the time. But until they're ready to come, until they're ready for prime time, until all the T's are crossed, all the I's are dotted, all the pertinent information for you and us is compiled, it doesn't come before the Board. So it's an ongoing process, constant process. So we will be meeting now, it's always the Chair and the Vice Chair that meet with staff, usually the Monday or Tuesday after the Board Meeting. So this coming Monday or Tuesday, that's when the Chair and the Vice Chair will meet with staff again to take a look at a draft. Just the bare bones start of an agenda that will come to us on the 22nd. There will be no flesh in it, no flesh and if an item is not fleshed out, then it won't get on. If it is fleshed out, then it gets on.

Mr. Ritchie speaks:
In conclusion, are there any other questions? Members of the public, anyone? Admittedly, I am biased, but I feel the Board of County Commissioners really go out of their way to try and be transparent with the public, to have good agendas that clearly explain to the public what you're going to be talking about and why the supporting material, why you're going to do what you're going to do. Again, it's a thankless job, it seems like all the time, every vote you take, half the people are upset, half the people love you. But at the end of the day, you go out of your way to be transparent about this whole process. And since Mark Jackson has been the District Attorney, the Board of County Commissioners has never had a violation of the Open Meeting Law and we've had lots of complaints. And I attribute that to your dedication to following the Ethics Law, the Public Records Law, the Open Meeting Law. And for that, I thank you because sometimes it is a hassle. Thank you.

UNAPPROVED

To review Mr. Ritchie's full presentation please see the Supplemental Meeting Materials.

Chairman Gardner speaks:
Thank you, Mr. Ritchie. The other thing I think it's important for the public to understand is that I've often gotten complaints, or observations by the public that we release an agenda packet, the whole packet could be anywhere from 500 pages to 1,500 pages, sometimes even more, and they're complaining that they have a very limited amount of time to try to absorb that material. Well I can tell you and I've told members of the public also, we are not given any more time, this Board is not given any more time to absorb that material than the public. That would be an Open Meeting Law violation if that occurred, so we're very protective on that. So when that publish comes out on Friday before the Thursday meeting, that's our time frame to absorb that material.

Mr. Ritchie speaks:
That's right.

RESULT:	**PRESENTATION HELD.**

Chairman Gardner speaks:
Are we ready for lunch? Okay, I'm going to recess the meeting until 1:30 PM, we'll give ourselves an hour. Thank you.

A lunch break was held.

Chairman Gardner speaks:
Okay, it is 1:30 PM so I'm going to call the meeting of the Board of Commissioners back to order for January 8th.

COMMUNITY SERVICES

13. For possible action. Discussion to 1. Adopt Resolution 2026R-003 augmenting the Community Services budget in the amount of $125,000; 2. Accept a $62,500 donation from the Carson Valley Arts Council and a $62,500 donation from the Douglas County Community Services Foundation for the purpose of funding master planning documents for the Douglas County Cultural and Performing Arts Community Center; and 3. Approve a $125,000 contract between Douglas County and Tate Snyder Kimsey Architects, Ltd. to create a Master Plan for the Douglas County Cultural and Performing Arts Community Center and authorize the Community Services Director to execute all related documents. (Brook Adie, Community Services Director)

Chairman Gardner read the agenda item into the record.

Brook Adie, Community Services Director, speaks:
Okay, thank you so much. This is quite the big motion, there's a lot of things that are happening, so we'll talk through all of the various pieces. So Chairman Gardner is correct, I am joined by several people; Brian Fitzgerald with the Carson Valley Arts Council, Renea Louie with the Douglas County Community Services Foundation and I have Kevin Kemner here with TSK. And so I'm going to provide a little bit of history of the request for qualification that got us to this point and then I'm going to allow Kevin to talk about what his plan is for moving this plan forward. And then have an opportunity for either Brian and/or Renee to get up and share some thoughts that they might have. So in September, the Community Services Department released an RFQ, a request for qualification to solicit an architect for design and construction

UNAPPROVED

services for this project. The scope of this project has two pieces to it; so we have part A, which is to develop a conceptual Master Plan for the Cultural and Performing Arts theater and cinema. And so as part of that, we asked for applicants to let us know what they're qualified in and their ability to review the existing project and facility, to meet with the Douglas County project team and the Carson Valley Arts Council. We asked them to participate in tours of different facilities, hold public meetings, public workshops, facilitate a public survey, conduct meetings at the Parks and Recreation Advisory Board and then present a draft plan to the Board of County Commissioners. So that was one scope.

Scope two would be to prepare plans, specifications, bid documents, and provide construction management services for all of the phase one improvements. So this project has two phases to it; one, we want to look at what the community wants and what the Cultural and Performing Arts Center or the movie theater could be to be able to support the larger community, a bigger Master Plan. But we also are looking at what are some immediate improvements that we could make through this public process as we seek future funding for the full build out of the Cultural and Performing Arts Community Center. Right now, our funding is very limited, which I'll talk a little bit about that. We don't have enough funding for the full project, so we're in the very early stages of planning of the project. So that part B project includes meeting with the same individuals, designing the first phase of the remodel and improvements, having public meetings, submitting plans at ten percent, 50 percent, 90 percent, and final stages. Developing plans and specification and bid documents for phase one, provide construction management and approve all of the final payments for that. When we went through this RFQ process, we had five applicants, five people applied and we had some very qualified applicants. Through the initial applications, we determined that we wanted to bring two of those applicants forward for a second meeting for them to give a presentation and talk more about how they would do this plan, specifically. The presentation that you're going to see is very similar to the presentation that we received that helped us determine that TSK was the best fit for the project that we wanted to do.

The original budget that we put out through this RFQ for really both part A and part B of this project was $100,000. As we went through this project, it became very clear that $100,000 wasn't enough to do all of the things that we wanted to do. And so then we kind of went back to the drawing board and we said, okay, well, what are the things that we can do for $100,000? After talking with TSK and having some back and forth, $125,000 was really necessary for getting a very good Master Plan. Once we go through the Master Plan part of it, then we will determine how we move forward with part B of this RFQ and what we need to do for the Phase 1 improvements. So the $125,000 is going to be funded by two organizations; we have the Carson Valley Arts Council and the Douglas County Community Services Foundation, who have both generously agreed to donate $250,000 each for this project. The first part of the project is $125,000. So when Chairman Gardner read into the action item, that's $62,500 each to get us through this Phase 1 and then the remaining $375,000 of the donation will actually go towards Phase 1 improvements. I don't know what that's going to look like yet, I think that that's part of this process. We're going to hear from the community to see what it is, really the things that they would like to have. So now what I'll do is I'm going to turn it over to Kevin with TSK and he's going to talk about what their role is going to be and what their experience has been in both looking at doing some public outreach and working with these types of community theater projects.

Kevin Kemner, Tate Synder Kimsey Architects Director of Client Relationships, speaks:
Good afternoon, I've been here a couple times before you all in the past in relationship to the Justice Center. This is a wholly different kind of project and personally, this is a project that's really meaningful to me. I have a background in the arts and these are special projects for us and so we're very excited and very grateful to have been selected by the committee to do this work. If we could sort of go forward, please.

UNAPPROVED

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

- DOUGLAS COUNTY CULTURAL AND PERFORMING ARTS COMMUNITY CENTER
- PROVEN PARTNERSHIP BUILT ON TRUST
  - 11 PROJECTS WITH DOUGLAS COUNTY
  - 19 YEARS OF RLEATIONSHIP
- MEET YOUR TEAM
  - Pedro Espinet, PRINCIPAL IN CHARGE/POINT OF CONTACT
  - Kevin Kemner, PROGRAMMING LEAD
  - Holly Canon, PROJECT MANAGER
  - Brad Kisicki, PERFORMING ARTS DESIGN
- PROVEN PARTNERSHIP BETWEEN TSK + APEIRO DESIGN
- A TEAM THAT KNOWS DOUGLAS COUNTY
  - Douglas County Community Center
  - Douglas County Cat Cottage
  - Douglas County New Justice Center
  - Sage Ridge School Outdoor Theater
  - City of Menifee Community & Performing Arts Center
  - Carson City Capitol M aster Plan
  - City of Fernley Community Center Master Plan
  - Clark County SD, Las Vegas Academy Theater
  - City of Henderson Performing Arts Center Feasibility Study
- GLOBALLY RECOGNIZED LEADER IN THEATER DESIGN
  - Apeiro Design
    - 50 YEARS OF THEATER DESIGN
    - 500+ AWARDS
    - Cineteca Nacional Del Siglo XXI
    - Jacob's Pillow The Ted Shawn Theatre
    - Robert W. Wilson MCC Theater Space
    - Brooklyn Academy of Music Harvey Theatre Renovation

Chairman Gardner speaks:
So what you're telling us is all four of those are…

Mr. Kemner speaks:
Renovated.

Chairman Gardner speaks:
…were pre-existing buildings that were renovated?

Mr. Kemner speaks:
Correct.

Chairman Gardner speaks:
Very nice.

Mr. Kemner speaks:
Yeah. And that's one reason, I'll say when I reached out to them, they were the first folks we reached out to, we were very clear about what you had purchased, what the expectations of this project were. And

UNAPPROVED

they were very excited about that opportunity and Brad in particular leads their adaptive reuse projects. So he's exceptionally qualified for this.

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

- What is your public engagement process involving the community and stakeholders?
- WHAT DOES A SUCCESSFUL CULTURAL AND PERFORMING ARTS CENTER LOOK LIKE IN DOUGLAS COUNTY?

Mr. Kemner speaks:
We did present a project schedule, it's based on 16 weeks. And I'm not going to go through every line in this, these kind of schedules are boring I think. But what's important is you'll see a series of vertical columns of triangles and dots and those are workshop periods. And it's not a workshop day, it's actually a workshop week. We'll come in and we'll meet with the steering committee, we'll meet with the community, we'll identify who the community is and how we'll meet with them. We'll have a very intensive period of gathering data and ideas, and we'll have an opportunity then to go away and collate that information to begin to formulate what makes the best sense for the community. You'll see that sometimes there's some dots that kind of move like this, that's a regular meeting we'll have with the steering committee for the project. And we also have intention to come back and present to you at regular basis to say this is where we're headed with this and this is what the community has told us. So this is the schedule we presented, it's going to be 16 weeks. We haven't nailed down the kickoff date yet, but that's our next step once this is approved.

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

- ESTABLISHING STEERING COMMITTEE & COMMUNICATION PATHWAYS
  - Stakeholders
    - Arts Community
    - Community & Civic Groups
    - Residents & Users
    - Government & Policy Entities
  - User Input
  - TSK
  - Steering Committee
    - Douglas County Stakeholders
    - At-Large Stakeholders
  - Decision Making Body
- IDENTIFYING VOICES
  - Indigenous and Tribal Communities
  - Longstanding Local & Pioneer Heritage
  - Hispanic / Latino Community
  - Nevada Arts Council
  - Youth and Educational Cultural Groups
  - Other District Cultural Expressions
  - Neighboring Cultural Influences
  - Arts and Performance Organizations
  - Faith-Based and Cultural Fellowship Groups
- ENGAGING THE COMMUNITY
  - Public Meetings
  - Workshops

UNAPPROVED

    - Surveys
    - Visioning Sessions
    - Interactive Art Events
    - Digital Outreach
    - Artist Engagements
    - Client Engagement
        - Planning
        - Feedback-Informed Changes
    - Client Engagement
        - Schematic Design
        - Feedback-Informed Changes
    - Client Engagement
        - Design Development
        - Feedback-Informed Changes
- How do you intend to gather information and feedback during the public engagement process?
- SURVEYS
    - Online
    - In-Person
- VISIONING SESSIONS
- DESIGN CHARETTES
- INTERACTIVE ART EVENTS
    - Cultural Open Houses
    - Panels
    - Performances + Dialogues
- DIGITAL/MEDIA OUTREACH
    - Press Releases, Videography, Photography, & Media Kit
- Please provide potential issues encountered in a prior project and describe the approach and resolution undertaken
- BUDGET IS NOT SUPPORTING PROGRAM NEEDS
    - Solution: Collaborate with the Client & CMAR to refine materials and construction options to re-align costs.
    - Reno Fire Station Headquarters
- HONORING A BUILDING'S PAST IN ADAPTIVE-REUSE PROJECTS
    - Solution: Identify existing uses and infrastructure that can carry forward, preserving meaningful history while reducing project costs.
    - Brooklyn Academy of Music Harvey Theater Renovation
- EFFICIENTLY ORGANIZE PROGRAM WITHIN AN EXISTING BUILDING
    - Solution: Leverage existing conditions to create value-driven layouts that work on day one while supporting future phased improvements.
    - Factory at Franklin Turner Theater
- OPPORTUNITIES – SPACE
- OPPORTUNITIES – PHASING
- OPPORTUNITIES – ENTRY PLAZA
- OPPORTUNITIES – PARK
- THANK YOU

To review Mr. Kemner's full presentation please see the Supplemental Meeting Materials.

UNAPPROVED

Mr. Kemner speaks:
I'm happy to answer any questions you might have. Really, this is the start, we're eager to get going and like I said, this is personally an incredibly important project to me. This is really awesome.

Chairman Gardner speaks:
Commissioners, questions, comments, observations?

Commissioner Hales speaks:
Observations. I can see why the committee chose you and I feel your passion. And I think that was an excellent presentation of what's going to happen next and I am convinced of the qualifications of the team getting us going on this. So thank you very much.

Mr. Kemner speaks:
Thank you so much.

Vice Chairman Tolbert speaks:
Okay, I'll do it because actually my only thing is actually a critique that you've already put together a plan that's up there on the screen for people to see. And that might mislead the direction that you already have a plan moving forward. So just want to make sure that when we ask for the public involvement, that it starts without that pre preconceived. And I know there was no intention because I do the same thing, but just that it's up there now, the public has seen oh you're keeping two theaters and you're going to do this and do that, that's too small, why are we bothering? So that's what we've heard in the public and so I know that that's going to be open in the discussion. But that would be my only critique of the presentation, other than that, I'm down and I like what you guys have done. I like bringing in that third party with the expertise because that's been another critique of who knows what they're doing around here. And now you've got somebody that definitely you can't argue that. So yeah, I like it.

Mr. Kemner speaks:
Yeah and thank you for your comment. We have lots of ideas, there are ideas, they're not the community's ideas. The one thing that we completely trust in and follow is our process and so we, you know, to stress to everybody who's seen, you know, these drawings and have seen them, that's probably not what it's going to look like. You know, we'll find the route and find our way there, but those are just options, they're things that are out there we would say are possibilities. But yeah, they're not, you know, when we come back in four months or so I'd be willing to bet that's not what it looks like. Yeah.

Chairman Gardner speaks:
And so I would make basically the same observations, so to speak. I am appreciative of the fact that the two organizations have come together; the Douglas County Community Services Foundation and the Carson Valley Arts Council, so that we're not using public funds on this study, which is really great. Not asking for funding out of the General Fund, which is very limited. If you were asking for those, maybe a penny, so I appreciate that. You've talked about involvement of the public in this and I've always contended that the misgivings here in the state are that we're the most affluent county in the state and that's not necessarily true. I think we're number five on the list per capita; however, we do recognize that there is a lot of affluency in this community. And having their involvement, the public's involvement in not only the conceptual process, but also then the buy-in because this is going to require a lot of public money, or I should say private money. Private money, not public funds, not General Funds, but private funds. Where we have an arts community that will come together, recognize a desire to have something that they can actually participate in to finance the concepts to get them to fruition. So their buy-in and their participation over the process is going to be absolutely critical. So thank you and I'm very pleased that the boards have decided that you're the right person and I concur with that feeling. So thank you.

UNAPPROVED

Mr. Kemner speaks:
Well thank you so much.

Chairman Gardner speaks:
Oh, did you want to?

Ms. Adie speaks:
Yep. I'd like to give the President of the Carson Valley Arts Council an opportunity to say some few words and then the president of the Douglas County Community Services Foundation after that to speak a little bit about the project, too. Thank you.

Brian Fitzgerald, Carson Valley Arts Council President, speaks:
Good afternoon, I'll be brief. Just supporting the approval of what the action items that are on your agenda today to accept our donations and to select TSK for this project. I've had the benefit of working with TSK, I was a member of the design team for the Douglas County Community and Senior Center. So I'm aware of their process, their public engagement process is fantastic and I think it'll do justice for what we're trying to do here. And the fact that they have experience with the Cat Cottage because getting the art community together will be a bit like herding cats. So I think they're the right people for the job. Thank you.

Renea Louie, Douglas County Community Services Foundation President, speaks:
Good afternoon. This foundation has been around for many, many years and we are here to support all of the community centers in Douglas County. Congratulations to the Chair and the Vice Chair on your appointments today and thank you, Commissioners, for having us. When the County came to us and presented the idea to add another community center, that is our purpose is to support the community centers. And we literally, since 2014, have raised millions and millions of dollars and put them all into the community centers for the needs of our community. And so they named it community center, so that means it's now in our family. So upon your approval, we will be writing that check to get that initial phase kicked off and these are funds that we've raised in the community on behalf of that new community center, so we're excited for that. Any questions, I remain available. Thank you.

Chairman Gardner speaks:
Thank you both, Brian and Ms. Renea Louie.

Commissioner Tarkanian speaks:
Mr. Chairman, can I ask Ms. Adie…

Chairman Gardner speaks:
Sure, please.

Commissioner Tarkanian speaks:
…some questions? Okay, I'm trying to quite understand the money that's going into it and what was promised when we purchased it. You said something about was it $125,000 the Carson Valley Arts Council has put in or $250,000 total?

Ms. Adie speaks:
Thank you for the question. When we started this endeavor, the Carson Valley Arts Council and the Douglas County Community Services Foundation each dedicated $250,000 for this entire project. We earmarked the first $100,000 for this study, we went through the process and determined we actually needed $125,000 to get an efficient study. And then the remaining pieces, the remaining funding, about $375,000, will go to Phase 1 construction, actually making some modifications to the building.

UNAPPROVED

Commissioner Tarkanian speaks:
Okay. And so this is going to make everybody on the Board mad again and I'm going to be the minority again, but that's what I thought that you said. And this is where my concern is; I thought the presentation, the gentleman from the architect that gave it was really great and I'm sure he's going to do a great job, but why isn't this something the County staff should be doing? We're talking about basically, if I understand correct, this Master Plan that you referred to is to determine what you want to put into the facility, what size, what you want to look at. Now the architect is going to draw the plans when you decide what you want in it. He's talking about having public meetings, he's talking about doing interactive stuff with the public and social media, and so forth. We're going to spend $125,000 that could be going towards the construction, or tenant improvements, or whatever you want to call the renovation of the building, instead of paying for them to do a Master Plan. Why can't the County do that?

Ms. Adie speaks:
Thank you and I appreciate you asking those questions. This is a partnership between County staff and the architects to be able to do all of the public engagement and all of that. We don't have an architect on staff, we don't have somebody with the expertise that the contractors have. We're very fortunate to be able to work with somebody who has a lot of experience transforming these spaces into performing arts venues. And so that is why we are reaching out to a contractor to help us with this product because we want to be able to put forward the best product that we can for the community and we need the expertise of some individuals outside of our department to be able to get us there.

Commissioner Tarkanian speaks:
So I didn't quite understand that answer, except that you said you didn't have an architect on staff. You're going to pay for an architect to do the drawings of whatever renovations are being done and that's got to be done no matter what. But why would you need an architect to tell you what you want to put into the building?

Ms. Adie speaks:
We're getting more than an architect, we're getting somebody that has expertise in theaters and design of what we need in a theater to help guide the process. There are a lot of important aspects into building a theater; stage size, sounding, seats, all of those different amenities. And we want to make sure that all of those things are incorporated into the plan so that when we do go forward looking for funding, we have a good vision of all of the things that we need to be able to make this a top notch facility.

Commissioner Tarkanian speaks:
Last statement and then I'm going to let it go; is the architect is going to determine how many seats come in, when you pay an architect to build, it's going to be part of the architectural fees and stuff. I'm just trying to see at this stage, which is the beginning stages, why we'd want to spend this money instead of using that for a later purpose.

Jenifer Davidson, County Manager, speaks:
Mr. Chairman, I see that Kevin approached the microphone, I'm not sure if he has anything to additionally add. Commissioner Tarkanian, your point is taken. I understand the distinction and that eventually, we will likely hire an architect and staff can facilitate a public engagement process. I agree with you on that. I would tell you, having the architect involved at this stage in public engagement to help us facilitate those conversations will help us better shape the outcome and the design options that are brought forward to the architect to finalize in the end. And I don't know, Kevin, if you have additional perspective to add to that. Staff are not, we don't specifically have experience on community performing arts centers. If we were going to be looking at doing a public engagement process around a community center, I would say we're very well qualified to engage with the public now on that topic. A performing arts center, there's

UNAPPROVED

specific nuances to it that we likely are not qualified to speak to, whereas Kevin's team could. And I don't know if you want to add to that, Kevin.

Mr. Kemner speaks:
Thank you. Commissioner Tarkanian, you asked some great questions and I would go back to the to the slide I had up there which said that our goal is to create a sustainable performing arts center. Performing arts centers are unique in the sense that they have different ways to generate revenue, they have different ways to ensure that they generate enough revenue and use to be self-sustaining. That's the ultimate goal for any performing arts center. There are far too many performing arts centers that were improperly programed and master planned that have failed and then have become burdens on their communities. And so one of the reasons that we made sure to bring Apeiro on with us is that that's part of their expertise as we go through the planning, rightsizing the facility, talking about scheduling the facility, getting utilization up. So a performing arts center…

Commissioner Tarkanian speaks:
Are you saying, are you guys going to be involved in the scheduling of the facility?

Mr. Kemner speaks:
Well, you look at scheduling as a way to maintain utilization rate. So one of the questions where Brian and I were talking a little earlier, you know, there's been numbers thrown around about how big the large space wants to be. There are numbers going around saying, well, we want it to be 750 seats, we want it to be 300 seats. There's a huge difference in what that cost to operate and what you're likely loading on how to, you know, like what the majority of your performances would draw. If your majority of performances are drawing 200 people, a 700 seat facility will fail just because you're not generating enough income to support it. Apeiro brings that knowledge and expertise with us and as we go through the planning of this, that will be part of our discussion.

Commissioner Tarkanian speaks:
I don't understand what Apeiro is. I thought they were just an architect that you said were working with you.

Mr. Kemner speaks:
They have architects on staff, but they are a theater design consultant. All they do is theaters and performing arts centers.

Commissioner Tarkanian speaks:
Then why don't we hire them for this instead of you guys?

Mr. Kemner speaks:
Because they work with architects, they do not do self-supporting.

Commissioner Tarkanian speaks:
Thank you very much.

Mr. Kemner speaks:
Yep, thank you.

Vice Chairman Tolbert speaks:
So since I…oh, I'm sorry, did I jump? Oh, okay. Since I was one that slapped you earlier, I'll give you props now because it's kind of an example of why you bring a professional in at this point. As I do with my design, my biggest fear is that somebody is going to move into their house and say, I wish I would

UNAPPROVED

have. And so it's my job as a design professional to give them ideas that they may not have thought of and like you've already expanded about the park across the street. I'm sure nobody contemplated that until somebody came through and was like, oh, by the way, you got a park right here, we could do something like that. Those are ideas that could not have come forward without some professional guidance. And one of the knocks that I've heard a majority of, probably the biggest knock from the community, is that who knows how to design a theater, who here in Douglas County knows how to actually design a theater and has that kind of expertise? And so those are the kind of things you need to know ahead of time so that you don't design something because if the client brings you here that's what we want and then you just design what they want and it limits what's there. So while I agree with what you're saying on a lot of them, on this particular one, I would agree with bringing in the professional earlier than later.

Commissioner Hales speaks:
I was going to say much the same thing. But I guess I'll just say the 12 years I was on the school board, this was talked about, wanted, needed and ever since then, it's been needed and wanted. But just because we need and want it, doesn't mean we know how to do it and getting the financial piece right is critical. And this idea that you guys will help us figure out a model whereby it's not County money that's sustaining this year after year because it can't be, we don't see that in the cards. So these are things that we want and we think can happen, but we don't know how to make them happen. We literally have no one on staff who could make this happen. So of all the times you've brought that up, I think this is the least, it makes the least sense to me because it really is very specialized kind of work.

Commissioner Tarkanian speaks:
So you basically admitted that you should've voted with me once or twice before then, is that right?

Laughter was heard.

Commissioner Tarkanian speaks:
I appreciate your comment, I appreciate the fellow Commissioners' explanations.

Chairman Gardner speaks:
I do feel I like your involvement and I feel it's critically important, critically important for the performing arts community within Douglas County to be a part of this, to tell us, tell you what it is they want to see in a facility. Now that's going to be important to contact the school district as well to see what their needs are as well. And also create an environment in that building where as you're saying, if we don't have a need to use a 500 seat, we may have a 500 seat theater, but we might also have a smaller one involved. That's what you're talking about, the versatility of the building. If we have a smaller venue that would accommodate 100 or so, the financial portion of that is good, it's adaptable. And so that's what I encourage is deep involvement with the performing arts community, musicians, performers, whatever, in our community so that you can adapt this facility to accommodate their needs and draw in the greatest amount of public in that process. I do know that we have, and I believe, it's in the first, what is your timeframe here, quickly?

Mr. Kemner speaks:
So for the Master Plan, we allotted 16 weeks. 16 weeks, sir.

Chairman Gardner speaks:
16 weeks.

Mr. Kemner speaks:
Yeah.

UNAPPROVED

Chairman Gardner speaks:
So four months?

Mr. Kemner speaks:
Yeah.

Chairman Gardner speaks:
Okay and I don't know if that fits in with, I'm going to need to check with our, when do we have our business showcase? Is that in May or April? April, May, June? Is it in August, is it that late? April? Which would really be good to basically have a kiosk there so that the public can see what we're looking at and also weigh in on it. So I would encourage you to use those types of venues or opportunity for then our community to do outreach.

Mr. Kemner speaks:
That would be a great opportunity and we will talk to Brook about getting that coordinated.

Commissioner Tarkanian speaks:
Mr. Chairman, when they reach out to the school district and ask them their ideas, I assume you're going to ask the school district to help fund it, right?

Laughter was heard.

Commissioner Tarkanian speaks:
That was tongue in cheek over what's going on now, so I…

Mr. Kemner speaks:
At a risk of causing a range war between the County and the district, we've had similar projects where district shared use and it will be important for the district to pay operational fees, yeah.

Commissioner Tarkanian speaks:
Not the topic right now.

Laughter was heard.

Mr. Kemner speaks:
I know, that's why I said I'm not trying to start a range war, sir.

Chairman Gardner speaks:
Okay, so with that, if we don't have any further comments from the Board or the presentation here, we'll go to Public Comment, this is an action item. So I just want to remind the folks that this $125,000 is not General Funds, this is donations from the Arts Council and the Community Services Foundation.

Commissioner Tarkanian speaks:
I really think you need to explain the money going to this is not General Funds either, it's restricted funds because I keep getting that argument when people get to me.

PUBLIC COMMENT

Jim Jackson speaks:
I don't want to throw a wet blanket on it, but I'm going to. I want you guys to promise us that there will be no money coming from the County to support this endeavor. When this whole thing was sold to us

UNAPPROVED

originally, not really sold to us, but just presented and voted on, and accepted, that you were going to spend $3 million to buy the building. That you would be the landlord, and that the Art Council would be the tenant. The tenant should pay for all the improvements, it's their business. Now I know that this money is donations that's coming in and that's all fine, I have no problem with the outfit that's going to design it, I think they sound very capable. I have no problem with the community arts center and performing arts center, nice endeavor. But if the County is planning on spending any sort of money on it when you cannot rebuild our roads, you cannot protect a lot of the communities from floods and various things like that, I think you would have a real problem with the community. Not because we don't want a performing arts center, I think that would be great, I think there'd be a lot of use for it. But the money to support it, I'm not hearing anybody saying that it will not come, I'm hearing just the opposite, that at some point the County is going to end up footing the bill for it. When you build a build, or not build a building, this is a strip mall and not a very good one, the parking lot is terrible. There's not much room there, the theater is a mediocre theater, it's not one of the best theaters in town. So it's not like you're going to be renovating the El Capitan Theater like Disney did and spend $40 million doing it. You're going to be renovating a theater that is pretty rundown and not many people go to it. How many millions is it going to take to build this to what the original pictures were that we saw of it and where is that money going to come from? Now if they can come up with it themselves as the tenant to improve the property with the permission of the landlord, fine and dandy. But I do not want to think that we're all of a sudden get put on the hook for millions of dollars to rebuild the theater and turn it into a performing arts theater. Can any of you promise that that will not happen? I don't think so. Thank you.

John Sheridan speaks:
Good afternoon. As Mr. Jackson stated, he said it's not one of our greatest theaters in town; it's actually our only theater in town. And so I wanted to start there by saying I think when this was initially proposed, it was kind of a stigma, there may be a stigma that still hangs over it. And I still envision this as a multi-use facility. I have young children, I do not want to see the movie theaters go away. I understand movie theaters are a dying dinosaur; however, if we can envision this as a multi-use facility, possibly those two rooms in the back could be kept open for a movie theater and a multi room. Those could be actually smaller performing arts centers that you could actually use as a stepping stone to the grand stage as an ascent to the grand ballroom. I think we use this as to look at a multi-use facility and so I think having the architectural from the start. Again, I think a stigma hung over the initial Senior Center when that was proposed, before it became a mixed use facility with the rec center. And I think we all agree now that the Senior Center and the rec center is a gem of our community. So I think we need to look at this, I think there is some stigma that does hang over this; however, I think if we envision it as a multi-use facility, we can come together as a community. Thank you, Tarkanian, for the tough questions and Brook, thank you for the responses.

Chairman Gardner speaks:
My hesitation today, I keep expecting Commissioner Hales to say is there any more Public Comment? Okay, is there any more Public Comment? Sensing no other Public Comment, I'll bring it back to the Board and entertain additional questions, comments, observations, or a motion.

Commissioner Hales speaks:
I move that we approve, that we adopt ordinance 2020… What? I'm sorry, I'm getting there. I move that we adopt Resolution 2026R-003 as presented and accept a $62,500 donation from the Carson Valley Arts Council and a $62,500 donation from the Douglas County Community Services Foundation as presented and that we approve a $125,000 contract between Douglas County and TSK Architects as presented.

Commissioner Rice speaks:
I'll second.

UNAPPROVED

Chairman Gardner speaks:
Motion by Commissioner Hales, seconded by Commissioner Rice to adopt Resolution 2026R-003 as presented. Any further questions? Then all those in favor signify by saying aye. The motion passes 5-0. Thank you.

Photos were taken.

MOTION TO: Adopt Resolution 2026R-003 augmenting the Community Services budget in the amount of $125,000, accept a $62,500 donation from the Carson Valley Arts Council and a $62,500 donation from the Douglas County Community Services Foundation for the purpose of funding master planning documents for the Douglas County Cultural and Performing Arts Community Center and approve a $125,000 contract between the Douglas County and Tate Snyder Kimsey Architects, Ltd. to create a Master Plan for the Douglas County Cultural and Performing Arts Community Center and authorize the Community Services Director to execute all related documents; carried.

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

Chairman Gardner speaks:
Just so everybody understands, this meeting would normally be the first Thursday of the month; however, because of the holiday, we had to back it up a week and so that conflicted with another responsibility of Commissioner Rice, the board meeting of the Lake Tahoe Visitors Authority and so he is respecting us and participating in our meeting versus going to that meeting this afternoon and I appreciate that and I think that's what you were communicating to that body. Okay. We appreciate that. Okay. So, we do have responsibilities beyond this Board, the Liquor Board, the Health Board, and 20 other organizations, so just so the understanding the public understands that.

COMMUNITY DEVELOPMENT

14. For possible action. Discussion to adopt Ordinance 2025-1660, an ordinance adopting the Agreement to Cancel the Development Agreement for Pleasantview, and repealing the following Agreements and Ordinances pertaining to the Development Agreement for Pleasantview: (1) the Development Agreement for Pleasantview, with Drayton Trust, approved March 1, 1990, and recorded as document number 221106; (2) Ordinance 2000-928; (3) Ordinance 2003-1056; (4) Ordinance 2006-1183; and (5) Ordinance 2014-1422. The projects associated with the Development Agreement include the Pleasantview Subdivision and Drayton Boulevard, which are located east of Rubio Way, south of Centerville Lane, west of Tillman Lane, and north of the former gravel pit owned by Bing Construction Company of Nevada. The projects are within the Gardnerville Ranchos Community Plan. Second Reading. (Andrea Pawling, Deputy Community Development Director)

Chairman Gardner read the agenda item into the record.

Chairman Gardner speaks:
Thank you, Andrea.

DRAFT

Andrea Pawling, Community Development Deputy Director, speaks:
Good afternoon, Commissioners. Congratulations to the Chair and Vice Chair and Happy New Year. I'll be going over this… I know we discussed it a little bit last time when I read it into the record in December of 2025, that is why the ordinance is 2025; I heard a question, so I thought I'd clarify as well. So, just a brief overview of the Pleasantview Development Agreement. As Chair Gardner mentioned, the original development agreement for Pleasantview was March 1,1990; it's quite a long time ago. We entered into this with the original developer, Drayton Trust. We do have them here today and I just wanted to give a shout out to Mr. Greg Lynn and Ms. Suzanne Towse, who are in the audience today. And once I'm done with my presentation, I'm going to invite them up if they have anything they'd like to say. So over time, the development agreement was amended four times. I won't repeat all of that, Chairperson Gardner said it all already, it's a mouthful. Again, there were four amendments. Right now, we're proposing another ordinance to agree to cancel the development agreement for Pleasantview and repeal all prior agreements and ordinances pertaining to the development agreement. The cancellation agreement has been approved by the successor to Drayton Trust and Carson Valley Homesites and as I said, Mr. Gregory Lynn and Suzanne Towse are here today. Mr. Angus Towse could not be here with us today; he's out of town. The proposed declaration will not impose new financial obligation on the County at all, as it only records the County's existing obligations pursuant to various development agreements to construct sound barrier walls with the construction of Drayton Boulevard in the right-of-way south of Pleasantview Drive. I always like to throw in pictures, so you guys know where the Pleasantview subdivision is. On behalf of our great GIS team, they created this map for us so you can see Pleasantview there, built out. And then right to the right of that you will see that, that's where the original planned Drayton Boulevard would have been, just a view from the Pleasantview subdivision and we discussed this in December when we came in for the Declaration of Deed Restriction, also approved by this Board on February 20, 2025, last year. This is the proposed plan for Drayton Boulevard. And I'm making this brief today guys. This is the conclusion. We've explored a lot of options and throughout the last couple of years, and I can say multiple years before that, but specifically with me in the last couple of years, we've explored every available option, legal solution, sat down with the developers, County staff, our legal team, and we believe this is the best course of conduct at this time. On December 4th, you guys obviously are aware that we executed and recorded the Deed Restriction, which really just, at the end of the day, what it says is if Drayton Boulevard is ever to be constructed sound barrier walls will be constructed with it and that was one of the concerns that the majority of the residents and our developers had pertaining to this. We're now asking to terminate the Pleasantview Development Agreement and use all the remaining available funds to complete that secondary access to Rain Shadow as soon as possible. We're hoping to get that timeline going after this is hopefully approved today and then we're proposing to cancel the agreement because all obligations, obviously, of the development agreement have been performed and are guaranteed. Yes.

Commissioner Tarkanian speaks:
Could you show the map where it shows the secondary access to Rain Shadow?

Ms. Pawling speaks:
Yes. Right here. That is the secondary access and that's the emergency access that has been required and has not been built out yet today. Any further questions, Commissioner Tarkanian?

Chairman Gardner speaks:
I don't see any questions up here.

Ms. Pawling speaks:
All right. Moving on.

Commissioner Hales speaks:
I do have one.

UNAPPROVED

Ms. Pawling speaks:
Okay.

Commissioner Hales speaks:
I had a very recent email from a constituent saying that this is going to increase traffic if Drayton isn't built on, so increased traffic on her street. So, I wondered if you could touch briefly on what is… I mean, obviously, since Drayton isn't a road now it's going to stay as it currently is but is there anything that you could address regarding traffic flow?

Ms. Pawling speaks:
All I could say is that we have done a traffic study in that area; it has not increased at this time and it wasn't anticipated that it would increase. Because Drayton Boulevard isn't completely built out at this time, I can't really answer to whether there will be future traffic. Obviously, we know people are moving in, but it hasn't been an issue in the last several years.

Commissioner Hales speaks:
Thank you.

Ms. Pawling speaks:
And I just want to touch on one last thing. I'm sorry, I didn't get a chance to finish. But any remaining obligations, we have two other Rain Shadow Development Agreements that touch on Drayton Boulevard, so any of those other remaining obligations we will be addressing at a later date and we hope to be bringing those back to the Board sometime in 2026 to address those.

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

Chairman Gardner speaks:
So, the adoption today of this ordinance, should it happen, would cancel, would just put to bed this whole thing?

Ms. Pawling speaks:
It would cancel this development agreement of Pleasantview and this is the one that actually had a time date on it of when that timeline to build out Drayton Boulevard is. The other two development agreements did not have a timeline or a date yet.

Chairman Gardner speaks:
Thank you. Okay. Sensing no other further questions, we'll go to the… This is an action item, so we'll go to the public for Public Comment.

Ms. Pawling speaks:
Yeah. I'm sorry, I was going to ask if Mr. Greg Lynn or Ms. Suzanne Towse would like to come up.

Chairman Gardner speaks:
That's right. Sure, so ahead, please.

Ms. Pawling speaks:
Thank you.

PUBLIC COMMENT

UNAPPROVED

Suzanne Towse speaks:
I don't have a lot to say except that there are no obligations on either side under this development agreement right now, now that you have set that Deed Restriction in place. So, I really hope you approve it and then this 35 year old development agreement is disappeared off of everybody's to do list. Thank you.

Chairman Gardner speaks:
Mr. Lynn, anything you wanted to add? Okay. And I want to take the opportunity while you were here to recognize, Mr. Lynn was a former County Commissioner, so thank you for your service to the County at that time. Thank you.

John Sheridan speaks:
Good afternoon, Mr. Chair and fellow Commissioners. I want to note that I do sit on the GRGID Board as a Trustee, but I'm speaking as an individual resident and providing input as an independent board member. I would respectfully request the County does not close the development agreement for the sake of not honoring the construction of road infrastructure, i.e. Drayton Boulevard. Drayton Boulevard supports not only Pleasantview development, which you are looking to close out, but the newer Rain Shadow development, which has exceeded 20 plus homes and is in County code of need of a secondary access. One year ago, we received a petition from the residents on Springfield Drive stating they felt unsafe on their residential road due to not constructing Drayton Boulevard. We initiated into a traffic study as well and I hope our General Manager will get up to speak about that. Aside from the Pleasantview development, again, this road is a secondary access for the Rain Shadow development and as you are aware, we just had a major fire in the Ranchos and they had to attack it from the west and secondary access would definitely be needed with the chaos that I saw occur during that incident. The issue I see participating locally in government for the past eight years is whenever a development proposal comes before this Board the people of the community come up to speak up about infrastructure and resources to support the development and many in the community say they just don't want any more development. I hear NIMBY term thrown around often at these development approval meetings as a means to stifle dissent of the objecting party but now I see many of you on the podium who use that NIMBY term in the County's favor as a means to get out from having to construct infrastructure to support a planned development. You have stated residents on Springfield Drive don't want a road in their backyard. Those same residents are on this petition stating they do not feel safe on their residential road and Greg Lynn is one of those signed onto the petition. This petition is due to the very fact Drayton Boulevard has not been constructed and the issue is not isolated to Springfield Drive residents, it will continue along the roads of Pleasantview Drive and Wintergreen Drive. Now, we understand the County is in a very unfavorable position considering road financing and Drayton is not a County priority; this doesn't mean you take it off the books completely, you place it where it needs to be on the list of County road priorities and you work with the GRGID to mitigate traffic issues on three residential roads as a result of holding off the construction. This would be a great first step in working together as it rarely happens. Again, Drayton Boulevard, it was part of a planned development agreement. It was intended, it is needed infrastructure, it also serves as the secondary fire access for Rain Shadow development and is required of County code, your County code. Please don't vote to end the development agreement for the sake of not having to provide necessary infrastructure; this only benefits a growing, ineffective County government and the developers. We want to change that rhetoric in 2026 going forward. Thank you.

Greg Reed speaks:
Thank you for having me. I'm the District Manager at Gardnerville Ranchos GID. As John said, we had a petition from residents on Springfield about the traffic and the speed on Springfield. Because Drayton isn't going to be built all of the traffic that might have gone down Drayton is overflowing into Springfield, into the residential neighborhood and so it's creating a problem from the standpoint of speed, traffic counts. Springfield, the study that we just had done, we hired Loomis and Associates to do a traffic study

UNAPPROVED

for us that showed during, we did a seven-day count going both directions on Springfield and those were 800 to 900 vehicles a day going down Springfield and peak hour was about 100 cars an hour going down Springfield. So, from our standpoint, not building Drayton puts those cars, puts that traffic, puts that speed into the residential neighborhood and I would ask that this Board consider the construction of Drayton at some point in the future to alleviate that traffic in the neighborhood. Thank you.

Jim DeGraffenreid speaks:
Good afternoon. I am a resident of the Gardnerville Ranchos. I'm also a Trustee on the Gardnerville Ranchos GID Board. I live on Tillman, right near Sorensen, so I'm in the neighborhood that is affected by whether Drayton Boulevard is built or not. As was mentioned, the not building of Drayton Boulevard moves traffic that should be on that arterial street into residential streets. Springfield, at the moment, primarily also affects streets like Wintergreen, Pleasantview, Sorensen, Kingston. The traffic study that our General Manager referenced showed that there are 6,234 vehicles in the seven-week period that traveled Springfield Avenue north of Kingston. When you get south of Kingston that drops off significantly; it is 1,445. That's an indication, that almost 5,000 car difference is an indication of how much that section of Springfield is being used as an arterial road. It appeared on the map that maybe there's going to be a connection of Sweetwater into the planned extension; if that's the case, that will move some of that traffic even farther down Springfield and will affect even more of the residents. So, we're very concerned about that fact. We have the petition. We've had to pay for the traffic study. We're going to need to pay to do some mitigation of some sort, whether it's digital speed signs or something to slow down the traffic on Springfield. We feel that if the, it would be best if the County did not kill Drayton Boulevard entirely, but simply prioritize it, as a previous speaker mentioned. But regardless, we are going to have to spend money to deal with the inaction of not building Drayton Boulevard and we would certainly request and took action at our meeting last night to make a formal request that the County contribute to some of these costs that we're incurring due to the fact that Drayton is not being built. Thank you very much.

James McKalip speaks:
Formerly I was on the Ranchos board, I'm currently on the Planning Commission, but I'm speaking as just a private citizen. I have, in the course of running for office or assisting other people in running for office, I have walked the Pleasantview neighborhood three times alone just in ’24, plus previously, and when you walk a neighborhood, you hear from what people think and what they're complaining about. There are people that don't want Drayton because it's in their backyard, but at the same time, those same people are complaining about their front yard and the traffic on Springfield. Without the through street any neighborhood, if you look at any cities laid out, if you don't have the through streets, the connector roads, then traffic goes onto residential streets that were not made for it. This is the problem here, the traffic spreading out through the neighborhood. And I realize that we can complain the County is not going to start tomorrow building Drayton, but it should stay on the books, it should respect the fact that these people when they bought their homes expected a through street there. They didn't expect through traffic in their neighborhoods and that's not fair to them. When you buy a home in a development you expect the development to be completed. This was part of the development and it's, again, some people don't want it for personal reasons because of their backyard, but then they want traffic calming measures in their front yard and other people in the neighborhood simply don't want traffic that shouldn't belong in a residential neighborhood. So, in listening to them, because I really wasn't big on this at first, but listening to the people, I agree with them. Their development was supposed to include a through street and that street has not been built and by shutting this down apparently won't be built. And I think it needs to be kept on the books somehow, either by amending this measure or in some way so that Drayton stays on the books as a road that needs to be built. Thank you.

UNAPPROVED

Chairman Gardner speaks:
Is there any additional Public Comment? I'm sorry, I was writing notes for myself before I came back to… Is there any additional Public Comment? Sensing no additional Public Comment, I'll bring it back to the Board and ask for additional comments from the Board.

Commissioner Tarkanian speaks:
May I ask some questions?

Chairman Gardner speaks:
Yeah, absolutely. Yes. We're not in the… Until somebody wants to make a motion, yes, please ask questions and clarifications.

Commissioner Tarkanian speaks:
I have not had a whole lot of people tell me they've wanted Drayton Boulevard built; in fact, most of the people, I just had a comment from my neighbor that said they didn't want it built and I live right on that area so hearing some of these comments today is a little bit enlightening, quite a bit enlightening to me, but even more so is the arguments about the promise by the development agreement to build this and so forth. So, I'm going to ask you a few questions; some of them may not be the most intelligent considering how you guys work on things here in the community, but I'm not aware of these private roads and GIDs and how they all work. Why was Drayton designated a County road or not a GID road?

Ms. Pawling speaks:
Honestly, sir, I do not know. I don't have that answer.

Commissioner Tarkanian speaks:
Does anyone, County staff know that?

Jenifer Davidson, County Manager, speaks:
Commissioner Tarkanian, it is typically the County's habit in development agreements to require developers to contribute infrastructure. In this instance, I do believe that fees were collected in lieu of contributed infrastructure with the expectation that this road would later be constructed on a, I can't remember what year timeline, after a certain phase of the project, that is why I suspect it wasn't done that way, but I don't…

Commissioner Tarkanian speaks:
When you say collected, I'm sorry to interrupt you, but when you say collected, do you mean the money that was collected to… Okay.

Ms. Davidson speaks:
Yes, and I see Deputy District Attorney, AJ Hames, has walked up to the microphone. I don't know if you have anything additionally to add.

AJ Hames, Deputy District Attorney, speaks:
You're correct. The development agreement required Drayton Boulevard to be built within a timeframe after a certain set of circumstances occurred, so it was essentially the build out of the Pleasantview development, which didn't occur until '14, I think it was 2014 and I think it was… Yeah. But meanwhile, there are two other development agreements that require the construction of Drayton Boulevard and those are the ones pertaining to the Rain Shadow development. Those deadlines haven't commenced yet because there are still payments that haven't been made by the developers. So, part of the problem was the County had an obligation to build a road but hadn't received full payments for that road.

UNAPPROVED

Commissioner Tarkanian speaks:
That brings me to my second question; I appreciate that. My first question was why is this a County road as opposed to GID, is it because it's supposed to be a collector as opposed to residential? I'm trying to find out why the… You got a hand up, I understand, but I'm trying, I can only ask the County staff. Why is this a County road and not a GID road? And then I'm going to get to the next question, which is what you're talking about.

Mr. Hames speaks:
Sitting here today, I don't know. I think Mr. Ritchie might know.

Commissioner Tarkanian speaks:
Maybe my question wasn't so crazy.

Doug Ritchie, Chief Civil Deputy District Attorney, speaks:
It's a great question, there's been a lot of discussion about it, but bottom line is public roads are dedicated, particularly as part of a development to the County. When they are within a GID though, the GIDs impose a tax on themselves to maintain their roads within their districts. But the roads are dedicated to the County, that would include collectors or even residential roads, unless they're private like maintained by an HOA.

Commissioner Tarkanian speaks:
That doesn't answer why this one was compared to those. Okay. So, that's not the important question. I guess the important question is both the County staff, the County Manager and yourself, are discussing it; why weren't the developers required to pay for this road? And when you're saying that they were supposed to make payments, they're making these small amounts of payments that over a period of time has no chance of paying for the entire road or the sound wall, which was part of it. So, the longer you allow it to go on the less amount of money that they pay is going to go towards it, so now you put the burden back on the County to pay for this road, a little bit what's happening with Muller Parkway now. When you don't have the developers to pay for these type of roads, you're putting it on the County that doesn't have the money. Does anybody know why the developers are not required to pay for the roads to be built when they did the development?

Mr. Hames speaks:
In the case of Pleasantview there were a number of roads that they did have to build for the development, so it wasn't that they didn't build any roads.

Commissioner Tarkanian speaks:
I'm talking about Drayton. So, my experience in doing development work in Las Vegas is you buy a piece of property and you have to pay for the adjoining roads, whatever lanes it is; if it's a four lane, you're building for two, if it's a two lane, you're building for one because the other side pays for it. Why wasn't where Pleasantview was built they were required to pay for one side and when Rain Shadow was built they weren't required to pay for the other side? If they did, we wouldn't be in this position right now and if it was a promise to put in the sound barriers that cost should have been done by the developers, not laid on the County.

Mr. Hames speaks:
Everything that you're saying is valid criticism. Those are the terms of the contract that were agreed to back in 1990 by the Board and so those are what we're beholden to.

Commissioner Tarkanian speaks:
That leads to my third question. Okay. So, the County makes another bad decision on how it's going to handle the infrastructure of the roads and you have residents that bought this home thinking there was

UNAPPROVED

going to be a road here and now the County just decides they're not going to build it; why would we, as the County Board, feel that's fair to those residents?

Mr. Hames speaks:
I have two parts to that answer. First, this is still a designated right-of-way. There's nothing that the Board is doing today or has previously done that has redesignated it as any other kind of piece of property. It can still be developed into a road in the future. What the Board has done previously, last year, was take into account community input and there were a number of proposals that were presented and at the time the Board gave staff sort of the go ahead to proceed with designing sort of a linear park and that had sort of the approval of the public at that time.

Commissioner Tarkanian speaks:
Exactly. And that was a point where I'm surprised by the statements today because in that meeting a vast majority of the people, I think there was only one or two out of 12 or 14, and I know this because this is my area and it's been an issue people brought up to me, but a vast majority were for this and we didn't hear that they were against it. So, we go into the park, but now they're saying they have this petition with a lot of people that are against it and they said they relied upon this when they built it, which is really important to me. I try to understand and vote based upon what people thought they were going to get when they bought it, reasonably thought based upon solid facts, and I was for sure going to vote yes on this, but after hearing the testimony it makes me want to pause and say maybe we're not treating those people right that have built the homes there and are we letting the people off that we're supposed to be paying for this stuff, these home builders? Rain Shadow isn't that old.

Mr. Hames speaks:
Yeah. Again, I think there's a lot of portions to your question there. First, the Public Comment that we were able to hear today, I think, was acknowledging that maybe the County doesn't have the resources to build out the full road with the sound walls, in part because certain payments haven't been made, but they wanted it to stay on the books and that can happen. We have a Douglas County Transportation Plan; currently, Drayton Boulevard is still in the Transportation Plan and if this Board decides that it should remain in the Transportation Plan then they can certainly push for that to remain in the Transportation Plan, so it's not like it's off the books. What would be off the books would be this 1990 development agreement, which requires the construction of Drayton Boulevard by 2029, so there's still the option of Drayton. There's still two development agreements where developers are paying towards the completion of Drayton, but this development agreement, which has the 2029 deadline, is what would be going away.

Commissioner Tarkanian speaks:
Okay. So in a nutshell, some of the people, I believe two of the three or maybe three of the four, maybe two of the four, I don't know, whatever, at least two of them said we don't want this eliminated where we still have the option to put the road in and you're saying that still is the case if we vote yes, so that would satisfy that. I even think the other two understood that we can't build the road with today's finances. The County doesn't have the money to build for anything, let alone maintain the roads, and it's unfortunate, something needs to be done, but at least we have the option to go back when we do get resources to build the road, if that's what is best for the community. That's a yes, right? You shook your head; I just wanted you to say it.

Mr. Hames speaks:
Yes.

Chairman Gardner speaks:
Any additional questions, Commissioners?

UNAPPROVED

Commissioner Hales speaks:
I didn't understand the petition. Do you know what the petition is? Have you seen the petition?

Mr. Hames speaks:
It's my understanding that the petition dealt with traffic along Springville. I don't know that it was specific to Drayton the street, but I don't, I haven't read it, that was just what people explained to me, so this is hearsay. This would not be admissible in court, but we're not in court, so there you go.

Laughter was heard.

Commissioner Tarkanian speaks:
See, that's also a big concern is if, you're talking about adding a lot of additional traffic to neighborhoods that weren't expecting it and they were already built. They're really getting the short end of this thing and some of them have their homes behind, I mean, with their backyards of their homes to Drayton and they've said that they don't want Drayton, so then that's the decision they made. But what about the other homeowners that are on the other streets that aren't part of that? They're really getting the short end of this. It's not a question, it's just a statement.

Chairman Gardner speaks:
I have a number of questions. This has been on the books longer than Commissioner Tolbert has been alive, 35 years, just about. But since 1990 there's been five different amendments to this ordinance, I take it; in 2000, 2003, 2006, 2014. So, my question is, it's been on the books for 35 years, when was the last house in this development built? Do we know that?

Ms. Pawling speaks:
I do not have the exact date. I believe it was in 2014.

Chairman Gardner speaks:
2014.

Ms. Pawling speaks:
Yeah, but I'd have to go back and look just to confirm because I don't want to give you guys any bad information, but I'm giving you a roundabout.

Chairman Gardner speaks:
Okay. So, 11 years. 11 years is the last house built. So, I just question how traffic has increased since 2011 because if there's no new houses there how is traffic increased?

Commissioner Tarkanian speaks:
Well, I'm not sure what you mean because if they built Drayton maybe it would decrease. If they had built Drayton maybe it would have decreased.

Chairman Gardner speaks:
But they're saying the recent traffic study is saying it has increased and I don't see how it's increased because there's been no new construction there.

Commissioner Tarkanian speaks:
Rain Shadow was not built in 2000.

Chairman Gardner speaks:
When did Rain Shadow get built?

UNAPPROVED

Commissioner Tarkanian speaks:
Let me just tell you what, I know they were still building out in 2020 because that was when I moved here. In 2019 they were still building homes there with vacant lots.

Chairman Gardner speaks:
And is that to the east of this?

Vice Chairman Tolbert speaks:
Yeah, that doesn't…

Chairman Gardner speaks:
I don't think it affects this.

Vice Chairman Tolbert speaks:
That doesn't have access to Drayton or the east side.

Chairman Gardner speaks:
It doesn't have access to Springhill either; does it?

Commissioner Tarkanian speaks:
It has access to Centerville coming down and it connects to Drayton.

Chairman Gardner speaks:
Anyways, that's a question I have. The other question I have is when we do these things and the developer has to pay into it, has paid into a fund, that fund currently exists?

Ms. Pawling speaks:
Yes, it currently exists.

Chairman Gardner speaks:
And how much is that fund currently? Do you know?

Ms. Pawling speaks:
I don't have that number with me. This was in the proposal earlier this year with you guys. I apologize I don't have that number off the top of my head. We do have some funds and that was the funds that I referred to in here that we would still like to use to build out the linear trail and the emergency access.

Chairman Gardner speaks:
Okay.

Commissioner Tarkanian speaks:
Chairman Gardner, that's one of the problems with this whole thing is they took these funds in that are now can't pay for…

Chairman Gardner speaks:
No. Yes.

Commissioner Tarkanian speaks:
…a small portion of it. Exactly, exactly.

UNAPPROVED

Chairman Gardner speaks:
No, I don't disagree with that. Yeah.

Commissioner Tarkanian speaks:
Had to pay funds in they should have had to build the road.

Chairman Gardner speaks:
We should have had it… Yeah, the road should have been built in 1990, basically, is what I'm saying based on those funds and maybe the road would have been, maybe the funds would have been adequate then to do it. And I think as we do this, as other roads maybe, you know, I don't think that the GID necessarily, and maybe I'm wrong, Mr. Reed, but when there are new… Okay. So, we have a new development coming into the Ranchos, Rancho LLC or whatever it's called, and the developer is responsible for that infrastructure, but then is the Ranchos going to be responsible for the roads within that infrastructure later on after those are built out?

An inaudible comment was heard from the audience.

Chairman Gardner speaks:
It depends on the road. So, I'm questioning… Okay. So, if we built out Drayton, if we built out Drayton, if we had the money to do it, which we don't, we all recognize that, but if we built it out we would not then dedicate that road to the Ranchos and they would be responsible for future repairs and maintenance on that road; is that not the case?

Ms. Davidson speaks:
That is not the case, sir. Thank you.

Chairman Gardner speaks:
That's why I'm asking questions.

Commissioner Tarkanian speaks:
That was my first questions I was trying to…

Chairman Gardner speaks:
Okay.

Ms. Davidson speaks:
I'm happy to answer any questions you directly pose to staff. Thank you, sir.

Chairman Gardner speaks:
Okay. I was just trying to get clarification to your question, Commissioner Tarkanian. So yes, obviously, that's the dilemma that we have is that the road now, it's a very similar issue to Vista Grande where we have a limited amount of, we have X amount of funds that are not sufficient to do the road, so what are alternatives? Okay. Maybe someday, if this is in the Transportation Plan, as Mr. AJ and Andrea have indicated, if it's in the Transportation Plan and someday we are able to, then maybe that's what we do. I don't have any alternatives to that, unfortunately. I wish I did. I wish I did. I wish I could satisfy both sides of the equation. Those people on Springhill that are complaining about traffic and those people who don't want a sound wall behind their house and I think that that's the problem is I think we've come up and the residents have proposed the most reasonable process here is that secondary access gates so that it would allow in an emergency access to that area. I don't have, I wish I had a better answer; I don't.

UNAPPROVED

Commissioner Hales speaks:
So, my understanding, to boil this all down is, money was collected for a road. Back then you could build a lot more road for that amount of money than you can now and we don't have near enough to build a road, either in this specific fund collected or in the General Fund. And in terms of road projects, this may be nice to have, but it is not a priority given the other compelling needs of transportation in the county. So, that's the situation that we're in. And now, we have this development agreement that's 35 years old, that has nothing else left to be done to it to be able to resolve it and get it off the books and by approving this ordinance we are not saying we will never build the road. What we're doing is closing out that development agreement and we can still build the road sometime in the future when it rises to a priority and when we have the funds and when all things come together, but meanwhile, we get the development agreement off of our desks because it can't, by law, continue in perpetuity and it is time to have it resolved. Is there anything I said that was inaccurate?

Ms. Pawling speaks:
No. Thank you.

Commissioner Hales speaks:
Okay.

Chairman Gardner speaks:
But I do want to ask this question because I think it's very pertinent to this; how much is in the fund is not adequate? What happens to those residual funds if we vote to approve this? Where do those funds reside?

Ms. Pawling speaks:
They will still reside in the same fund that it's in now and those funds will be used for the building out of the linear trail and that emergency access that we discussed in this plan right here.

Chairman Gardner speaks:
And we have sufficient funds to complete that function.

Ms. Pawling speaks:
That is correct. We have sufficient funds to complete this proposed plan right now. We do not have any other funds to complete anything else on this…

Chairman Gardner speaks:
And any residual funds will not go back to the developer.

Ms. Pawling speaks:
Correct, because we're using it to build out a portion of Drayton Boulevard.

Vice Chairman Tolbert speaks:
And that plan is what received the community support and until today we're hearing about lack of support, which I don't see any justification for second hand.

Ms. Pawling speaks:
Correct. That is… I'm not going to say that we had everyone in agreement, but the majority of the public that we spoke to, we had two residential meetings in Pleasantview and at the February 20th BoCC meeting this is what was voted on and what the majority was in favor of, correct.

UNAPPROVED

Ms. Davidson speaks:
Mr. Chairman, if I could just add to what Ms. Pawling was stating, with your permission, sir; I'll be short. There are many benefits to making the improvements that we have proposed. There are drainage issues on Drayton. There are nuisance weed issues on Drayton. This plan allows for an improvement to be made to the area that addresses both of those concerns. But still, if Drayton is needed in the future or we determine it should be a priority for the County we're not talking about putting in something that can't be changed later or modified later, so there's a lot of benefits to what we are proposing today. I also just want to acknowledge on the record a request by the GID to potentially work with them on addressing the traffic concerns on the remaining streets. I'm happy to get that information from their board and their General Manager, who's in the audience today, and bring that back to you for your request. I do understand they took action last night to make that request. Thank you.

Chairman Gardner speaks:
Very good. Thank you very much. Are we ready for a motion now?

Commissioner Hales speaks:
I believe we are. I think it took great perseverance by our County staff and Mr. Hames to come up with a mechanism that allows this development agreement to be resolved and I just appreciate that patient and thoughtful work. And I do support the County working with GRGID to help traffic in any way that we can to make it more appropriate. With that, I would move the adoption of Ordinance 2025-1660, as presented.

Vice Chairman Tolbert speaks:
I will second.

Chairman Gardner speaks:
Okay. I have a motion by Commissioner Hales, seconded by Vice Chairman Tolbert to adopt Ordinance 2025-1660, as presented. All those in favor signify by saying aye. The motion passes 5-0.

Commissioner Tarkanian speaks:
And I want to say that I'm making that statement based upon the fact that if we, the County feels... Yes, yes.

Chairman Gardner speaks:
That's on the record. Okay.

Commissioner Tarkanian speaks:
That the road stays on the, you call it the RTC or the master…

Chairman Gardner speaks:
The Regional Transportation Plan.

Commissioner Tarkanian speaks:
Okay. So, that is still an option if the money is…

Chairman Gardner speaks:
Transportation Plan.

Commissioner Tarkanian speaks:
It's an option if at a later point in time we feel we can get it done.

UNAPPROVED

Chairman Gardner speaks:
Okay. Very good. Thank you. Thank you. At least we're getting rid of the development agreements; aren't we? Finally.

MOTION TO: Adopt Ordinance 2025-1660, an ordinance adopting the agreement to cancel the development agreement for Pleasantview and repealing the following agreements and ordinances pertaining to the development agreement for Pleasantview: (1) the development agreement for Pleasantview, with Drayton Trust, approved March 1, 1990 and recorded as document number 221106, (2) Ordinance 2000-928, (3) Ordinance 2003-1056, (4) Ordinance 2006-1183, and (5) Ordinance 2014-1422; carried.

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

Chairman Gardner speaks:
What's that? Can you take a… Yes, we're going to take a five-minute recess until, what, 3:15 PM.

A break was held.

Chairman Gardner speaks:
Well, I'm waiting for Commissioner Rice, so we'll wait. Please be patient; I appreciate it. We've got one more item before we have Closing Public Comment.

COUNTY MANAGER

15. For possible action. Discussion to approve the appointment of County Commissioners, staff and alternates to various Douglas County boards and committees. These boards/commissions/meetings include but are not limited to: Audit Committee, Nevada Association of Counties (NACO), Quad County Coalition, Western Nevada Development District, and an alternate to the Carson Valley Arts Council. (Jenifer Davidson, County Manager)

Chairman Gardner speaks:
This is just a reminder to the public that the Board Members, these five Board Members here, do represent Douglas County on a number of other boards and committees that affect the County. So anyways, with that being said, our responsibilities expand way beyond just these two meetings a month and so I think it's important for our public to recognize that.

Chairman Gardner read the agenda item into the record.

Jenifer Davidson, County Manager, speaks:
Thank you, Mr. Chairman. In interest of keeping this agenda item brief, I won't go into the various boards, committees, commissions, and appointments that this Commission has and I'll turn it back to the Commission for your deliberations. Included on packet page 333 are the list of the current boards and commissions and the various Commission assignments and those with specific terms where the terms are specifically up requiring formal action by the Board. With that, Mr. Chairman, I'll turn it back over to you.

UNAPPROVED

Chairman Gardner speaks:
Thank you. I guess the first, maybe I should ask it first, are there boards or appointments here that a Board Member would no longer wish to participate with for whatever reason? Is everybody comfortable with their appointments or assignments as we stand now?

Commissioner Rice speaks:
Mr. Chairman, I have had the pleasure of serving on the boards that I've been on now for a number of years. I'm very comfortable in my role, I think I'm doing a good job, and I would like to maintain all of the boards and commissions that I currently serve.

Chairman Gardner speaks:
Thank you, Commissioner Rice. I would indicate that I am also very comfortable with the boards that I serve on and enjoy involvement on behalf of this Board in that regard, so I would like to remain with all of my appointments.

Commissioner Tarkanian speaks:
I think you should be removed from NACo, if that's okay.

Laughter was heard.

Chairman Gardner speaks:
Yeah. Okay. Well, once again, we find something that we disagree on.

Laughter was heard.

Vice Chairman Tolbert speaks:
I would like to thank Commissioner Tarkanian for taking a lot of my board, especially the ones in the yellow. Those are actually supposed to be Tolbert's, the top lines, the NACo alternate and the WNDD are both mine.

Chairman Gardner speaks:
Okay. So, we have now two appointments on NACo and that should be recognized; we have my appointment, and because I am serving as the rural county's representative on the NACo board that allows us an additional appointment, so Vice Chairman Tolbert has filled that role. I don't know whether or not we "need" an alternative. We could just take that off and just both of us are on at this time. Commissioner Hales.

Commissioner Hales speaks:
Sure. I was going to cover something else.

Chairman Gardner speaks:
Okay. Oh, you wanted to cover something else?

Commissioner Hales speaks:
Yes.

Chairman Gardner speaks:
Okay.

UNAPPROVED

Commissioner Hales speaks:
You asked if we were comfortable with what we have, but I had… I want to note that on page 333, NNDA, Northern Nevada Development Authority, is listed as me but for the past year that's been Commissioner Tarkanian's responsibility. And then on page 335 there are a few things left off of my list, which are Carson Water Subconservancy District and the Tahoe Blue Event Center stakeholder group.

Chairman Gardner speaks:
I think it's better to look at page 335 in this regard and see where we are.

Commissioner Hales speaks:
Right. So those two things I have been serving on and they're not listed on my list.

Chairman Gardner speaks:
Okay. So once again, for the record, which ones are we missing? CWSD.

Commissioner Hales speaks:
Carson Water Subconservancy District and Tahoe Blue Event Center stakeholder group.

Chairman Gardner speaks:
Okay.

Commissioner Hales speaks:
And that one is intertwined with Tahoe Transportation District and South Shore Transportation Management Association, so it makes sense to have one person do all of those.

Chairman Gardner speaks:
And I think you've done a great job on that so I would encourage you to stay on that. As I look at my list, so I'm the alternative to Northern Nevada Development Authority and Commissioner Tarkanian's assigned to that, right, Northern… Okay. So, under Commissioner Tarkanian we're going to take off the Nevada Association of Counties alternative. Okay. And then we discussed also the possibilities of adding an item, adding an assignment of a Board Member to the Douglas County Business Council.

Commissioner Hales speaks:
I've gone to those as an individual person, as a member, since I became a Commissioner, so I would be happy to accept an assignment to represent this Board.

Commissioner Tarkanian speaks:
I think I should because me and the Chair of the council are on such good terms that we'd have such a great time together; don't you think?

Laughter was heard.

Chairman Gardner speaks:
I think that was tongue in cheek.

Commissioner Tarkanian speaks:
Yes, it was and I gotta stop that; I'm sorry.

Chairman Gardner speaks:
Okay. So, you'll take on additional responsibility of being our representative to the Business Council?

UNAPPROVED

Commissioner Hales speaks:
Yes, I'd be happy to do that.

Chairman Gardner speaks:
Okay. Everybody else good with everything they have here? Otherwise, we really don't have any choice.

Commissioner Tarkanian speaks:
Yeah. Are you going to take me off as an alternative on NACo?

Chairman Gardner speaks:
Yeah. Okay.

Ms. Davidson speaks:
Mr. Chairman, if I can direct your attention to our Economic Vitality Manager…

Chairman Gardner speaks:
Yes, that is…

Ms. Davidson speaks:
She was selected as an alternate to the Carson Valley Arts Council. We do need a replacement. We are planning to fill the position. Nikki is no longer with the organization; she left on good terms. We wish her all the best with her and her new little one. But we do need a replacement.

Chairman Gardner speaks:
Could we wait on that until we have perhaps a new Economic Vitality Manager and see if that individual is interested in serving in that capacity?

Ms. Davidson speaks:
I think that's a good point, Chairman Gardner. I do think Commissioner Hales has been able to regularly attend the Arts Council meetings and in the off chance she's not she can just coordinate with my office until we can fill it; that's fine.

Vice Chairman Tolbert speaks:
Assign it to that position.

Ms. Davidson speaks:
I guess you could. Yeah, that's a good point. Yeah.

Commissioner Hales speaks:
All right. I'll move… Oh, no, Public Comment.

Chairman Gardner speaks:
Okay. So, is that it? I think we're good. Right. And does this, it does require possible action, so it does require Public Comment. Is there anybody of the public that wishes to comment on this item? I'm never troubled by your comments so if you want to spend three minutes at the podium.

Commissioner Tarkanian speaks:
And you can't complain to your wife that it was my fault that these meetings went on longer. Okay.

UNAPPROVED

PUBLIC COMMENT

Jim Jackson speaks:
Okay. As he was saying, my wife read his newsletter and said this would be a short meeting. She's already texted me a couple of times saying I'm a little upset with that. So anyway, good luck to all of you on all your assignments and everything. I wish you the best. Do a good job representing us; we appreciate it. And that was my comment that was duly wanted. Thank you.

Chairman Gardner speaks:
Thank you. Okay, we're going to bring it back. CAMPO was, what, Jon Erb?

Ms. Davidsons speaks:
It is. Consistent with your previous recommendation, Commissioner Tolbert, I think that role should be assigned to the position of Traffic Engineer; that is Mr. Erb's former title. For those who may not know, members of the public, our Traffic Engineer, Jon Erb, has retired from this organization and we wish him the best and thank him for his service.

Chairman Gardner speaks:
Okay.

Commissioner Hales speaks:
I'm prepared with a motion.

Chairman Gardner speaks:
Pardon me.

Commissioner Hales speaks:
I'm prepared to make a motion.

Chairman Gardner speaks:
Oh, okay. There's a motion required. Okay.

Commissioner Hales speaks:
I move that we approve the appointments as listed on page 335 of the Agenda Packet with the following changes; that NACo would be added to Vice Chairman Tolbert's and removed from Commissioner Tarkanian's list, that Carson Valley Arts Council alternate would be added to Commissioner Tolbert's list, that CAMPO would be assigned to the position of Traffic Engineer, and that added to my list would be Carson Water Subconservancy District, Douglas County Business Council, and the Tahoe Blue Event Center stakeholder group, and everything else remain as listed on page 335.

Vice Chairman Tolbert speaks:
With the edit that Arts Council is assigned to the position of Vitality Director.

Chairman Gardner speaks:
Yeah.

Vice Chairman Tolbert speaks:
Not me.

UNAPPROVED

Commissioner Hales speaks:
Oh, I thought you wanted… Okay, I amend that motion to be Carson Valley Arts Council alternate will be the Economic Vitality Manager, whoever's assigned to that or employed in that position.

Vice Chairman Tolbert speaks:
Yeah, I'll second.

Chairman Gardner speaks:
So, we have a motion by Commissioner Hales, seconded by Vice Chairman Tolbert to approve the assignments as articulated. All those in favor signify by saying aye. Okay. The motion passes 5-0.

MOTION TO: Approve the appointment and reappointment of the County Commissioners to the various boards and committees for the 2026 year, including that NACo would be added to Vice Chairman Tolbert's list and removed from Commissioner Tarkanian's list, that Carson Valley Arts Council alternate would be assigned to the Economic Vitality Manager, that CAMPO would be assigned to the position of Traffic Engineer, and that Carson Water Subconservancy District, Douglas County Business Council, and the Tahoe Blue Event Center stakeholder group be added to Commissioner Hales list; carried.

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

16. CLOSING PUBLIC COMMENT (No Action)

Chairman Gardner speaks:
We'll move to our final item today, Closing Public Comment. Mr. Jackson. We'll just put you on the agenda.

Jim Jackson speaks:
A couple of things; on the performing arts center, one of the comments that I forgot to mention was if you're the landlord and he's the tenant and he's improving the property with your permission why is the money funneling through the County? Why are the donations given to the County then the County returns them back to them to hire the architect, or the design group, or the consultant? If he is truly the tenant and he has your permission, why isn't he doing that on his own? All I can say is that down the road someplace the County is going to get stuck with some money, whether you have it or not; that's one. The other thing, the last item you had on the developers not building a road or making the money available at the time they started but didn't build the road, 35 years later you can't afford to build the road because there's not enough money. Past Commissioners have not done this County justice; they've made agreements that they couldn't live up to. They let the developers run rampant with everything. I hope that this council does not ever make an agreement like that with a developer. If a developer wants to build homes and roads are required for that make them build the roads before the first home is built, not when the last one is built, before the first one is built. Don't let them off the hook. If a developer is giving you a hard time, wants to sue you for whatever reasons because of an agreement that was made by a past Commission say, okay, fine, we're just going to walk away from the whole deal, we're not going to pay any of the road money and we're not going to let you develop any of the homes, the whole deal is canceled. Get tough with these guys. They're making millions of dollars and we get stuck with all the infrastructure bills and everything that goes along with that. Don't let them do it to us anymore. You guys have the power, stick with it; we'd appreciate it. Thank you.

UNAPPROVED

James McKalip speaks:
I just kind of want to echo that a lot of the criticism of this Board has come from things that were done by previous Boards that you've been stuck with, a certain development of 2,500 homes being one of them, this situation with Drayton being another one, and it's unfortunate. It seems like the public needs to more understand that these are things you've been stuck with and you're doing the best you can with them. So, I want to, one, give you credit for dealing with that, and it's a shame that some things that I know I spoke against when they happened and anticipating those kinds of problems and to see it fruition and different people trying to deal with it. So, thanks for hanging in there and happy New Year.

Chairman Gardner speaks:
Thank you. Well, any other Public Comment? Any responses? Very good. Thank you very much and the meeting is hereby adjourned.

17. ADJOURNMENT

There being no further business to come before the Board of County Commissioners, the meeting adjourned at 3:34 PM.

Respectfully submitted:

_____
Mark Gardner, Chairman
Douglas County Board of County Commissioners

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

UNAPPROVED

AGENDA ITEM NO. 7.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **DOUGLAS COUNTY LIQUOR BOARD**

TITLE:
For presentation only. Introduction of **Ordinance No. 2026-1664**, an ordinance amending Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.08 – Intoxicating Liquor Sale Licenses, Section 5.08.80 – License Restrictions – to add the requirement that employees of licensees complete alcohol server training within 30 days of employment, and that licensees establish a continuing program of training for employees related to compliance with applicable laws related to the sale of alcohol to include the prohibition on the sale of alcohol to persons under the age of 21 years. First Reading. (Sheriff Dan Coverley)

RECOMMENDED MOTION:

No action is required at this time. Pursuant to NRS 244.3501, the proposed ordinance is required to be read by title to the Douglas County Liquor Board for introduction.

FINANCIAL IMPACT:
None.

BACKGROUND:
This amendment to the Douglas County Liquor Code is proposed by Douglas County Sheriff Dan Coverley to codify training requirements for employees of liquor license holders who serve alcohol. If adopted, the proposed ordinance will require all employees to complete alcohol server training within 30 days of employment, and will require all licensees to establish a continuing program for employee training in compliance with all alcohol sale laws, including the prohibition of the sale of alcohol to persons under the age of 21.

ATTACHMENTS:
Ordinance 2026-1664 -- Liquor Licensee Employee Training.pdf

ORDINANCE 2026-1664

SUMMARY

Ordinance 2026-1664 amends the Douglas County Intoxicating Liquor Sale Licenses Code to add the requirement that employees of licensees complete alcohol server training within 30 days of employment, and that licensees establish a continuing program of training for employees related to compliance with applicable laws related to the sale of alcohol to include the prohibition on the sale of alcohol to persons under the age of 21 years.

TITLE

Ordinance No. 2026-1664, an ordinance amending Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.08 – Intoxicating Liquor Sale Licenses, Section 5.08.80 – License Restrictions – to add the requirement that employees of licensees complete alcohol server training within 30 days of employment, and that licensees establish a continuing program of training for employees related to compliance with applicable laws related to the sale of alcohol to include the prohibition on the sale of alcohol to persons under the age of 21 years.

The Liquor Board of the County of Douglas of the State of Nevada, does ordain:

Douglas County Code Title 5 – Business Licenses and Regulations, Chapter 5.08 – Intoxicating Liquor Sale Licenses, Section 5.08.080 – License Restrictions, is amended with the new language shown as *underlined*, as set forth below, all other sections shall remain in full force and effect:

TITLE 5 – Business Licenses and Regulations

CHAPTER 5.08 – Intoxicating Liquor Sale Licenses

5.08-080 – License Restrictions

All liquor license holders must adhere to and follow the Douglas County Code, the Nevada Revised Statutes and any applicable federal regulations.

A. A golf course that has obtained a liquor license is entitled to provide mobile beverage cart service only within the boundaries of the golf course. Mobile beverage cart shall be deemed as one separate bar regardless of the number of carts.

B. Any person or entity holding a liquor license may temporarily suspend the license for up to two quarters per calendar year without penalty and without full payment for those quarters. The suspended rate shall be set by the board.

C. Any liquor license that is inactive for more than two quarters per calendar year shall be deemed terminated and the holder(s) must reapply if they wish to be considered for another liquor license.

D. No license granted under the provisions of this chapter may be transferred by the licensee to any other person except as provided in section 5.08.090. If the licensee ceases to operate the licensed business, or if the license is revoked, there shall be no refund of any fees.

E. All liquor licenses must be posted in a conspicuous location that is accessible by members of the public. All liquor license holders must open their premises for inspection, upon demand, to any on-duty member of the sheriff's office, fire department or other county or state entity.

F. The liquor board may issue a special events liquor license in any county-owned park, recreational facility or other county property upon approval of the parks department.

G. A licensee holding an on-site retail liquor license, other than a fraternal, civic or nonprofit organization, may sell and dispense draught beers and ales into glass or ceramic containers for consumption off premises. The containers must be 64 fluid ounces and have a tightly fitted cap that is sealed as so to identify if the cap has been opened. This provision does not include keg sales.

H. Any employee of a holder of a liquor license who serves or dispenses alcohol shall complete alcohol server training within 30 days of employment. A holder of a liquor license shall establish a continuing program of training for employees who serve or dispense alcohol in compliance with all applicable laws related to the sale of alcohol, including, but not limited to, the prohibition on the sale of alcohol to persons under the age of 21 years.

Adopted this _____ day of _____, 2026, by the following vote:

Vote: Ayes: Commissioners _____

_____

_____

_____

_____

Nays: Commissioners _____

_____

Absent: Commissioners _____

_____
Mark Gardner, Chairman
Douglas County Liquor Board

Attest:

_____
Amy Burgans, Douglas County Clerk

This Ordinance is effective on the _____day of _____, 2026

AGENDA ITEM NO. A.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve Amendment #1 to the Aces Aircraft Maintenance Hangar and Office Space Lease at 2323 P51 Court, and authorize the County Manager to execute the amendment document effective February 1, 2026. Amendment #1 adds adjoining office space, consisting of two office spaces, to the underlying lease. (Heather MacDonnell, Airport Manager)

RECOMMENDED MOTION:
Approve Amendment #1 to the Hangar and Office Space lease with Aces Aircraft Maintenance at 2323 P51 Court as presented, and authorize the County Manager to execute the amendment document effective February 1, 2026.

FINANCIAL IMPACT:
The rent will include an additional 2,000 square feet of office space at $1.21 per square foot per month for a total of $2,420 of additional monthly revenue. Total monthly rent obligation will increase to $8,590. This rent amount will be subject to a yearly CPI adjustment.

360-000 344.603 - Airport Building Rental Income.

BACKGROUND:
Effective March 1, 2022, Douglas County and lessee Aces Aircraft Maintenance entered into a lease agreement pertaining to a hangar and adjoining office space at the Minden-Tahoe Airport. The lease agreement was recorded with the Douglas County Recorder's Office as Document Number 2022-983094. Lessee desires to lease additional adjoining office space, consisting of two office spaces, each approximately 1,000 square feet in size.

ATTACHMENTS:
Signed Amendment.pdf
2323 P51 Court Exhibit B-1 - Aces Aircraft Maintenance.pdf

MINDEN-TAHOE AIRPORT

HANGAR AND OFFICE SPACE LEASE AMENDMENT #1

This Hangar and Office Space Lease Amendment #1 (Amendment 1) is entered into by Douglas County, Nevada (County), a political subdivision of the State of Nevada, which owns and operates the Minden-Tahoe Airport (Airport), and Aces Aircraft Maintenance Inc., a Nevada Corporation[1] (Lessee) with an address at 2323 P-51 Court, Suite 200, Minden, Nevada 89423. County and Lessee may at times be referred to herein as the "Parties," or individually as the "Party."

RECITALS:

WHEREAS, the County owns and operates Minden-Tahoe Airport located in Douglas County, Nevada, and is authorized to contract for the use of Airport premises and facilities and the provision of products and services thereon; and

WHEREAS, effective March 1, 2022, County and Lessee entered into a lease agreement pertaining to a Hangar and adjoining office space at the Minden-Tahoe Airport, and that lease agreement was Recorded with the Douglas County Recorder's Office as Document Number 2022-983094 ("Lease"); and

WHEREAS, Lessee desires to lease additional adjoining office space, consisting of two office spaces, each approximately 1,000 square feet in size (Additional Premises); and

WHEREAS, County deems it advantageous to lease to Lessee the Additional Premises under the terms and conditions set forth herein:

NOW, THEREFORE, in consideration of the terms herein, County and Lessee agree:

1. The Effective Date of this Amendment shall be February 1, 2026.
2. Unless otherwise set forth herein, the terms and phrases herein shall have the meanings ascribed to them in the Lease.
3. The "Premises" Described in Section 1.3 of the Lease shall be amended to include additional adjoining office space (consisting of approximately 2,000 square feet), and such additional office space is described and depicted on Exhibit B-1 to this amendment.
4. Section 1.4 "Condition of Premises" of the Lease, shall be amended to include the following language at the end of the Paragraph: Lessee acknowledges that the Premises are being leased in their current "as-is" condition, including the existing condition of the roof. County shall have no obligation to inspect, maintain, repair, or replace the roof, regardless of any water intrusion or leak, and Tenant hereby assumes all risk related to the condition of the roof during the Lease Term. However, if a leak in the roof results in a material interference with Lessee's use of the Premises, and such condition persists for more than thirty (30) consecutive days after written notice to County specifying the nature of the interference, Lessee shall have the right to terminate this Lease by providing an additional ten (10) days' written notice. Such termination shall be Tenant's sole and exclusive

[1] NV Bus. ID NV20091289952

remedy, and County shall have no further liability whatsoever for any damages related to the roof condition or the leak.

5. Section 2.2 "Rent" of the Lease shall be amended to include an additional 2,000 square feet of office space at $1.21 per square foot per month (for a total of $2,420). Based upon the foregoing, the Rent obligation beginning February 1, 2026 shall be $8,590. This Rent amount will be subject to a CPI adjustment (pursuant to Section 2.3 of the Lease) on March 1, 2026.

WHEREFORE, the parties have set their hands, on the date written below.

LESSEE:

By: _____

Name: SAMUEL HOBAN

Title: _____

Date: 1/4/25

LESSOR:

Douglas County

By: _____
Jenifer Davidson, County Manager
As authorized by the Douglas County Board of Commissioners in a public meeting on _____ ___, _____ (date).

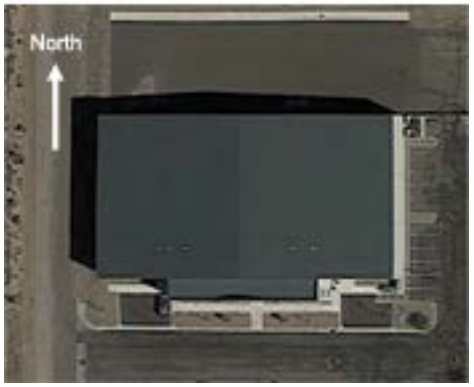
Date: _____

Exhibit B-1

2323 P51 Court
Aces Aircraft Maintenance, LLC
Douglas County, Nevada

Hangar A	Hangar B	Hangar C
4,000 SF	8,000 SF	4,000 SF

Suites



Suite 300 1,000 SF	Suite 400 1,000 SF
Suite 100 1,000 SF	Suite 200 1,000 SF

(Building Front View)

AGENDA ITEM NO. B.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion on the Douglas County November 2025 Investment Report submitted by the Douglas County Treasurer per Douglas County Code 3.02.040. (Amy Burgans, Clerk-Treasurer)

RECOMMENDED MOTION:
Accept the November 2025 Douglas County Investment Report submitted by the Douglas County Treasurer, as presented.

FINANCIAL IMPACT:
The total 2025 earnings from investments through the end of November is $497,450.55.

BACKGROUND:
Per Douglas County Code 3.02.040, earnings from investments through the end of November is $497,450.55. Attached is the Douglas County Investment Report for November 2025.

ATTACHMENTS:
November 2025 Douglas Monthly Report.pdf

Douglas County

Investment Report

As of November 30, 2025

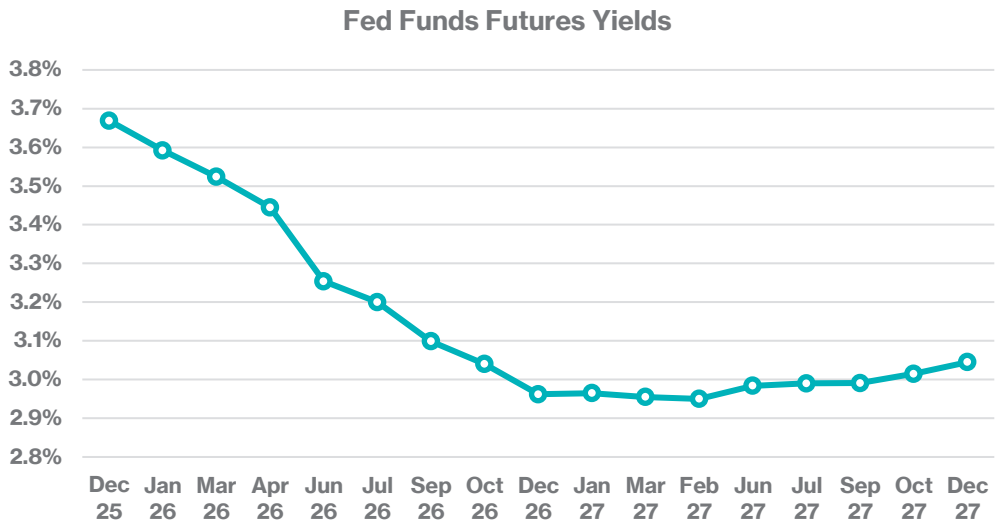


MEEDER
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- The futures market is pricing in a December 2025 .25% cut with about a 90% probability
- Q3 GDP is projected by the Atlanta Federal Reserve to have grown 3.9%
- Q4 GDP is expected to be lower due to the longest government shutdown on record
- The labor market has softened by many economic metrics in the second half of 2025
- U.S. Treasury rates were generally lower for the month of November

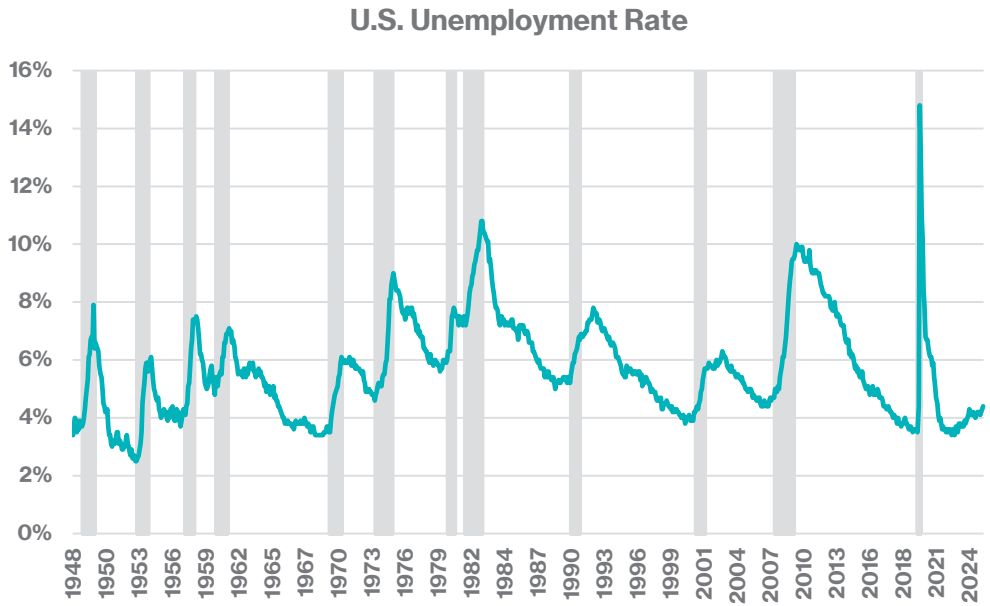
- The Fed Funds futures market is expecting the Fed Funds rate to end 2026 at about 2.95% and 2027 at approximately 3.05%. The Fed is expecting fewer cuts than the market is pricing in.
- The Fed is observing both of their mandates (employment and inflation) closely to determine the path of Fed Funds. They say the risk is more tilted to slower job growth.

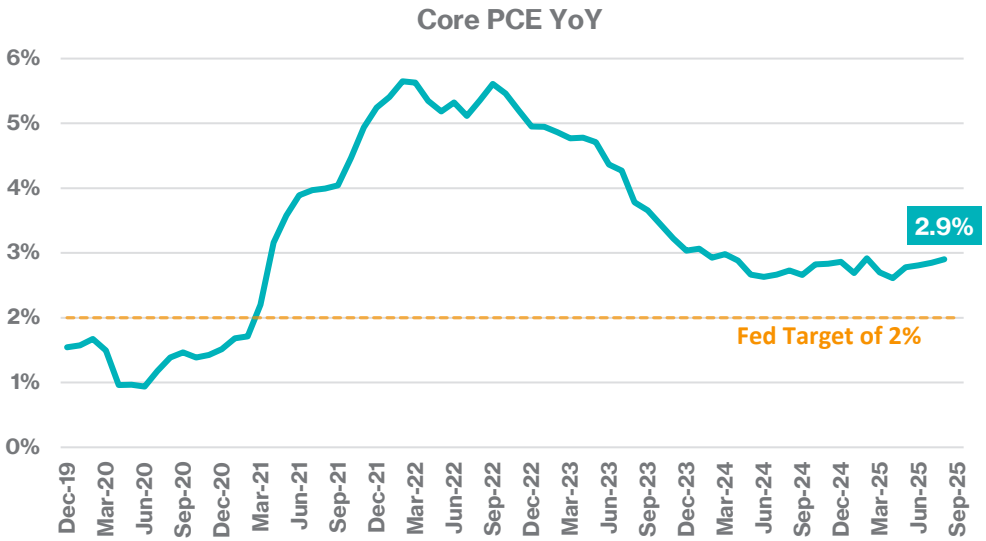


SOURCE: BLOOMBERG

- The current unemployment rate of 4.4% has moved up from earlier this year but remains low by historical standards.
- Lower immigration during 2025 has clouded the conclusions from lower nonfarm payrolls.
- Economists estimate not as many jobs are needed as compared to the previous few years to keep the unemployment rate low.

SOURCE: BLOOMBERG



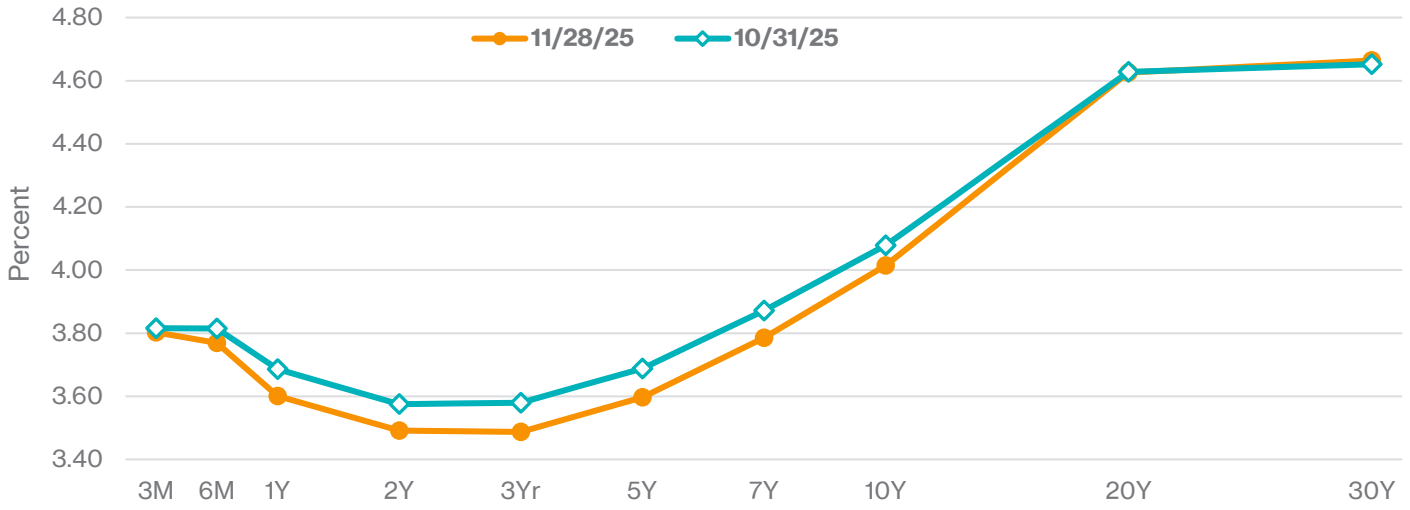


- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components, which generally make the series less volatile.
- Core PCE YoY is currently at 2.9% and has been above the Fed's 2% target for 55 consecutive months.

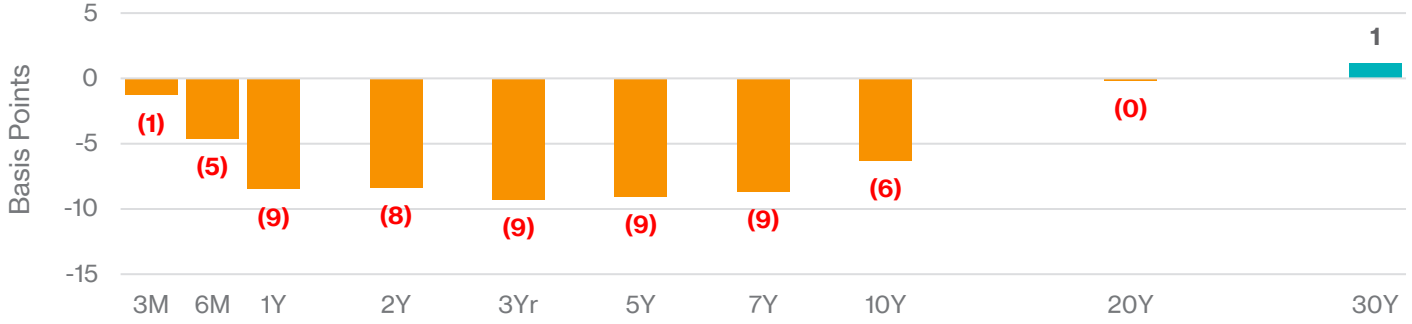
SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

U.S. Treasury Yield Curve Change



Basis Point Change



SOURCES: BLOOMBERG

MEEDER
PUBLIC FUNDS

Contents

Portfolio Summary	6
Portfolio Overview	7
Credit Quality	8
Position Statement	9
Amortization Schedule	15
Accrued Interest Schedule	19
Earnings by Fund	23
Transaction Statement	27
Income/Dividend Received	28
Contribution/Withdrawals and Expenses	30
Projected Cash Flows	31

MEEDER
PUBLIC FUNDS

Portfolio Summary

3.92
Weighted Average Yield to Maturity

1.84
Weighted Average Maturity (Years)

1.60
Portfolio Effective Duration (Years)

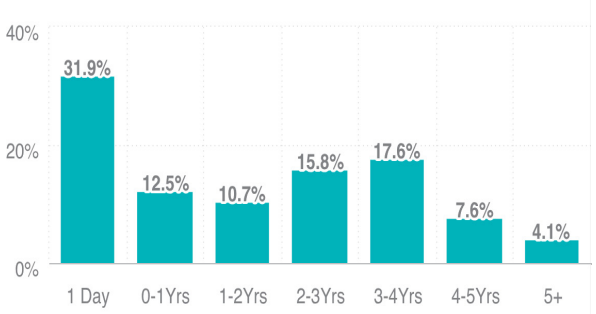
1.76
Weighted Average Life (Years)

AA
Average Credit Rating

Portfolio Position

Par Value	$154,714,011
Principal Cost	$152,931,686
Book Value	$153,700,277
Market Value	$154,449,455
Unrealized Gain/Loss	$749,178
Accrued Interest	$958,866

Maturity Distribution



Sector Allocation



LGIP	30.71%
U.S. Agencies	23.45%
Corporate Bonds	16.33%
MBS	9.73%
U.S. Treasuries	7.99%
Negotiable CD's	4.34%
Asset-Backed Securities	3.78%
Supranational	2.53%
Money Market Funds	1.14%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	47,429,486.35	47,429,486.35	47,429,486.35	30.71%	1	4.08
Money Market Funds	1,765,895.82	1,765,895.82	1,765,895.82	1.14%	1	3.89
U.S. Treasuries	12,340,000.00	12,333,328.15	12,264,847.77	7.99%	661	3.29
U.S. Agencies	36,650,000.00	36,221,572.60	36,038,407.36	23.45%	1,034	3.67
MBS	15,082,628.34	15,032,232.24	14,884,280.57	9.73%	1,487	4.27
Negotiable CD's	6,696,000.00	6,695,884.47	6,692,038.88	4.34%	642	4.24
Asset-Backed Securities	5,750,000.00	5,841,799.91	5,793,502.25	3.78%	1,741	4.41
Corporate Bonds	25,000,000.00	25,218,995.00	24,983,390.39	16.33%	683	3.82
Supranational	4,000,000.00	3,910,260.00	3,848,427.12	2.53%	1,122	4.14
TOTAL	**154,714,010.51**	**154,449,454.55**	**153,700,276.51**	**100.00%**	**674**	**3.92**

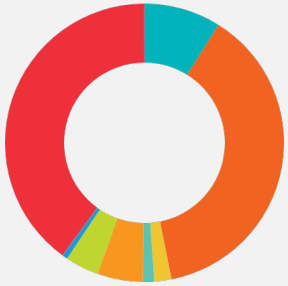
CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		9,124.10	9,124.10			
TOTAL CASH AND INVESTMENTS	**154,714,010.51**	**154,458,578.65**	**153,709,400.61**		**674**	**3.92**

TOTAL EARNINGS	CURRENT MONTH
	497,450.55

MEEDER PUBLIC FUNDS

Credit Quality

Allocation by Rating



AAA	8.91%
AA+	38.01%
AA	1.95%
AA-	1.33%
A+	5.28%
A	3.88%
A-	0.64%
NA	40.00%

Rating Distribution

SHORT TERM, MONEY MARKET FUNDS, & LGIPS RATINGS

	MARKET VALUE	ALLOCATION
AAA	1,765,895.82	1.14%
NA	47,429,486.35	30.71%
TOTAL	**49,195,382.17**	**31.85%**

LONG TERM RATINGS

	MARKET VALUE	ALLOCATION
AAA	12,002,349.82	7.77%
AA+	58,703,025.55	38.01%
AA	3,010,340.00	1.95%
AA-	2,047,720.00	1.33%
A+	8,154,605.00	5.28%
A	5,995,660.00	3.88%
A-	989,260.00	0.64%
NA	14,351,112.00	9.29%
TOTAL	**105,254,072.38**	**68.15%**

GRAND TOTAL	**154,449,454.55**	**100.00%**

Report reflects ratings issued by Standard & Poors

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
DOUGLAS COUNTY, NV												
LGIP												
NVLGIP	Nevada-LGIP	11/30/2025 11/30/2025	47,429,486.35	47,429,486.35 0.00	47,429,486.35	4.08		1	1.00 47,429,486.35	0.00 47,429,486.35	30.71	NA
LGIP TOTAL			**47,429,486.35**	**47,429,486.35 0.00**	**47,429,486.35**	**4.08**		**1**	**1.00 47,429,486.35**	**0.00 47,429,486.35**	**30.71**	**NA**
MONEY MARKET FUNDS												
X9USDDGCM	DREYFUS GVT CM;INST	11/30/2025 11/30/2025	1,765,895.82	1,765,895.82 0.00	1,765,895.82	3.89		1	1.00 1,765,895.82	0.00 1,765,895.82	1.14	Aaa AAA
MONEY MARKET FUNDS TOTAL			**1,765,895.82**	**1,765,895.82 0.00**	**1,765,895.82**	**3.89**		**1**	**1.00 1,765,895.82**	**0.00 1,765,895.82**	**1.14**	**AAA**
U.S. TREASURIES												
912828P46	US TREASURY 1.625 02/15/26	08/10/2022 08/10/2022	2,000,000.00	1,899,609.38 0.00	1,899,609.38	3.15	02/15/2026	77	99.54 1,990,781.26	(3,056.13) 1,993,837.39	1.29	Aa1 AA+
91282CBW0	US TREASURY 0.750 04/30/26	05/04/2021 05/04/2021	1,940,000.00	1,929,845.30 0.00	1,929,845.30	0.86	04/30/2026	151	98.75 1,915,750.00	(23,397.16) 1,939,147.16	1.24	Aa1 AA+
912828X88	US TREASURY 2.375 05/15/27	05/23/2022 05/23/2022	2,000,000.00	1,956,875.00 0.00	1,956,875.00	2.84	05/15/2027	531	98.34 1,966,718.76	(20,231.73) 1,986,950.49	1.27	Aa1 AA+
91282CGT2	US TREASURY 3.625 03/31/28	11/05/2024 11/06/2024	1,000,000.00	982,656.25 0.00	982,656.25	4.18	03/31/2028	852	100.31 1,003,125.00	15,018.26 988,106.74	0.65	Aa1 AA+
91282CHE4	US TREASURY 3.625 05/31/28	11/05/2024 11/06/2024	1,800,000.00	1,766,390.63 0.00	1,766,390.63	4.19	05/31/2028	913	100.33 1,805,906.25	29,448.30 1,776,457.95	1.17	Aa1 AA+
91282CHK0	US TREASURY 4.000 06/30/28	11/05/2024 11/06/2024	1,800,000.00	1,788,609.38 0.00	1,788,609.38	4.19	06/30/2028	943	101.27 1,822,781.25	30,836.78 1,791,944.47	1.18	Aa1 AA+
91282CLC3	US TREASURY 4.000 07/31/29	11/05/2024 11/06/2024	1,800,000.00	1,785,023.44 0.00	1,785,023.44	4.19	07/31/2029	1,339	101.57 1,828,265.63	39,862.07 1,788,403.57	1.18	Aa1 AA+
U.S. TREASURIES TOTAL			**12,340,000.00**	**12,109,009.38 0.00**	**12,109,009.38**	**3.29**		**661**	**99.96 12,333,328.15**	**68,480.38 12,264,847.77**	**7.99**	**AA+**
U.S. AGENCIES												
3130AWLZ1	FHLBANKS 4.750 06/12/26	11/28/2023 11/28/2023	1,750,000.00	1,748,617.50 0.00	1,748,617.50	4.78	06/12/2026	194	100.46 1,758,120.00	8,435.60 1,749,684.40	1.14	Aa1 AA+
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	10/28/2021 10/28/2021	2,000,000.00	2,000,000.00 0.00	2,000,000.00	1.10	10/28/2026	332	97.40 1,948,080.00	(49,391.14) 1,997,471.14	1.26	Aa1 AA+
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	11/23/2021 11/23/2021	2,000,000.00	2,000,000.00 0.00	2,000,000.00	1.50	11/23/2026	358	97.70 1,954,020.00	(45,980.00) 2,000,000.00	1.27	Aa1 AA+
3130AQA45	FHLBANKS 2.250 12/21/26	12/21/2021 12/21/2021	2,000,000.00	1,999,400.00 0.00	1,999,400.00	1.66	12/21/2026	386	98.43 1,968,640.00	(31,216.73) 1,999,856.73	1.27	Aa1 AA+
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	10/12/2023 10/12/2023	2,000,000.00	1,823,280.00 0.00	1,823,280.00	4.87	01/13/2027	409	97.88 1,957,500.00	19,760.18 1,937,739.82	1.27	NA NA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	03/18/2022 03/18/2022	2,000,000.00	1,949,360.00 0.00	1,949,360.00	2.22	03/10/2027	465	97.55 1,951,040.00	(35,616.36) 1,986,656.36	1.26	Aa1 AA+
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	12/12/2024 12/13/2024	2,000,000.00	1,829,160.00 0.00	1,829,160.00	4.19	09/22/2027	661	95.06 1,901,180.00	12,487.40 1,888,692.60	1.23	Aa1 AA+
3130AMVK5	FHLBANKS 2.000 12/29/27	12/29/2022 12/29/2022	1,000,000.00	874,000.00 0.00	874,000.00	4.50	12/29/2027	759	96.74 967,390.00	22,059.83 945,330.17	0.63	Aa1 AA+
31422XW99	FARMER MAC 3.850 02/14/28 MTN	02/14/2023 02/14/2023	2,000,000.00	1,993,880.00 0.00	1,993,880.00	3.92	02/14/2028	806	100.33 2,006,680.00	9,528.26 1,997,151.74	1.30	NA NA
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	02/08/2023 02/08/2023	2,000,000.00	1,966,860.00 0.00	1,966,860.00	3.97	07/24/2028	967	100.14 2,002,720.00	19,376.41 1,983,343.59	1.30	Aa1 AA+
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	09/05/2023 09/05/2023	2,005,000.00	2,025,451.00 0.00	2,025,451.00	4.26	08/28/2028	1,002	102.40 2,053,059.85	36,595.86 2,016,463.99	1.33	Aa1 AA+
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	02/22/2024 02/22/2024	1,800,000.00	1,783,728.00 0.00	1,783,728.00	4.33	02/13/2029	1,171	101.50 1,827,018.00	37,703.45 1,789,314.55	1.18	Aa1 AA+
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	05/17/2024 05/17/2024	1,300,000.00	1,318,239.00 0.00	1,318,239.00	4.43	04/30/2029	1,247	103.67 1,347,658.00	34,934.08 1,312,723.92	0.87	Aa1 AA+
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	05/06/2024 05/06/2024	2,000,000.00	2,017,300.00 0.00	2,017,300.00	4.55	04/30/2029	1,247	103.67 2,073,320.00	61,321.23 2,011,998.77	1.34	Aa1 AA+
31315PX53	FARMER MAC 3.650 08/14/29 MTN	09/05/2024 09/06/2024	1,930,000.00	1,933,242.40 0.00	1,933,242.40	3.61	08/14/2029	1,353	99.62 1,922,627.40	(9,776.41) 1,932,403.81	1.24	NA NA
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	09/16/2024 09/17/2024	2,000,000.00	2,004,800.00 0.00	2,004,800.00	3.45	09/10/2029	1,380	99.56 1,991,100.00	(12,508.39) 2,003,608.39	1.29	Aa1 AA+
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	09/03/2024 09/04/2024	1,925,000.00	1,779,893.50 0.00	1,779,893.50	3.86	09/24/2029	1,394	94.16 1,812,637.75	(2,521.30) 1,815,159.05	1.17	Aa1 AA+
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	08/16/2024 08/19/2024	500,000.00	430,500.00 0.00	430,500.00	4.13	05/28/2030	1,640	90.02 450,110.00	4,383.33 445,726.67	0.29	Aa1 AA+
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	02/07/2023 02/07/2023	1,900,000.00	1,624,766.00 0.00	1,624,766.00	4.36	02/17/2032	2,270	90.83 1,725,808.00	22,045.81 1,703,762.19	1.12	Aa1 AA+
3130ATS65	FHLBANKS 4.875 09/10/32	09/22/2023 09/22/2023	1,000,000.00	1,006,720.00 0.00	1,006,720.00	4.78	09/10/2032	2,476	105.47 1,054,670.00	49,501.96 1,005,168.04	0.68	Aa1 AA+
3130AV4X7	FHLBANKS 4.375 03/11/33	10/24/2023 10/24/2023	500,000.00	462,220.00 0.00	462,220.00	5.41	03/11/2033	2,658	102.14 510,700.00	40,764.87 469,935.13	0.33	Aa1 AA+
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	05/05/2023 05/05/2023	1,040,000.00	1,048,153.60 0.00	1,048,153.60	3.90	04/20/2033	2,698	99.76 1,037,493.60	(8,722.72) 1,046,216.32	0.67	Aa1 AA+
U.S. AGENCIES TOTAL			**36,650,000.00**	**35,619,571.00 0.00**	**35,619,571.00**	**3.67**		**1,034**	**98.95 36,221,572.60**	**183,165.24 36,038,407.36**	**23.45**	**AA+**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
MBS												
3137FLN91	FH-K091-A2	03/20/2025 03/25/2025	2,000,000.00	1,942,500.00 0.00	1,942,500.00	4.29	03/25/2029	1,211	99.04 1,980,810.04	28,266.55 1,952,543.49	1.28	Aa1 AAA
3132XKTY3	FH WN5066	02/27/2025 02/28/2025	1,000,000.00	986,953.12 0.00	986,953.12	4.37	08/01/2029	1,340	100.67 1,006,729.01	17,546.21 989,182.80	0.65	Aa1 AA+
3132XDBQ5	FH WA4446	05/01/2025 05/06/2025	1,332,628.34	1,328,255.64 0.00	1,328,255.64	4.20	09/01/2029	1,371	100.71 1,342,065.32	13,230.89 1,328,834.42	0.87	Aa1 AA+
3132XKXN2	FH WN5184	08/19/2025 08/22/2025	2,000,000.00	2,008,828.12 0.00	2,008,828.12	4.28	11/01/2029	1,432	101.33 2,026,586.62	18,340.51 2,008,246.11	1.31	Aa1 AA+
3140HW4G4	FN BL5322	07/01/2025 07/07/2025	2,500,000.00	2,309,765.63 0.00	2,309,765.63	4.30	01/01/2030	1,493	93.67 2,341,859.00	15,031.47 2,326,827.53	1.52	Aa1 AA+
3137HKXJ8	FH-K539-A2	09/25/2025 09/30/2025	1,500,000.00	1,520,625.00 0.00	1,520,625.00	4.02	01/25/2030	1,517	101.73 1,525,963.83	6,161.71 1,519,802.12	0.99	Aa1 AA+
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	06/04/2025 06/12/2025	1,250,000.00	1,249,955.00 0.00	1,249,955.00	4.48	02/25/2030	1,548	101.48 1,268,506.25	18,546.68 1,249,959.57	0.82	Aa1 AA+
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	05/21/2025 05/29/2025	1,000,000.00	999,972.00 0.00	999,972.00	4.38	02/25/2030	1,548	102.09 1,020,905.60	20,930.55 999,975.05	0.66	Aa1 AA+
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	11/13/2025 11/20/2025	2,500,000.00	2,508,965.00 5,492.85	2,514,457.85	4.19	10/25/2030	1,790	100.75 2,518,806.58	9,897.10 2,508,909.47	1.63	Aa1 AA+
MBS TOTAL			**15,082,628.34**	**14,855,819.51 5,492.85**	**14,861,312.36**	**4.27**		**1,487**	**99.74 15,032,232.24**	**147,951.67 14,884,280.57**	**9.73**	**AA+**
NEGOTIABLE CD'S												
05600XQB9	BMO BNK 4.600 05/08/26	05/09/2023 05/09/2023	248,000.00	247,655.28 0.00	247,655.28	4.65	05/08/2026	159	100.31 248,761.36	813.52 247,947.84	0.16	NA NA
501798TW2	MILESTONE BANK 4.500 05/18/26	05/18/2023 05/18/2023	248,000.00	247,655.28 0.00	247,655.28	4.55	05/18/2026	169	99.74 247,348.20	(595.54) 247,943.74	0.16	NA NA
020080CN5	ALMA BNK 4.500 05/19/26	05/19/2023 05/19/2023	248,000.00	247,650.32 0.00	247,650.32	4.55	05/19/2026	170	99.74 247,363.25	(580.08) 247,943.33	0.16	NA NA
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	05/19/2023 05/19/2023	248,000.00	247,650.32 0.00	247,650.32	4.45	05/19/2026	170	99.70 247,253.05	(690.35) 247,943.40	0.16	NA NA
06610QFC0	BANKERS BANK 4.500 05/26/26	05/26/2023 05/26/2023	248,000.00	247,650.32 0.00	247,650.32	4.55	05/26/2026	177	99.74 247,350.24	(590.59) 247,940.83	0.16	NA NA
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	07/15/2021 07/15/2021	248,000.00	248,000.00 0.00	248,000.00	0.95	07/15/2026	227	98.26 243,689.76	(4,310.24) 248,000.00	0.16	NA NA
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2021 08/11/2021	248,000.00	248,000.00 0.00	248,000.00	1.10	08/11/2026	254	98.17 243,456.64	(4,543.36) 248,000.00	0.16	NA NA
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/06/2023 11/06/2023	248,000.00	247,628.00 0.00	247,628.00	5.15	11/03/2026	338	100.10 248,258.59	376.33 247,882.27	0.16	NA NA
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	05/17/2023 05/17/2023	248,000.00	247,595.76 0.00	247,595.76	4.45	11/17/2026	352	99.48 246,708.97	(1,175.32) 247,884.29	0.16	NA NA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
254673E36	CAPITL ONE NA 3.200 05/24/27	05/27/2022 05/27/2022	248,000.00	248,000.00 0.00	248,000.00	3.20	05/24/2027	540	99.40 246,507.04	(1,492.96) 248,000.00	0.16	NA NA
32026US23	FIRST FOUND 4.500 06/21/27	06/21/2023 06/21/2023	248,000.00	247,504.00 0.00	247,504.00	4.54	06/21/2027	568	99.32 246,321.85	(1,472.05) 247,793.90	0.16	NA NA
910286GM9	UNITED FIDELITY 4.550 06/29/27	06/29/2023 06/29/2023	248,000.00	247,546.16 0.00	247,546.16	4.60	06/29/2027	576	99.63 247,083.78	(729.56) 247,813.34	0.16	NA NA
14042TJD0	CAPITL ONE NA 3.550 08/03/27	08/04/2022 08/04/2022	248,000.00	248,000.00 0.00	248,000.00	3.55	08/03/2027	611	99.95 247,863.60	(136.40) 248,000.00	0.16	NA NA
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/05/2024 08/14/2024	248,000.00	247,628.00 0.00	247,628.00	4.10	08/13/2027	621	100.78 249,929.44	2,148.86 247,780.58	0.16	NA NA
62847NEQ5	MVB BANK 4.150 08/13/27	08/02/2024 08/13/2024	248,000.00	248,000.00 0.00	248,000.00	4.15	08/13/2027	621	100.00 248,000.00	0.00 248,000.00	0.16	NA NA
02007G3Q4	ALLY BANK 3.900 09/20/27	10/02/2024 10/03/2024	248,000.00	248,000.00 0.00	248,000.00	3.90	09/20/2027	659	100.00 248,000.00	0.00 248,000.00	0.16	NA NA
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2023 03/20/2023	248,000.00	248,000.00 0.00	248,000.00	4.65	03/20/2028	841	102.44 254,046.24	6,046.24 248,000.00	0.16	NA NA
61690U3V0	MSBNA 4.650 04/06/28	04/06/2023 04/06/2023	248,000.00	247,975.20 0.00	247,975.20	4.65	04/06/2028	858	99.86 247,656.64	(325.94) 247,982.59	0.16	NA NA
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2023 04/14/2023	248,000.00	247,380.00 0.00	247,380.00	4.51	04/13/2028	865	99.46 246,655.47	(1,037.18) 247,692.65	0.16	NA NA
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	06/21/2023 06/21/2023	248,000.00	247,444.48 0.00	247,444.48	4.55	06/21/2028	934	99.59 246,974.52	(730.01) 247,704.53	0.16	NA NA
857894Q77	STEARNS BANK 4.050 08/14/28	08/02/2024 08/13/2024	248,000.00	247,752.00 0.00	247,752.00	4.08	08/14/2028	988	99.93 247,832.57	9.35 247,823.23	0.16	NA NA
90355GHQ2	UBS USA 5.000 11/08/28	11/08/2023 11/08/2023	248,000.00	247,451.92 0.00	247,451.92	5.05	11/08/2028	1,074	100.98 250,418.81	2,749.64 247,669.17	0.16	NA NA
02589AF98	AM EX BK 5.000 11/08/28	11/08/2023 11/08/2023	248,000.00	247,451.92 0.00	247,451.92	5.05	11/08/2028	1,074	100.81 250,004.12	2,335.66 247,668.46	0.16	NA NA
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/08/2023 11/08/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	11/08/2028	1,074	101.07 250,658.11	2,986.78 247,671.33	0.16	NA NA
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	11/17/2023 11/17/2023	248,000.00	247,454.40 0.00	247,454.40	4.95	11/17/2028	1,083	100.71 249,771.50	2,106.26 247,665.24	0.16	NA NA
8562834U7	SBI CHICAGO 5.000 11/24/28	11/24/2023 11/24/2023	248,000.00	247,456.88 0.00	247,456.88	5.05	11/24/2028	1,090	101.77 252,384.56	4,721.84 247,662.72	0.16	NA NA
146102AP3	CARTER BANK & TR 4.300 03/20/29	03/20/2024 03/20/2024	248,000.00	247,444.48 0.00	247,444.48	4.35	03/20/2029	1,206	99.03 245,586.15	(2,039.29) 247,625.45	0.16	NA NA
NEGOTIABLE CD'S TOTAL			**6,696,000.00**	**6,687,431.60 0.00**	**6,687,431.60**	**4.24**		**642**	**100.01 6,695,884.47**	**3,845.59 6,692,038.88**	**4.34**	**NA**
ASSET-BACKED SECURITIES												
89240JAD3	TART-25A-A3	01/22/2025 01/29/2025	1,750,000.00	1,749,929.83 0.00	1,749,929.83	4.69	08/15/2029	1,354	101.05 1,768,420.13	18,477.36 1,749,942.77	1.14	Aaa NA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
43814VAC1	HONDO-251-A3	02/04/2025 02/11/2025	2,000,000.00	1,999,938.40 0.00	1,999,938.40	4.57	09/21/2029	1,391	101.04 2,020,742.28	20,793.16 1,999,949.12	1.31	NA AAA
02582JKT6	AXCMT-255-A	09/04/2025 09/05/2025	2,000,000.00	2,045,859.38 0.00	2,045,859.38	4.02	07/15/2032	2,419	102.63 2,052,637.50	9,027.14 2,043,610.36	1.33	NA AAA
ASSET-BACKED SECURITIES TOTAL			**5,750,000.00**	**5,795,727.61 0.00**	**5,795,727.61**	**4.41**		**1,741**	**101.60 5,841,799.91**	**48,297.66 5,793,502.25**	**3.78**	**AAA**
CORPORATE BONDS												
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	03/16/2021 03/16/2021	1,000,000.00	980,900.00 0.00	980,900.00	1.17	12/07/2025	7	99.92 999,230.00	(702.04) 999,932.04	0.65	Aa1 AA+
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	01/07/2021 01/07/2021	1,000,000.00	1,004,130.00 0.00	1,004,130.00	0.66	12/07/2025	7	99.92 999,230.00	(770.00) 1,000,000.00	0.65	Aa1 AA+
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	02/25/2021 02/25/2021	1,000,000.00	993,650.00 0.00	993,650.00	0.83	01/15/2026	46	99.58 995,760.00	(4,077.25) 999,837.25	0.64	A1 A
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	06/09/2021 06/09/2021	1,000,000.00	999,030.00 0.00	999,030.00	1.17	06/09/2026	191	98.51 985,050.00	(14,845.92) 999,895.92	0.64	Aa1 AA+
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	12/12/2024 12/13/2024	1,500,000.00	1,504,980.00 0.00	1,504,980.00	4.34	08/07/2026	250	100.39 1,505,775.00	3,715.17 1,502,059.83	0.97	A1 A+
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	09/14/2021 09/14/2021	1,000,000.00	998,260.00 0.00	998,260.00	1.19	09/14/2026	288	97.92 979,240.00	(20,479.77) 999,719.77	0.63	A2 A
931142ER0	WALMART 1.050 09/17/26 '26	09/17/2021 09/17/2021	1,000,000.00	998,110.00 0.00	998,110.00	1.09	09/17/2026	291	97.91 979,100.00	(20,593.28) 999,693.28	0.63	Aa2 AA
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	12/11/2023 12/11/2023	2,000,000.00	2,000,000.00 0.00	2,000,000.00	5.25	12/11/2026	376	101.30 2,025,920.00	25,920.00 2,000,000.00	1.31	Aa2 A+
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	02/14/2023 02/14/2023	1,000,000.00	943,510.00 0.00	943,510.00	4.64	04/27/2027	513	99.04 990,380.00	9,989.43 980,390.57	0.64	A3 A
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	06/29/2022 06/29/2022	1,000,000.00	965,500.00 0.00	965,500.00	4.04	05/16/2027	532	99.21 992,060.00	2,840.95 989,219.05	0.64	Aa3 A
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	12/08/2023 12/08/2023	1,000,000.00	939,580.00 0.00	939,580.00	4.98	10/21/2027	690	98.93 989,260.00	19,386.10 969,873.90	0.64	A1 A-
023135CP9	AMAZON.COM 4.550 12/01/27 '27	02/24/2023 02/24/2023	2,000,000.00	1,982,400.00 0.00	1,982,400.00	4.76	12/01/2027	731	101.56 2,031,240.00	38,902.60 1,992,337.40	1.32	A1 AA
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	04/19/2024 04/19/2024	1,000,000.00	982,250.00 0.00	982,250.00	5.15	01/12/2028	773	101.49 1,014,930.00	25,131.28 989,798.72	0.66	A1 A+
478160DH4	JOHNSON&-JOHNSON 4.550 03/01/28 '28	02/19/2025 02/20/2025	2,000,000.00	2,002,440.00 0.00	2,002,440.00	4.51	03/01/2028	822	101.90 2,037,900.00	36,104.01 2,001,795.99	1.32	Aaa AAA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
571676AT2	MARS 4.550 04/20/28 '28	05/05/2023 05/05/2023	1,000,000.00	1,013,530.00 0.00	1,013,530.00	4.24	04/20/2028	872	101.25 1,012,540.00	5,957.94 1,006,582.06	0.66	A2 A
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	06/14/2024 06/17/2024	2,000,000.00	2,068,800.00 0.00	2,068,800.00	4.89	09/29/2028	1,034	104.91 2,098,200.00	52,840.52 2,045,359.48	1.36	Aa3 A+
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	01/16/2024 01/16/2024	2,000,000.00	2,003,920.00 0.00	2,003,920.00	4.86	01/11/2029	1,138	102.39 2,047,720.00	45,321.13 2,002,398.87	1.33	Aa3 AA-
857477CW1	STATE STREET 4.729 02/28/30 '30	02/27/2025 02/28/2025	1,000,000.00	1,003,380.00 0.00	1,003,380.00	4.63	02/28/2030	1,551	102.57 1,025,680.00	22,819.71 1,002,860.29	0.66	Aa3 A
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	09/29/2025 09/30/2025	1,500,000.00	1,501,695.00 3,631.25	1,505,326.25	4.12	09/15/2030	1,750	100.65 1,509,780.00	8,144.04 1,501,635.96	0.98	Aa3 A+
CORPORATE BONDS TOTAL			**25,000,000.00**	**24,886,065.00 3,631.25**	**24,889,696.25**	**3.82**		**683**	**100.91 25,218,995.00**	**235,604.61 24,983,390.39**	**16.33**	**A+**
SUPRANATIONAL												
459058KT9	IBRD 3.500 07/12/28 MTN	01/05/2024 01/05/2024	2,000,000.00	1,949,480.00 0.00	1,949,480.00	4.12	07/12/2028	955	99.91 1,998,220.00	27,979.86 1,970,240.14	1.29	Aaa AAA
4581X0DG0	IDB 2.250 06/18/29 MTN	07/29/2024 07/30/2024	2,000,000.00	1,833,200.00 0.00	1,833,200.00	4.15	06/18/2029	1,296	95.60 1,912,040.00	33,853.02 1,878,186.98	1.24	Aaa AAA
SUPRANATIONAL TOTAL			**4,000,000.00**	**3,782,680.00 0.00**	**3,782,680.00**	**4.14**		**1,122**	**97.80 3,910,260.00**	**61,832.88 3,848,427.12**	**2.53**	**AAA**
DOUGLAS COUNTY, NV TOTAL			**154,714,010.51**	**152,931,686.28 9,124.10**	**152,940,810.38**	**3.92**		**674**	**154,449,454.55**	**749,178.04 153,700,276.51**	**100.00**	**AA**
GRAND TOTAL			**154,714,010.51**	**152,931,686.28 9,124.10**	**152,940,810.38**	**3.92**		**674**	**154,449,454.55**	**749,178.04 153,700,276.51**	**100.00**	**AA**

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
DOUGLAS COUNTY, NV									
02007G3Q4	ALLY BANK 3.900 09/20/27	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
020080CN5	ALMA BNK 4.500 05/19/26	248,000.00	247,650.32	(349.68)	247,933.27	10.06	247,943.33	293.01	(56.67)
02589AF98	AM EX BK 5.000 11/08/28	248,000.00	247,451.92	(548.08)	247,659.19	9.27	247,668.46	216.54	(331.54)
023135CP9	AMAZON.COM 4.550 12/01/27 '27	2,000,000.00	1,982,400.00	(17,600.00)	1,992,022.50	314.90	1,992,337.40	9,937.40	(7,662.60)
02582JKT6	AXCMT-255-A	2,000,000.00	2,045,859.38	45,859.38	2,044,385.88	(775.53)	2,043,610.36	(2,249.02)	43,610.36
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
06610QFC0	BANKERS BANK 4.500 05/26/26	248,000.00	247,650.32	(349.68)	247,930.74	10.09	247,940.83	290.51	(59.17)
05600XQB9	BMO BNK 4.600 05/08/26	248,000.00	247,655.28	(344.72)	247,937.93	9.90	247,947.84	292.56	(52.16)
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	939,580.00	(60,420.00)	968,562.17	1,311.73	969,873.90	30,293.90	(30,126.10)
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	1,000,000.00	965,500.00	(34,500.00)	988,609.96	609.09	989,219.05	23,719.05	(10,780.95)
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,628.00	(372.00)	247,871.79	10.48	247,882.27	254.27	(117.73)
254673E36	CAPITL ONE NA 3.200 05/24/27	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
14042TJD0	CAPITL ONE NA 3.550 08/03/27	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
146102AP3	CARTER BANK & TR 4.300 03/20/29	248,000.00	247,444.48	(555.52)	247,616.12	9.32	247,625.45	180.97	(374.55)
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,380.00	(620.00)	247,681.98	10.67	247,692.65	312.65	(307.35)
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	2,000,000.00	2,068,800.00	68,800.00	2,046,717.55	(1,358.07)	2,045,359.48	(23,440.52)	45,359.48
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	1,000,000.00	998,260.00	(1,740.00)	999,690.48	29.29	999,719.77	1,459.77	(280.23)
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,628.00	(372.00)	247,769.96	10.62	247,780.58	152.58	(219.42)
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	2,000,000.00	1,823,280.00	(176,720.00)	1,933,161.87	4,577.95	1,937,739.82	114,459.82	(62,260.18)
31315PX53	FARMER MAC 3.650 08/14/29 MTN	1,930,000.00	1,933,242.40	3,242.40	1,932,457.15	(53.34)	1,932,403.81	(838.59)	2,403.81
31422XW99	FARMER MAC 3.850 02/14/28 MTN	2,000,000.00	1,993,880.00	(6,120.00)	1,997,045.59	106.15	1,997,151.74	3,271.74	(2,848.26)
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	500,000.00	430,500.00	(69,500.00)	444,733.26	993.41	445,726.67	15,226.67	(54,273.33)
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	2,000,000.00	1,949,360.00	(50,640.00)	1,985,793.63	862.74	1,986,656.36	37,296.36	(13,343.64)
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	2,000,000.00	2,004,800.00	4,800.00	2,003,686.89	(78.50)	2,003,608.39	(1,191.61)	3,608.39
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	2,000,000.00	1,966,860.00	(33,140.00)	1,982,826.31	517.28	1,983,343.59	16,483.59	(16,656.41)
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	1,040,000.00	1,048,153.60	8,153.60	1,046,285.47	(69.15)	1,046,216.32	(1,937.28)	6,216.32
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	1,800,000.00	1,783,728.00	(16,272.00)	1,789,040.56	273.99	1,789,314.55	5,586.55	(10,685.45)
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	2,005,000.00	2,025,451.00	20,451.00	2,016,807.56	(343.58)	2,016,463.99	(8,987.01)	11,463.99

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,017,300.00	17,300.00	2,012,287.66	(288.89)	2,011,998.77	(5,301.23)	11,998.77
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	1,300,000.00	1,318,239.00	18,239.00	1,313,030.27	(306.35)	1,312,723.92	(5,515.08)	12,723.92
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	2,000,000.00	1,997,280.00	(2,720.00)	1,999,990.83	9.17	0.00	2,720.00	0.00
3132XDBQ5	FH WA4446	1,333,994.25	1,329,617.08	(4,377.17)	1,330,113.29	83.08	1,328,834.42	579.29	(3,793.91)
3132XKTY3	FH WN5066	1,000,000.00	986,953.12	(13,046.88)	988,940.45	242.36	989,182.80	2,229.68	(10,817.20)
3132XKXN2	FH WN5184	2,000,000.00	2,008,828.12	8,828.12	2,008,418.98	(172.87)	2,008,246.11	(582.01)	8,246.11
3137FLN91	FH-K091-A2	2,000,000.00	1,942,500.00	(57,500.00)	1,951,343.08	1,200.42	1,952,543.49	10,043.49	(47,456.51)
3137HKXJ8	FH-K539-A2	1,500,000.00	1,520,625.00	20,625.00	1,520,200.29	(398.17)	1,519,802.12	(822.88)	19,802.12
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	2,000,000.00	1,829,160.00	(170,840.00)	1,883,633.17	5,059.43	1,888,692.60	59,532.60	(111,307.40)
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	2,000,000.00	2,000,000.00	0.00	1,997,241.94	229.20	1,997,471.14	(2,528.86)	(2,528.86)
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00
3130AMVK5	FHLBANKS 2.000 12/29/27	1,000,000.00	874,000.00	(126,000.00)	943,166.45	2,163.71	945,330.17	71,330.17	(54,669.83)
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	1,925,000.00	1,779,893.50	(145,106.50)	1,812,793.49	2,365.56	1,815,159.05	35,265.55	(109,840.95)
3130AQA45	FHLBANKS 2.250 12/21/26	2,000,000.00	1,999,400.00	(600.00)	1,999,845.56	11.16	1,999,856.73	456.73	(143.27)
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	1,900,000.00	1,624,766.00	(275,234.00)	1,701,167.59	2,594.59	1,703,762.19	78,996.19	(196,237.81)
3130AT2L0	FHLBANKS 4.050 08/25/27 CALD	1,500,000.00	1,500,000.00	0.00	1,500,000.00	0.00	0.00	0.00	0.00
3130AV4X7	FHLBANKS 4.375 03/11/33	500,000.00	462,220.00	(37,780.00)	469,595.67	339.46	469,935.13	7,715.13	(30,064.87)
3130AWLZ1	FHLBANKS 4.750 06/12/26	1,750,000.00	1,748,617.50	(1,382.50)	1,749,635.34	49.06	1,749,684.40	1,066.90	(315.60)
3130ATS65	FHLBANKS 4.875 09/10/32	1,000,000.00	1,006,720.00	6,720.00	1,005,230.68	(62.64)	1,005,168.04	(1,551.96)	5,168.04
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	1,000,000.00	999,972.00	(28.00)	999,974.56	0.49	999,975.05	3.05	(24.95)
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	1,250,000.00	1,249,955.00	(45.00)	1,249,958.77	0.80	1,249,959.57	4.57	(40.43)
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	2,500,000.00	2,508,965.00	8,965.00	0.00	(55.53)	2,508,909.47	(55.53)	8,909.47
32026US23	FIRST FOUND 4.500 06/21/27	248,000.00	247,504.00	(496.00)	247,782.99	10.90	247,793.90	289.90	(206.10)
3140HW4G4	FN BL5322	2,500,000.00	2,309,765.63	(190,234.37)	2,323,345.51	3,482.02	2,326,827.53	17,061.90	(173,172.47)
43814VAC1	HONDO-251-A3	2,000,000.00	1,999,938.40	(61.60)	1,999,948.03	1.10	1,999,949.12	10.72	(50.88)
459058KT9	IBRD 3.500 07/12/28 MTN	2,000,000.00	1,949,480.00	(50,520.00)	1,969,304.29	935.84	1,970,240.14	20,760.14	(29,759.86)
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	248,000.00	247,650.32	(349.68)	247,933.36	10.05	247,943.40	293.08	(56.60)
4581X0DG0	IDB 2.250 06/18/29 MTN	2,000,000.00	1,833,200.00	(166,800.00)	1,875,365.06	2,821.92	1,878,186.98	44,986.98	(121,813.02)
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	1,000,000.00	993,650.00	(6,350.00)	999,728.75	108.50	999,837.25	6,187.25	(162.75)

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	2,000,000.00	2,002,440.00	2,440.00	2,001,864.01	(68.03)	2,001,795.99	(644.01)	1,795.99
571676AT2	MARS 4.550 04/20/28 '28	1,000,000.00	1,013,530.00	13,530.00	1,006,817.14	(235.07)	1,006,582.06	(6,947.94)	6,582.06
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	1,500,000.00	1,501,695.00	1,695.00	1,501,664.53	(28.57)	1,501,635.96	(59.04)	1,635.96
501798TW2	MILESTONE BANK 4.500 05/18/26	248,000.00	247,655.28	(344.72)	247,933.69	10.05	247,943.74	288.46	(56.26)
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,456.88	(543.12)	247,662.14	9.19	247,671.33	214.45	(328.67)
61690U3V0	MSBNA 4.650 04/06/28	248,000.00	247,975.20	(24.80)	247,981.98	0.61	247,982.59	7.39	(17.41)
62847NEQ5	MVB BANK 4.150 08/13/27	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	1,000,000.00	1,004,130.00	4,130.00	1,000,014.23	(14.23)	1,000,000.00	(4,130.00)	0.00
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	1,000,000.00	980,900.00	(19,100.00)	999,592.25	339.79	999,932.04	19,032.04	(67.96)
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	1,000,000.00	999,030.00	(970.00)	999,879.49	16.43	999,895.92	865.92	(104.08)
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	2,000,000.00	2,003,920.00	3,920.00	2,002,462.16	(63.29)	2,002,398.87	(1,521.13)	2,398.87
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
8562834U7	SBI CHICAGO 5.000 11/24/28	248,000.00	247,456.88	(543.12)	247,653.43	9.29	247,662.72	205.84	(337.28)
857477CW1	STATE STREET 4.729 02/28/30 '30	1,000,000.00	1,003,380.00	3,380.00	1,002,916.78	(56.49)	1,002,860.29	(519.71)	2,860.29
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,752.00	(248.00)	247,817.85	5.37	247,823.23	71.23	(176.77)
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	248,000.00	247,454.40	(545.60)	247,655.96	9.28	247,665.24	210.84	(334.76)
89240JAD3	TART-25A-A3	1,750,000.00	1,749,929.83	(70.17)	1,749,941.50	1.27	1,749,942.77	12.94	(57.23)
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	248,000.00	248,000.00	0.00	248,000.00	0.00	248,000.00	0.00	0.00
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	1,500,000.00	1,504,980.00	4,980.00	1,502,308.01	(248.17)	1,502,059.83	(2,920.17)	2,059.83
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	1,000,000.00	982,250.00	(17,750.00)	989,402.30	396.42	989,798.72	7,548.72	(10,201.28)
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,451.92	(548.08)	247,659.92	9.25	247,669.17	217.25	(330.83)
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	248,000.00	247,595.76	(404.24)	247,874.40	9.89	247,884.29	288.53	(115.71)
910286GM9	UNITED FIDELITY 4.550 06/29/27	248,000.00	247,546.16	(453.84)	247,803.61	9.74	247,813.34	267.18	(186.66)
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	248,000.00	247,444.48	(555.52)	247,695.03	9.50	247,704.53	260.05	(295.47)
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	1,000,000.00	943,510.00	(56,490.00)	979,241.58	1,148.99	980,390.57	36,880.57	(19,609.43)
91282CBW0	US TREASURY 0.750 04/30/26	1,940,000.00	1,929,845.30	(10,154.70)	1,938,976.60	170.57	1,939,147.16	9,301.86	(852.84)
912828P46	US TREASURY 1.625 02/15/26	2,000,000.00	1,899,609.38	(100,390.62)	1,991,404.78	2,432.61	1,993,837.39	94,228.01	(6,162.61)
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,956,875.00	(43,125.00)	1,986,211.84	738.65	1,986,950.49	30,075.49	(13,049.51)
91282CGT2	US TREASURY 3.625 03/31/28	1,000,000.00	982,656.25	(17,343.75)	987,687.47	419.27	988,106.74	5,450.49	(11,893.26)

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
91282CHE4	US TREASURY 3.625 05/31/28	1,800,000.00	1,766,390.63	(33,609.37)	1,775,683.54	774.41	1,776,457.95	10,067.32	(23,542.05)
91282CHK0	US TREASURY 4.000 06/30/28	1,800,000.00	1,788,609.38	(11,390.62)	1,791,687.93	256.55	1,791,944.47	3,335.09	(8,055.53)
91282CLC3	US TREASURY 4.000 07/31/29	1,800,000.00	1,785,023.44	(14,976.56)	1,788,143.56	260.01	1,788,403.57	3,380.13	(11,596.43)
931142ER0	WALMART 1.050 09/17/26 '26	1,000,000.00	998,110.00	(1,890.00)	999,661.55	31.73	999,693.28	1,583.28	(306.72)
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	2,000,000.00	2,000,000.00	0.00	2,000,000.00	0.00	2,000,000.00	0.00	0.00
TOTAL		**109,019,994.25**	**107,234,945.54**	**(1,785,044.23)**	**105,463,503.12**	**33,788.17**	**104,504,894.34**	**771,310.74**	**(1,013,733.99)**
GRAND TOTAL		**109,019,994.25**	**107,234,945.54**	**(1,785,044.23)**	**105,463,503.12**	**33,788.17**	**104,504,894.34**	**771,310.74**	**(1,013,733.99)**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
DOUGLAS COUNTY, NV									
02007G3Q4	ALLY BANK 3.900 09/20/27	2024-10-03	248,000.00	248,000.00	1,139.44	0.00	794.96	0.00	1,934.40
020080CN5	ALMA BNK 4.500 05/19/26	2023-05-19	248,000.00	247,650.32	397.48	0.00	917.26	947.84	366.90
02589AF98	AM EX BK 5.000 11/08/28	2023-11-08	248,000.00	247,451.92	6,013.15	0.00	1,019.18	6,250.96	781.37
023135CP9	AMAZON.COM 4.550 12/01/27 '27	2023-02-24	2,000,000.00	1,982,400.00	37,916.67	0.00	7,583.33	0.00	45,500.00
02582JKT6	AXCMT-255-A	2025-09-05	2,000,000.00	2,045,859.38	4,008.89	0.00	7,516.67	7,516.67	4,008.89
062119BK7	BANK FIVE 4.650 03/20/28	2023-03-20	248,000.00	248,000.00	379.13	0.00	947.84	979.43	347.54
06610QFC0	BANKERS BANK 4.500 05/26/26	2023-05-26	248,000.00	247,650.32	183.45	0.00	917.26	947.84	152.88
05600XQB9	BMO BNK 4.600 05/08/26	2023-05-09	248,000.00	247,655.28	5,500.84	0.00	937.64	5,750.88	687.61
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	2023-12-08	1,000,000.00	939,580.00	902.22	0.00	2,706.67	0.00	3,608.89
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	2022-06-29	1,000,000.00	965,500.00	14,895.83	0.00	2,708.33	16,250.00	1,354.17
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	2023-11-06	248,000.00	247,628.00	1,004.91	0.00	1,039.56	1,074.21	970.26
254673E36	CAPITL ONE NA 3.200 05/24/27	2022-05-27	248,000.00	248,000.00	3,500.54	0.00	652.27	4,000.61	152.20
14042TJD0	CAPITL ONE NA 3.550 08/03/27	2022-08-04	248,000.00	248,000.00	2,170.85	0.00	723.62	0.00	2,894.47
146102AP3	CARTER BANK & TR 4.300 03/20/29	2024-03-20	248,000.00	247,444.48	350.60	0.00	876.49	905.71	321.38
12547CAX6	CIBC BANK 4.450 04/13/28	2023-04-14	248,000.00	247,380.00	544.24	0.00	907.07	0.00	1,451.31
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	2024-06-17	2,000,000.00	2,068,800.00	10,316.44	0.00	9,671.67	0.00	19,988.11
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	2021-09-14	1,000,000.00	998,260.00	1,501.39	0.00	958.33	0.00	2,459.72
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	2024-08-14	248,000.00	247,628.00	2,173.91	0.00	825.53	0.00	2,999.44
X9USDDGCM	DREYFUS GVT CM;INST	2025-11-30	1,765,895.82	1,765,895.82	1,333.55	0.00	5,199.63	1,333.55	5,199.63
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	2023-10-12	2,000,000.00	1,823,280.00	11,400.00	0.00	3,166.67	0.00	14,566.67
31315PX53	FARMER MAC 3.650 08/14/29 MTN	2024-09-06	1,930,000.00	1,933,242.40	15,067.40	0.00	5,870.42	0.00	20,937.82
31422XW99	FARMER MAC 3.850 02/14/28 MTN	2023-02-14	2,000,000.00	1,993,880.00	16,469.44	0.00	6,416.67	0.00	22,886.11
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	2024-08-19	500,000.00	430,500.00	2,975.00	0.00	583.33	3,500.00	58.33
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	2022-03-18	2,000,000.00	1,949,360.00	4,760.00	0.00	2,800.00	0.00	7,560.00
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	2024-09-17	2,000,000.00	2,004,800.00	9,916.67	0.00	5,833.33	0.00	15,750.00
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	2023-02-08	2,000,000.00	1,966,860.00	19,534.72	0.00	6,041.67	0.00	25,576.39
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	2023-05-05	1,040,000.00	1,048,153.60	1,271.11	0.00	3,466.67	0.00	4,737.78
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	2024-02-22	1,800,000.00	1,783,728.00	16,087.50	0.00	6,187.50	0.00	22,275.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	2023-09-05	2,005,000.00	2,025,451.00	15,789.38	0.00	7,518.75	0.00	23,308.13
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2024-05-17	1,300,000.00	1,318,239.00	171.53	0.00	5,145.83	0.00	5,317.36
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2024-05-06	2,000,000.00	2,017,300.00	263.89	0.00	7,916.67	0.00	8,180.56
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	2020-12-02	0.00	0.00	4,833.33	0.00	166.67	5,000.00	0.00
3132XDBQ5	FH WA4446	2025-05-06	1,332,628.34	1,328,255.64	4,767.18	0.00	4,608.68	4,767.18	4,608.67
3132XKTY3	FH WN5066	2025-02-28	1,000,000.00	986,953.12	3,565.00	0.00	3,450.00	3,565.00	3,450.00
3132XKXN2	FH WN5184	2025-08-22	2,000,000.00	2,008,828.12	7,750.00	0.00	7,500.00	7,750.00	7,500.00
3137FLN91	FH-K091-A2	2025-03-25	2,000,000.00	1,942,500.00	5,841.67	0.00	5,841.67	5,841.67	5,841.67
3137HKXJ8	FH-K539-A2	2025-09-30	1,500,000.00	1,520,625.00	5,512.50	0.00	5,512.50	5,512.50	5,512.50
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	2024-12-13	2,000,000.00	1,829,160.00	1,950.00	0.00	1,500.00	0.00	3,450.00
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	2021-10-28	2,000,000.00	2,000,000.00	183.33	0.00	1,833.33	0.00	2,016.67
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	2021-11-23	2,000,000.00	2,000,000.00	13,166.67	0.00	2,500.00	15,000.00	666.67
3130AMVK5	FHLBANKS 2.000 12/29/27	2022-12-29	1,000,000.00	874,000.00	1,777.78	0.00	1,666.67	0.00	3,444.44
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	2024-09-04	1,925,000.00	1,779,893.50	4,352.64	0.00	3,529.17	0.00	7,881.81
3130AQA45	FHLBANKS 2.250 12/21/26	2021-12-21	2,000,000.00	1,999,400.00	16,250.00	0.00	3,750.00	0.00	20,000.00
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	2023-02-07	1,900,000.00	1,624,766.00	9,373.33	0.00	3,800.00	0.00	13,173.33
3130AT2L0	FHLBANKS 4.050 08/25/27 CALD	2022-08-30	0.00	0.00	11,137.50	0.00	4,050.00	15,187.50	0.00
3130AV4X7	FHLBANKS 4.375 03/11/33	2023-10-24	500,000.00	462,220.00	3,038.19	0.00	1,822.92	0.00	4,861.11
3130AWLZ1	FHLBANKS 4.750 06/12/26	2023-11-28	1,750,000.00	1,748,617.50	32,095.49	0.00	6,927.08	0.00	39,022.57
3130ATS65	FHLBANKS 4.875 09/10/32	2023-09-22	1,000,000.00	1,006,720.00	6,906.25	0.00	4,062.50	0.00	10,968.75
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	2025-05-29	1,000,000.00	999,972.00	3,760.83	0.00	3,760.83	3,760.83	3,760.83
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	2025-06-12	1,250,000.00	1,249,955.00	5,068.14	0.00	4,486.62	4,529.17	5,025.58
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	2025-11-20	2,500,000.00	2,508,965.00	0.00	(5,492.85)	3,180.07	0.00	8,672.92
32026US23	FIRST FOUND 4.500 06/21/27	2023-06-21	248,000.00	247,504.00	4,066.52	0.00	917.26	0.00	4,983.78
3140HW4G4	FN BL5322	2025-07-07	2,500,000.00	2,309,765.63	5,062.50	0.00	5,062.50	5,062.50	5,062.50
43814VAC1	HONDO-251-A3	2025-02-11	2,000,000.00	1,999,938.40	2,538.89	0.00	7,616.67	7,616.67	2,538.89
459058KT9	IBRD 3.500 07/12/28 MTN	2024-01-05	2,000,000.00	1,949,480.00	21,194.44	0.00	5,833.33	0.00	27,027.78
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	2023-05-19	248,000.00	247,650.32	388.65	0.00	896.87	926.77	358.75
4581X0DG0	IDB 2.250 06/18/29 MTN	2024-07-30	2,000,000.00	1,833,200.00	16,625.00	0.00	3,750.00	0.00	20,375.00

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	2021-02-25	1,000,000.00	993,650.00	2,061.11	0.00	583.33	0.00	2,644.44
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	2025-02-20	2,000,000.00	2,002,440.00	15,166.67	0.00	7,583.33	0.00	22,750.00
571676AT2	MARS 4.550 04/20/28 '28	2023-05-05	1,000,000.00	1,013,530.00	1,390.28	0.00	3,791.67	0.00	5,181.94
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	2025-09-30	1,500,000.00	1,501,695.00	8,991.67	0.00	5,187.50	0.00	14,179.17
501798TW2	MILESTONE BANK 4.500 05/18/26	2023-05-18	248,000.00	247,655.28	5,106.08	0.00	917.26	5,625.86	397.48
61768EE82	MORGAN PVT BNK 5.050 11/08/28	2023-11-08	248,000.00	247,456.88	6,073.28	0.00	1,029.37	6,313.47	789.18
61690U3V0	MSBNA 4.650 04/06/28	2023-04-06	248,000.00	247,975.20	821.46	0.00	947.84	0.00	1,769.29
62847NEQ5	MVB BANK 4.150 08/13/27	2024-08-13	248,000.00	248,000.00	535.75	0.00	845.91	874.11	507.55
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	2021-01-07	1,000,000.00	1,004,130.00	3,000.00	0.00	625.00	0.00	3,625.00
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	2021-03-16	1,000,000.00	980,900.00	3,000.00	0.00	625.00	0.00	3,625.00
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	2021-06-09	1,000,000.00	999,030.00	4,536.11	0.00	958.33	0.00	5,494.44
NVLGIP	Nevada-LGIP	2025-11-30	47,429,486.35	47,429,486.35	148,064.02	0.00	159,155.19	148,064.02	159,155.19
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	2024-01-16	2,000,000.00	2,003,920.00	29,944.44	0.00	8,166.67	0.00	38,111.11
795451AK9	SALLIE MAE BNK 1.100 08/11/26	2021-08-11	248,000.00	248,000.00	612.87	0.00	224.22	0.00	837.08
8562834U7	SBI CHICAGO 5.000 11/24/28	2023-11-24	248,000.00	247,456.88	5,469.59	0.00	1,019.18	6,250.96	237.81
857477CW1	STATE STREET 4.729 02/28/30 '30	2025-02-28	1,000,000.00	1,003,380.00	8,275.75	0.00	3,940.83	0.00	12,216.58
857894Q77	STEARNS BANK 4.050 08/14/28	2024-08-13	248,000.00	247,752.00	2,201.42	0.00	825.53	0.00	3,026.96
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	2023-11-17	248,000.00	247,454.40	5,593.25	0.00	998.79	6,125.94	466.10
89240JAD3	TART-25A-A3	2025-01-29	1,750,000.00	1,749,929.83	3,608.89	0.00	6,766.67	6,766.67	3,608.89
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	2021-07-15	248,000.00	248,000.00	703.57	0.00	193.64	0.00	897.22
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	2024-12-13	1,500,000.00	1,504,980.00	15,925.00	0.00	5,687.50	0.00	21,612.50
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	2024-04-19	1,000,000.00	982,250.00	14,003.47	0.00	3,854.17	0.00	17,857.64
90355GHQ2	UBS USA 5.000 11/08/28	2023-11-08	248,000.00	247,451.92	815.34	0.00	1,019.18	1,053.15	781.37
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	2023-05-17	248,000.00	247,595.76	448.44	0.00	896.87	926.77	418.54
910286GM9	UNITED FIDELITY 4.550 06/29/27	2023-06-29	248,000.00	247,546.16	92.75	0.00	927.45	0.00	1,020.20
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	2023-06-21	248,000.00	247,444.48	336.33	0.00	917.26	947.84	305.75
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	2023-02-14	1,000,000.00	943,510.00	350.00	0.00	2,625.00	0.00	2,975.00
91282CBW0	US TREASURY 0.750 04/30/26	2021-05-04	1,940,000.00	1,929,845.30	40.19	0.00	1,205.80	0.00	1,245.99

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
912828P46	US TREASURY 1.625 02/15/26	2022-08-10	2,000,000.00	1,899,609.38	6,888.59	0.00	2,649.46	0.00	9,538.04
912828X88	US TREASURY 2.375 05/15/27	2022-05-23	2,000,000.00	1,956,875.00	21,942.93	0.00	3,906.51	23,750.00	2,099.45
91282CGT2	US TREASURY 3.625 03/31/28	2024-11-06	1,000,000.00	982,656.25	3,186.81	0.00	2,987.64	0.00	6,174.45
91282CHE4	US TREASURY 3.625 05/31/28	2024-11-06	1,800,000.00	1,766,390.63	27,454.92	0.00	5,349.34	0.00	32,804.26
91282CHK0	US TREASURY 4.000 06/30/28	2024-11-06	1,800,000.00	1,788,609.38	24,260.87	0.00	5,869.57	0.00	30,130.43
91282CLC3	US TREASURY 4.000 07/31/29	2024-11-06	1,800,000.00	1,785,023.44	18,195.65	0.00	5,869.57	0.00	24,065.22
931142ER0	WALMART 1.050 09/17/26 '26	2021-09-17	1,000,000.00	998,110.00	1,283.33	0.00	875.00	0.00	2,158.33
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	2023-12-11	2,000,000.00	2,000,000.00	40,864.44	0.00	8,756.67	0.00	49,621.11
TOTAL			**154,714,010.51**	**152,931,686.28**	**830,391.28**	**(5,492.85)**	**463,658.41**	**340,676.28**	**958,866.26**
GRAND TOTAL			**154,714,010.51**	**152,931,686.28**	**830,391.28**	**(5,492.85)**	**463,658.41**	**340,676.28**	**958,866.26**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
DOUGLAS COUNTY, NV											
02007G3Q4	ALLY BANK 3.900 09/20/27	248,000.00	248,000.00	248,000.00	09/20/2027	3.90	3.90	794.96	0.00	0.00	794.96
020080CN5	ALMA BNK 4.500 05/19/26	248,000.00	247,933.27	247,943.33	05/19/2026	4.50	4.55	917.26	10.06	0.00	927.32
023135CP9	AMAZON.COM 4.550 12/01/27 '27	2,000,000.00	1,992,022.50	1,992,337.40	12/01/2027	4.55	4.76	7,583.33	314.90	0.00	7,898.23
02582JKT6	AXCMT-255-A	2,000,000.00	2,044,385.88	2,043,610.36	07/15/2032	4.51	4.02	7,516.67	(775.53)	0.00	6,741.15
02589AF98	AM EX BK 5.000 11/08/28	248,000.00	247,659.19	247,668.46	11/08/2028	5.00	5.05	1,019.18	9.27	0.00	1,028.45
05600XQB9	BMO BNK 4.600 05/08/26	248,000.00	247,937.93	247,947.84	05/08/2026	4.60	4.65	937.64	9.90	0.00	947.55
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	1,000,000.00	968,562.17	969,873.90	10/21/2027	3.25	4.98	2,706.67	1,311.73	0.00	4,018.40
062119BK7	BANK FIVE 4.650 03/20/28	248,000.00	248,000.00	248,000.00	03/20/2028	4.65	4.65	947.84	0.00	0.00	947.84
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	1,000,000.00	988,609.96	989,219.05	05/16/2027	3.25	4.04	2,708.33	609.09	0.00	3,317.43
06610QFC0	BANKERS BANK 4.500 05/26/26	248,000.00	247,930.74	247,940.83	05/26/2026	4.50	4.55	917.26	10.09	0.00	927.35
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	248,000.00	247,871.79	247,882.27	11/03/2026	5.10	5.15	1,039.56	10.48	0.00	1,050.04
12547CAX6	CIBC BANK 4.450 04/13/28	248,000.00	247,681.98	247,692.65	04/13/2028	4.45	4.51	907.07	10.67	0.00	917.74
14042TJD0	CAPITL ONE NA 3.550 08/03/27	248,000.00	248,000.00	248,000.00	08/03/2027	3.55	3.55	723.62	0.00	0.00	723.62
146102AP3	CARTER BANK & TR 4.300 03/20/29	248,000.00	247,616.12	247,625.45	03/20/2029	4.30	4.35	876.49	9.32	0.00	885.82
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	1,000,000.00	999,690.48	999,719.77	09/14/2026	1.15	1.19	958.33	29.29	0.00	987.63
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	2,000,000.00	2,046,717.55	2,045,359.48	09/29/2028	5.80	4.89	9,671.67	(1,358.07)	0.00	8,313.60
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	248,000.00	247,769.96	247,780.58	08/13/2027	4.05	4.10	825.53	10.62	0.00	836.15
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	1,000,000.00	999,728.75	999,837.25	01/15/2026	0.70	0.83	583.33	108.50	0.00	691.83
254673E36	CAPITL ONE NA 3.200 05/24/27	248,000.00	248,000.00	248,000.00	05/24/2027	3.20	3.20	652.27	0.00	0.00	652.27
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	1,925,000.00	1,812,793.49	1,815,159.05	09/24/2029	2.20	3.86	3,529.17	2,365.56	0.00	5,894.73
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	2,000,000.00	1,883,633.17	1,888,692.60	09/22/2027	0.90	4.19	1,500.00	5,059.43	0.00	6,559.43
3130AMVK5	FHLBANKS 2.000 12/29/27	1,000,000.00	943,166.45	945,330.17	12/29/2027	2.00	4.50	1,666.67	2,163.71	0.00	3,830.38
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	2,000,000.00	1,997,241.94	1,997,471.14	10/28/2026	1.10	1.10	1,833.33	229.20	0.00	2,062.54
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	2,000,000.00	2,000,000.00	2,000,000.00	11/23/2026	1.50	1.50	2,500.00	0.00	0.00	2,500.00
3130AQA45	FHLBANKS 2.250 12/21/26	2,000,000.00	1,999,845.56	1,999,856.73	12/21/2026	2.25	1.66	3,750.00	11.16	0.00	3,761.16
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	1,900,000.00	1,701,167.59	1,703,762.19	02/17/2032	2.40	4.36	3,800.00	2,594.59	0.00	6,394.59

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
3130AT2L0	FHLBANKS 4.050 08/25/27 CALD	0.00	1,500,000.00	0.00	08/25/2027	4.05	4.05	4,050.00	0.00	0.00	4,050.00
3130ATS65	FHLBANKS 4.875 09/10/32	1,000,000.00	1,005,230.68	1,005,168.04	09/10/2032	4.88	4.78	4,062.50	(62.64)	0.00	3,999.86
3130AV4X7	FHLBANKS 4.375 03/11/33	500,000.00	469,595.67	469,935.13	03/11/2033	4.38	5.41	1,822.92	339.46	0.00	2,162.38
3130AWLZ1	FHLBANKS 4.750 06/12/26	1,750,000.00	1,749,635.34	1,749,684.40	06/12/2026	4.75	4.78	6,927.08	49.06	0.00	6,976.14
31315PX53	FARMER MAC 3.650 08/14/29 MTN	1,930,000.00	1,932,457.15	1,932,403.81	08/14/2029	3.65	3.61	5,870.42	(53.34)	0.00	5,817.08
3132XDBQ5	FH WA4446	1,332,628.34	1,330,113.29	1,328,834.42	09/01/2029	4.15	4.20	4,608.68	83.08	3.98	4,695.73
3132XKTY3	FH WN5066	1,000,000.00	988,940.45	989,182.80	08/01/2029	4.14	4.37	3,450.00	242.36	0.00	3,692.36
3132XKXN2	FH WN5184	2,000,000.00	2,008,418.98	2,008,246.11	11/01/2029	4.50	4.28	7,500.00	(172.87)	0.00	7,327.13
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	500,000.00	444,733.26	445,726.67	05/28/2030	1.40	4.13	583.33	993.41	0.00	1,576.74
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	2,000,000.00	1,982,826.31	1,983,343.59	07/24/2028	3.63	3.97	6,041.67	517.28	0.00	6,558.95
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	2,000,000.00	1,985,793.63	1,986,656.36	03/10/2027	1.68	2.22	2,800.00	862.74	0.00	3,662.74
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	1,800,000.00	1,789,040.56	1,789,314.55	02/13/2029	4.13	4.33	6,187.50	273.99	0.00	6,461.49
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	1,040,000.00	1,046,285.47	1,046,216.32	04/20/2033	4.00	3.90	3,466.67	(69.15)	0.00	3,397.52
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	2,005,000.00	2,016,807.56	2,016,463.99	08/28/2028	4.50	4.26	7,518.75	(343.58)	0.00	7,175.17
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	2,000,000.00	2,012,287.66	2,011,998.77	04/30/2029	4.75	4.55	7,916.67	(288.89)	0.00	7,627.77
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	1,300,000.00	1,313,030.27	1,312,723.92	04/30/2029	4.75	4.43	5,145.83	(306.35)	0.00	4,839.48
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	2,000,000.00	2,003,686.89	2,003,608.39	09/10/2029	3.50	3.45	5,833.33	(78.50)	0.00	5,754.83
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	0.00	1,999,990.83	0.00	11/07/2025	0.50	0.53	166.67	9.17	0.00	175.83
3137FLN91	FH-K091-A2	2,000,000.00	1,951,343.08	1,952,543.49	03/25/2029	3.51	4.29	5,841.67	1,200.42	0.00	7,042.09
3137HKXJ8	FH-K539-A2	1,500,000.00	1,520,200.29	1,519,802.12	01/25/2030	4.41	4.02	5,512.50	(398.17)	0.00	5,114.33
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	1,000,000.00	999,974.56	999,975.05	02/25/2030	4.51	4.38	3,760.83	0.49	0.00	3,761.32
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	1,250,000.00	1,249,958.77	1,249,959.57	02/25/2030	4.82	4.48	4,486.62	0.80	0.00	4,487.41
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	2,500,000.00	0.00	2,508,909.47	10/25/2030	4.16	4.19	3,180.07	(55.53)	0.00	3,124.54
3140HW4G4	FN BL5322	2,500,000.00	2,323,345.51	2,326,827.53	01/01/2030	2.43	4.30	5,062.50	3,482.02	0.00	8,544.52

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	2,000,000.00	1,933,161.87	1,937,739.82	01/13/2027	1.90	4.87	3,166.67	4,577.95	0.00	7,744.62
31422XW99	FARMER MAC 3.850 02/14/28 MTN	2,000,000.00	1,997,045.59	1,997,151.74	02/14/2028	3.85	3.92	6,416.67	106.15	0.00	6,522.81
32026US23	FIRST FOUND 4.500 06/21/27	248,000.00	247,782.99	247,793.90	06/21/2027	4.50	4.54	917.26	10.90	0.00	928.17
43814VAC1	HONDO-251-A3	2,000,000.00	1,999,948.03	1,999,949.12	09/21/2029	4.57	4.57	7,616.67	1.10	0.00	7,617.77
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	248,000.00	247,933.36	247,943.40	05/19/2026	4.40	4.45	896.87	10.05	0.00	906.92
4581X0DG0	IDB 2.250 06/18/29 MTN	2,000,000.00	1,875,365.06	1,878,186.98	06/18/2029	2.25	4.15	3,750.00	2,821.92	0.00	6,571.92
459058KT9	IBRD 3.500 07/12/28 MTN	2,000,000.00	1,969,304.29	1,970,240.14	07/12/2028	3.50	4.12	5,833.33	935.84	0.00	6,769.18
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	2,000,000.00	2,001,864.01	2,001,795.99	03/01/2028	4.55	4.51	7,583.33	(68.03)	0.00	7,515.30
501798TW2	MILESTONE BANK 4.500 05/18/26	248,000.00	247,933.69	247,943.74	05/18/2026	4.50	4.55	917.26	10.05	0.00	927.30
571676AT2	MARS 4.550 04/20/28 '28	1,000,000.00	1,006,817.14	1,006,582.06	04/20/2028	4.55	4.24	3,791.67	(235.07)	0.00	3,556.59
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	1,500,000.00	1,501,664.53	1,501,635.96	09/15/2030	4.15	4.12	5,187.50	(28.57)	0.00	5,158.93
61690U3V0	MSBNA 4.650 04/06/28	248,000.00	247,981.98	247,982.59	04/06/2028	4.65	4.65	947.84	0.61	0.00	948.45
61768EE82	MORGAN PVT BNK 5.050 11/08/28	248,000.00	247,662.14	247,671.33	11/08/2028	5.05	5.05	1,029.37	9.19	0.00	1,038.56
62847NEQ5	MVB BANK 4.150 08/13/27	248,000.00	248,000.00	248,000.00	08/13/2027	4.15	4.15	845.91	0.00	0.00	845.91
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	1,000,000.00	1,000,014.23	1,000,000.00	12/07/2025	0.75	0.66	625.00	(14.23)	0.00	610.77
637639AE5	NATL SECUR CLEAR 0.750 12/07/25 '25	1,000,000.00	999,592.25	999,932.04	12/07/2025	0.75	1.17	625.00	339.79	0.00	964.79
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	1,000,000.00	999,879.49	999,895.92	06/09/2026	1.15	1.17	958.33	16.43	0.00	974.77
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	2,000,000.00	2,002,462.16	2,002,398.87	01/11/2029	4.90	4.86	8,166.67	(63.29)	0.00	8,103.37
795451AK9	SALLIE MAE BNK 1.100 08/11/26	248,000.00	248,000.00	248,000.00	08/11/2026	1.10	1.10	224.22	0.00	0.00	224.22
8562834U7	SBI CHICAGO 5.000 11/24/28	248,000.00	247,653.43	247,662.72	11/24/2028	5.00	5.05	1,019.18	9.29	0.00	1,028.47
857477CW1	STATE STREET 4.729 02/28/30 '30	1,000,000.00	1,002,916.78	1,002,860.29	02/28/2030	4.73	4.63	3,940.83	(56.49)	0.00	3,884.34
857894Q77	STEARNS BANK 4.050 08/14/28	248,000.00	247,817.85	247,823.23	08/14/2028	4.05	4.08	825.53	5.37	0.00	830.91
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	248,000.00	247,655.96	247,665.24	11/17/2028	4.90	4.95	998.79	9.28	0.00	1,008.08
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	248,000.00	248,000.00	248,000.00	07/15/2026	0.95	0.95	193.64	0.00	0.00	193.64
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	1,000,000.00	989,402.30	989,798.72	01/12/2028	4.63	5.15	3,854.17	396.42	0.00	4,250.59

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	1,500,000.00	1,502,308.01	1,502,059.83	08/07/2026	4.55	4.34	5,687.50	(248.17)	0.00	5,439.33
89240JAD3	TART-25A-A3	1,750,000.00	1,749,941.50	1,749,942.77	08/15/2029	4.64	4.69	6,766.67	1.27	0.00	6,767.94
90355GHQ2	UBS USA 5.000 11/08/28	248,000.00	247,659.92	247,669.17	11/08/2028	5.00	5.05	1,019.18	9.25	0.00	1,028.43
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	248,000.00	247,874.40	247,884.29	11/17/2026	4.40	4.45	896.87	9.89	0.00	906.76
910286GM9	UNITED FIDELITY 4.550 06/29/27	248,000.00	247,803.61	247,813.34	06/29/2027	4.55	4.60	927.45	9.74	0.00	937.19
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	1,000,000.00	979,241.58	980,390.57	04/27/2027	3.15	4.64	2,625.00	1,148.99	0.00	3,773.99
912828P46	US TREASURY 1.625 02/15/26	2,000,000.00	1,991,404.78	1,993,837.39	02/15/2026	1.63	3.15	2,649.46	2,432.61	0.00	5,082.07
912828X88	US TREASURY 2.375 05/15/27	2,000,000.00	1,986,211.84	1,986,950.49	05/15/2027	2.38	2.84	3,906.51	738.65	0.00	4,645.16
91282CBW0	US TREASURY 0.750 04/30/26	1,940,000.00	1,938,976.60	1,939,147.16	04/30/2026	0.75	0.86	1,205.80	170.57	0.00	1,376.37
91282CGT2	US TREASURY 3.625 03/31/28	1,000,000.00	987,687.47	988,106.74	03/31/2028	3.63	4.18	2,987.64	419.27	0.00	3,406.91
91282CHE4	US TREASURY 3.625 05/31/28	1,800,000.00	1,775,683.54	1,776,457.95	05/31/2028	3.63	4.19	5,349.34	774.41	0.00	6,123.75
91282CHK0	US TREASURY 4.000 06/30/28	1,800,000.00	1,791,687.93	1,791,944.47	06/30/2028	4.00	4.19	5,869.57	256.55	0.00	6,126.11
91282CLC3	US TREASURY 4.000 07/31/29	1,800,000.00	1,788,143.56	1,788,403.57	07/31/2029	4.00	4.19	5,869.57	260.01	0.00	6,129.57
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	248,000.00	247,695.03	247,704.53	06/21/2028	4.50	4.55	917.26	9.50	0.00	926.77
931142ER0	WALMART 1.050 09/17/26 '26	1,000,000.00	999,661.55	999,693.28	09/17/2026	1.05	1.09	875.00	31.73	0.00	906.73
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	2,000,000.00	2,000,000.00	2,000,000.00	12/11/2026	5.25	5.25	8,756.67	0.00	0.00	8,756.67
NVLGIP	Nevada-LGIP	47,429,486.35	47,281,422.33	47,429,486.35	11/30/2025	0.00	4.08	159,155.19	0.00	0.00	159,155.19
X9USDDGCM	DREYFUS GVT CM;INST	1,765,895.82	586,375.49	1,765,895.82	11/30/2025	3.89	3.89	5,199.63	0.00	0.00	5,199.63
TOTAL		**154,714,010.51**	**153,331,300.94**	**153,700,276.51**		**2.41**	**3.92**	**463,658.41**	**33,788.17**	**3.98**	**497,450.55**
GRAND TOTAL		**154,714,010.51**	**153,331,300.94**	**153,700,276.51**		**2.41**	**3.92**	**463,658.41**	**33,788.17**	**3.98**	**497,450.55**

MEEDER PUBLIC FUNDS

Transaction Statement

DOUGLAS COUNTY, NV

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	PURCHASED INTEREST	TOTAL	PURCHASE YIELD
BUY									
	11/13/2025	11/20/2025	3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	2,500,000.00	2,508,965.00	5,492.85	(2,514,457.85)	4.19
BUY TOTAL					**2,500,000.00**	**2,508,965.00**	**5,492.85**	**(2,514,457.85)**	**4.19**

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
CALL REDEMPTION								
	11/25/2025	11/25/2025	3130AT2L0	FHLBANKS 4.050 08/25/27 CALD	(1,500,000.00)	1,500,000.00	1,500,000.00	0.00
CALL REDEMPTION TOTAL					**(1,500,000.00)**	**1,500,000.00**	**1,500,000.00**	**0.00**

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	11/07/2025	11/07/2025	3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	(2,000,000.00)	2,000,000.00	2,000,000.00	0.00
MATURITY TOTAL					**(2,000,000.00)**	**2,000,000.00**	**2,000,000.00**	**0.00**

	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
PRINCIPAL PAY-DOWN								
	11/25/2025	11/25/2025	3132XDBQ5	FH WA4446	(1,365.92)	1,361.94	1,365.92	3.98
PRINCIPAL PAY-DOWN TOTAL					**(1,365.92)**	**1,361.94**	**1,365.92**	**3.98**

MEEDER PUBLIC FUNDS

Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
BONY				
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2025	11/03/2025	1,074.21
X9USDDGCM	DREYFUS GVT CM;INST	10/31/2025	11/04/2025	1,333.55
3135G06G3	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.5 11/07/2025	11/07/2025	11/07/2025	5,000.00
90355GHQ2	UBS USA 5.000 11/08/28	11/08/2025	11/10/2025	1,053.15
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/08/2025	11/10/2025	6,313.47
05600XQB9	BMO BNK 4.600 05/08/26	11/09/2025	11/10/2025	5,750.88
02589AF98	AM EX BK 5.000 11/08/28	11/08/2025	11/10/2025	6,250.96
62847NEQ5	MVB BANK 4.150 08/13/27	11/13/2025	11/13/2025	874.11
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	11/16/2025	11/17/2025	16,250.00
89240JAD3	TART-25A-A3	11/15/2025	11/17/2025	6,766.67
02582JKT6	AXCMT-255-A	11/15/2025	11/17/2025	7,516.67
912828X88	US TREASURY 2.375 05/15/27	11/15/2025	11/17/2025	23,750.00
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	11/17/2025	11/17/2025	6,125.94
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	11/17/2025	11/17/2025	926.77
501798TW2	MILESTONE BANK 4.500 05/18/26	11/18/2025	11/18/2025	5,625.86
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	11/19/2025	11/19/2025	926.77
020080CN5	ALMA BNK 4.500 05/19/26	11/19/2025	11/19/2025	947.84
146102AP3	CARTER BANK & TR 4.300 03/20/29	11/20/2025	11/20/2025	905.71
062119BK7	BANK FIVE 4.650 03/20/28	11/20/2025	11/20/2025	979.43
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	11/21/2025	11/21/2025	947.84
43814VAC1	HONDO-251-A3	11/21/2025	11/21/2025	7,616.67
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	11/23/2025	11/24/2025	15,000.00
254673E36	CAPITL ONE NA 3.200 05/24/27	11/24/2025	11/24/2025	4,000.61
8562834U7	SBI CHICAGO 5.000 11/24/28	11/24/2025	11/24/2025	6,250.96
3130AT2L0	FHLBANKS 4.050 08/25/27 CALD	11/25/2025	11/25/2025	15,187.50
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	11/01/2025	11/25/2025	4,529.17
3137HKXJ8	FH-K539-A2	11/01/2025	11/25/2025	5,512.50
3132XKXN2	FH WN5184	11/01/2025	11/25/2025	7,750.00

MEEDER PUBLIC FUNDS

Income/Dividend Received

3137FLN91	FH-K091-A2	11/01/2025	11/25/2025	5,841.67
3132XKTY3	FH WN5066	11/01/2025	11/25/2025	3,565.00
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	11/01/2025	11/25/2025	3,760.83
3132XDBQ5	FH WA4446	11/01/2025	11/25/2025	4,767.18
3140HW4G4	FN BL5322	11/01/2025	11/25/2025	5,062.50
06610QFC0	BANKERS BANK 4.500 05/26/26	11/26/2025	11/26/2025	947.84
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	11/28/2025	11/28/2025	3,500.00
BONY - TOTAL				**192,612.26**

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
OUTSIDE HOLDINGS				
NVLGIP	Nevada-LGIP	10/31/2025	11/01/2025	148,064.02
OUTSIDE HOLDINGS - TOTAL				**148,064.02**
TOTAL				**340,676.28**

MEEDER PUBLIC FUNDS

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
DOUGLAS COUNTY, NV			
CONTRIBUTION			
	11/20/2025	512,895.63	512,895.63
CONTRIBUTION TOTAL		**512,895.63**	**512,895.63**
WITHDRAWAL			
	11/20/2025	(512,895.63)	(512,895.63)
WITHDRAWAL TOTAL		**(512,895.63)**	**(512,895.63)**

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
023135CP9	AMAZON.COM 4.550 12/01/27 '27	12/01/2025	45,500.00
91282CHE4	US TREASURY 3.625 05/31/28	12/01/2025	32,625.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	12/01/2025	958.37
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	12/03/2025	1,039.56
637639AE5	NATIONAL SECURITIES CLEARING CORP 0.75 12/07/2025	12/08/2025	7,500.00
90355GHQ2	UBS USA 5.000 11/08/28	12/08/2025	1,019.18
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	12/09/2025	5,750.00
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	12/11/2025	52,540.00
3130AWLZ1	FHLBANKS 4.750 06/12/26	12/12/2025	41,562.50
02582JKT6	AXCMT-255-A	12/15/2025	7,516.67
89240JAD3	TART-25A-A3	12/15/2025	6,766.67
62847NEQ5	MVB BANK 4.150 08/13/27	12/15/2025	845.92
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	12/17/2025	896.88
4581X0DG0	IDB 2.250 06/18/29 MTN	12/18/2025	22,500.00
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	12/19/2025	896.88
020080CN5	ALMA BNK 4.500 05/19/26	12/19/2025	917.26
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	12/22/2025	917.26
32026US23	FIRST FOUND 4.500 06/21/27	12/22/2025	5,595.29
146102AP3	CARTER BANK & TR 4.300 03/20/29	12/22/2025	876.49
43814VAC1	HONDO-251-A3	12/22/2025	7,616.67
3130AQA45	FHLBANKS 2.250 12/21/26	12/22/2025	22,500.00
062119BK7	BANK FIVE 4.650 03/20/28	12/22/2025	947.84
3132XKXN2	FH WN5184	12/25/2025	7,500.00
3132XDBQ5	FH WA4446	12/25/2025	4,608.67
3132XKTY3	FH WN5066	12/25/2025	3,450.00
3140HW4G4	FN BL5322	12/25/2025	5,062.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	12/26/2025	3,760.83
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	12/26/2025	8,672.92

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137HKXJ8	FH-K539-A2	12/26/2025	5,512.50
3137FLN91	FH-K091-A2	12/26/2025	5,841.67
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	12/26/2025	5,025.58
06610QFC0	BANKERS BANK 4.500 05/26/26	12/26/2025	917.26
910286GM9	UNITED FIDELITY 4.550 06/29/27	12/29/2025	927.45
3130AMVK5	FHLBANKS 2.000 12/29/27	12/29/2025	5,000.00
91282CHK0	US TREASURY 4.000 06/30/28	12/31/2025	36,000.00
DEC 2025 TOTAL			**359,567.83**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	01/05/2026	1,074.21
90355GHQ2	UBS USA 5.000 11/08/28	01/08/2026	1,053.15
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	01/12/2026	23,125.00
459058KT9	IBRD 3.500 07/12/28 MTN	01/12/2026	35,000.00
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	01/12/2026	49,000.00
62847NEQ5	MVB BANK 4.150 08/13/27	01/13/2026	874.12
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	01/13/2026	19,000.00
89240JAD3	TART-25A-A3	01/15/2026	6,766.67
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	01/15/2026	162.75
24422EVK2	JOHN DEERE CAP 0.700 01/15/26 MTN	01/15/2026	3,500.00
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	01/15/2026	1,187.68
02582JKT6	AXCMT-255-A	01/15/2026	7,516.67
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	01/20/2026	926.77
146102AP3	CARTER BANK & TR 4.300 03/20/29	01/20/2026	905.71
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	01/20/2026	926.77
020080CN5	ALMA BNK 4.500 05/19/26	01/20/2026	947.84
062119BK7	BANK FIVE 4.650 03/20/28	01/20/2026	979.43
43814VAC1	HONDO-251-A3	01/21/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	01/21/2026	947.84
3137FLN91	FH-K091-A2	01/26/2026	5,841.67

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3132XKTY3	FH WN5066	01/26/2026	3,450.00
06610QFC0	BANKERS BANK 4.500 05/26/26	01/26/2026	947.84
3140HW4G4	FN BL5322	01/26/2026	5,062.50
3132XKXN2	FH WN5184	01/26/2026	7,500.00
3132XDBQ5	FH WA4446	01/26/2026	4,603.22
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	01/26/2026	36,250.00
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	01/26/2026	8,672.43
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	01/26/2026	4,529.17
3137HKXJ8	FH-K539-A2	01/26/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	01/26/2026	5,062.32
910286GM9	UNITED FIDELITY 4.550 06/29/27	01/29/2026	958.37
JAN 2026 TOTAL			**249,901.28**
91282CLC3	US TREASURY 4.000 07/31/29	02/02/2026	36,000.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	02/03/2026	1,074.21
14042TJD0	CAPITL ONE NA 3.550 08/03/27	02/03/2026	4,438.18
90355GHQ2	UBS USA 5.000 11/08/28	02/09/2026	1,053.15
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	02/09/2026	34,125.00
795451AK9	SALLIE MAE BNK 1.100 08/11/26	02/11/2026	1,375.21
857894Q77	STEARNS BANK 4.050 08/14/28	02/13/2026	5,063.28
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	02/13/2026	37,125.00
62847NEQ5	MVB BANK 4.150 08/13/27	02/13/2026	874.12
912828P46	US TREASURY 1.625 02/15/26	02/15/2026	6,162.61
89240JAD3	TART-25A-A3	02/16/2026	6,766.67
02582JKT6	AXCMT-255-A	02/17/2026	7,516.67
31422XW99	FARMER MAC 3.850 02/14/28 MTN	02/17/2026	38,500.00
912828P46	US TREASURY 1.625 02/15/26	02/17/2026	16,250.00
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	02/17/2026	22,800.00
31315PX53	FARMER MAC 3.650 08/14/29 MTN	02/17/2026	35,222.50

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	02/17/2026	5,063.28
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	02/17/2026	926.77
020080CN5	ALMA BNK 4.500 05/19/26	02/19/2026	947.84
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	02/19/2026	926.77
062119BK7	BANK FIVE 4.650 03/20/28	02/20/2026	979.43
146102AP3	CARTER BANK & TR 4.300 03/20/29	02/20/2026	905.71
43814VAC1	HONDO-251-A3	02/23/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	02/23/2026	947.84
3132XDBQ5	FH WA4446	02/25/2026	4,595.14
3137FLN91	FH-K091-A2	02/25/2026	5,841.67
3132XKXN2	FH WN5184	02/25/2026	7,495.80
3140HW4G4	FN BL5322	02/25/2026	5,012.89
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	02/25/2026	8,672.41
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	02/25/2026	4,529.17
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	02/25/2026	5,062.32
3137HKXJ8	FH-K539-A2	02/25/2026	5,512.50
3132XKTY3	FH WN5066	02/25/2026	3,448.06
06610QFC0	BANKERS BANK 4.500 05/26/26	02/26/2026	947.84
FEB 2026 TOTAL			**323,778.68**
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	03/02/2026	45,112.50
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	03/02/2026	45,500.00
857477CW1	STATE STREET 4.729 02/28/30 '30	03/02/2026	23,645.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	03/02/2026	927.45
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	03/03/2026	970.26
90355GHQ2	UBS USA 5.000 11/08/28	03/09/2026	951.23
3130ATS65	FHLBANKS 4.875 09/10/32	03/10/2026	24,375.00
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	03/10/2026	35,000.00
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	03/10/2026	16,800.00

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3130AV4X7	FHLBANKS 4.375 03/11/33	03/11/2026	10,937.50
62847NEQ5	MVB BANK 4.150 08/13/27	03/13/2026	789.52
89240JAD3	TART-25A-A3	03/16/2026	6,766.67
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	03/16/2026	32,162.50
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	03/16/2026	5,750.00
02582JKT6	AXCMT-255-A	03/16/2026	7,516.67
931142ER0	WALMART 1.050 09/17/26 '26	03/17/2026	5,250.00
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	03/17/2026	837.08
020080CN5	ALMA BNK 4.500 05/19/26	03/19/2026	856.11
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	03/19/2026	837.08
02007G3Q4	ALLY BANK 3.900 09/20/27	03/19/2026	4,796.25
146102AP3	CARTER BANK & TR 4.300 03/20/29	03/20/2026	818.06
062119BK7	BANK FIVE 4.650 03/20/28	03/20/2026	884.65
43814VAC1	HONDO-251-A3	03/23/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	03/23/2026	856.11
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	03/23/2026	9,000.00
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	03/24/2026	21,175.00
3140HW4G4	FN BL5322	03/25/2026	4,963.93
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	03/25/2026	4,529.17
3137HKXJ8	FH-K539-A2	03/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	03/25/2026	5,062.32
3132XKTY3	FH WN5066	03/25/2026	3,446.31
3137FLN91	FH-K091-A2	03/25/2026	5,841.67
3132XDBQ5	FH WA4446	03/25/2026	4,587.30
3132XKXN2	FH WN5184	03/25/2026	7,492.02
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	03/25/2026	8,672.39
06610QFC0	BANKERS BANK 4.500 05/26/26	03/26/2026	856.11
3130AMVK5	FHLBANKS 2.000 12/29/27	03/30/2026	5,000.00

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	03/30/2026	58,030.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	03/30/2026	896.54
91282CGT2	US TREASURY 3.625 03/31/28	03/31/2026	18,125.00
MAR 2026 TOTAL			**443,146.58**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	04/03/2026	1,074.21
61690U3V0	MSBNA 4.650 04/06/28	04/06/2026	5,750.20
90355GHQ2	UBS USA 5.000 11/08/28	04/08/2026	1,053.15
62847NEQ5	MVB BANK 4.150 08/13/27	04/13/2026	874.12
12547CAX6	CIBC BANK 4.450 04/13/28	04/14/2026	5,502.88
02582JKT6	AXCMT-255-A	04/15/2026	7,516.67
89240JAD3	TART-25A-A3	04/15/2026	6,766.67
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	04/17/2026	926.77
020080CN5	ALMA BNK 4.500 05/19/26	04/20/2026	947.84
571676AT2	MARS 4.550 04/20/28 '28	04/20/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	04/20/2026	979.43
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	04/20/2026	20,800.00
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	04/20/2026	926.77
146102AP3	CARTER BANK & TR 4.300 03/20/29	04/20/2026	905.71
43814VAC1	HONDO-251-A3	04/21/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	04/21/2026	947.84
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	04/21/2026	16,240.00
3132XDBQ5	FH WA4446	04/27/2026	4,579.01
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	04/27/2026	15,750.00
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	04/27/2026	4,529.17
3132XKXN2	FH WN5184	04/27/2026	7,487.55
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	04/27/2026	5,062.32
3137HKXJ8	FH-K539-A2	04/27/2026	5,512.50
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	04/27/2026	8,672.36

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3132XKTY3	FH WN5066	04/27/2026	3,444.24
3137FLN91	FH-K091-A2	04/27/2026	5,841.67
3140HW4G4	FN BL5322	04/27/2026	4,900.18
06610QFC0	BANKERS BANK 4.500 05/26/26	04/27/2026	947.84
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	04/28/2026	11,000.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	04/29/2026	958.37
91282CBW0	US TREASURY 0.750 04/30/26	04/30/2026	852.84
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	04/30/2026	78,375.00
91282CBW0	US TREASURY 0.750 04/30/26	04/30/2026	7,275.00
APR 2026 TOTAL			**266,766.96**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	05/04/2026	1,039.56
90355GHQ2	UBS USA 5.000 11/08/28	05/08/2026	1,019.18
61768EE82	MORGAN PVT BNK 5.050 11/08/28	05/08/2026	6,210.53
05600XQB9	BMO BNK 4.600 05/08/26	05/08/2026	52.16
02589AF98	AM EX BK 5.000 11/08/28	05/08/2026	6,149.04
05600XQB9	BMO BNK 4.600 05/08/26	05/08/2026	5,625.86
62847NEQ5	MVB BANK 4.150 08/13/27	05/13/2026	845.92
02582JKT6	AXCMT-255-A	05/15/2026	7,516.67
89240JAD3	TART-25A-A3	05/15/2026	6,766.67
912828X88	US TREASURY 2.375 05/15/27	05/15/2026	23,750.00
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	05/18/2026	896.88
501798TW2	MILESTONE BANK 4.500 05/18/26	05/18/2026	5,534.14
501798TW2	MILESTONE BANK 4.500 05/18/26	05/18/2026	56.26
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	05/18/2026	16,250.00
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	05/18/2026	6,026.06
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	05/19/2026	56.60
020080CN5	ALMA BNK 4.500 05/19/26	05/19/2026	56.67
451245AP9	IDAHO FIRST BANK 4.400 05/19/26	05/19/2026	896.88

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
020080CN5	ALMA BNK 4.500 05/19/26	05/19/2026	917.26
062119BK7	BANK FIVE 4.650 03/20/28	05/20/2026	947.84
146102AP3	CARTER BANK & TR 4.300 03/20/29	05/20/2026	876.49
43814VAC1	HONDO-251-A3	05/21/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	05/21/2026	917.26
3132XKXN2	FH WN5184	05/25/2026	7,483.01
3132XDBQ5	FH WA4446	05/25/2026	4,570.67
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	05/25/2026	4,529.17
3132XKTY3	FH WN5066	05/25/2026	3,442.15
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	05/25/2026	8,672.33
3137HKXJ8	FH-K539-A2	05/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	05/25/2026	5,062.32
3140HW4G4	FN BL5322	05/25/2026	4,829.50
3137FLN91	FH-K091-A2	05/25/2026	5,841.67
06610QFC0	BANKERS BANK 4.500 05/26/26	05/26/2026	59.17
254673E36	CAPITL ONE NA 3.200 05/24/27	05/26/2026	3,935.39
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	05/26/2026	15,000.00
8562834U7	SBI CHICAGO 5.000 11/24/28	05/26/2026	6,149.04
06610QFC0	BANKERS BANK 4.500 05/26/26	05/26/2026	917.26
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	05/28/2026	3,500.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	05/29/2026	927.45
MAY 2026 TOTAL			**180,456.21**
91282CHE4	US TREASURY 3.625 05/31/28	06/01/2026	32,625.00
023135CP9	AMAZON.COM 4.550 12/01/27 '27	06/01/2026	45,500.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	06/03/2026	1,074.21
90355GHQ2	UBS USA 5.000 11/08/28	06/08/2026	1,053.15
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	06/09/2026	104.08
64952WED1	NYL GLOBAL FUND 1.150 06/09/26	06/09/2026	5,750.00

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	06/11/2026	52,540.00
3130AWLZ1	FHLBANKS 4.750 06/12/26	06/12/2026	41,562.50
3130AWLZ1	FHLBANKS 4.750 06/12/26	06/12/2026	315.60
02582JKT6	AXCMT-255-A	06/15/2026	7,516.67
89240JAD3	TART-25A-A3	06/15/2026	6,766.67
62847NEQ5	MVB BANK 4.150 08/13/27	06/15/2026	874.12
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	06/17/2026	926.77
4581X0DG0	IDB 2.250 06/18/29 MTN	06/18/2026	22,500.00
32026US23	FIRST FOUND 4.500 06/21/27	06/22/2026	5,564.71
43814VAC1	HONDO-251-A3	06/22/2026	7,616.67
062119BK7	BANK FIVE 4.650 03/20/28	06/22/2026	979.43
3130AQA45	FHLBANKS 2.250 12/21/26	06/22/2026	22,500.00
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	06/22/2026	947.84
146102AP3	CARTER BANK & TR 4.300 03/20/29	06/22/2026	905.71
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	06/25/2026	4,529.17
3132XDBQ5	FH WA4446	06/25/2026	4,562.67
3137HKXJ8	FH-K539-A2	06/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	06/25/2026	5,062.32
3140HW4G4	FN BL5322	06/25/2026	4,762.26
3132XKXN2	FH WN5184	06/25/2026	7,479.08
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	06/25/2026	8,672.28
3132XKTY3	FH WN5066	06/25/2026	3,440.33
3137FLN91	FH-K091-A2	06/25/2026	5,841.67
910286GM9	UNITED FIDELITY 4.550 06/29/27	06/29/2026	958.37
3130AMVK5	FHLBANKS 2.000 12/29/27	06/29/2026	5,000.00
91282CHK0	US TREASURY 4.000 06/30/28	06/30/2026	36,000.00
JUN 2026 TOTAL			**349,443.77**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	07/03/2026	1,039.56

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
90355GHQ2	UBS USA 5.000 11/08/28	07/08/2026	1,019.18
6944PL2Z1	PACIFIC LIFE GLO 4.900 01/11/29 MTN	07/13/2026	49,000.00
62847NEQ5	MVB BANK 4.150 08/13/27	07/13/2026	845.92
31422BSE1	FARMER MAC 1.900 01/13/27 MTN	07/13/2026	19,000.00
89236TKQ7	TOYOTA MOTOR CRD 4.625 01/12/28 MTN	07/13/2026	23,125.00
459058KT9	IBRD 3.500 07/12/28 MTN	07/13/2026	35,000.00
89235MLC3	TOYOTA FINL SVGS 0.950 07/15/26	07/15/2026	1,168.32
02582JKT6	AXCMT-255-A	07/15/2026	7,516.67
89240JAD3	TART-25A-A3	07/15/2026	6,766.67
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	07/17/2026	896.88
146102AP3	CARTER BANK & TR 4.300 03/20/29	07/20/2026	876.49
062119BK7	BANK FIVE 4.650 03/20/28	07/20/2026	947.84
43814VAC1	HONDO-251-A3	07/21/2026	7,616.67
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	07/21/2026	917.26
3133EN6W5	FED FARM CR BNKS 3.625 07/24/28	07/24/2026	36,250.00
3132XKXN2	FH WN5184	07/27/2026	7,473.98
3132XDBQ5	FH WA4446	07/27/2026	4,553.94
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	07/27/2026	4,529.17
3137HKXJ8	FH-K539-A2	07/27/2026	5,512.50
3132XKTY3	FH WN5066	07/27/2026	3,437.97
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	07/27/2026	5,062.32
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	07/27/2026	8,672.23
3140HW4G4	FN BL5322	07/27/2026	4,667.37
3137FLN91	FH-K091-A2	07/27/2026	5,841.67
910286GM9	UNITED FIDELITY 4.550 06/29/27	07/29/2026	927.45
91282CLC3	US TREASURY 4.000 07/31/29	07/31/2026	36,000.00
JUL 2026 TOTAL			**278,665.05**
14042TJD0	CAPITL ONE NA 3.550 08/03/27	08/03/2026	4,365.82

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	08/03/2026	1,074.21
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	08/07/2026	(2,059.83)
89236TMJ1	TOYOTA MOTOR CRD 4.550 08/07/26 MTN	08/07/2026	34,125.00
90355GHQ2	UBS USA 5.000 11/08/28	08/10/2026	1,053.15
795451AK9	SALLIE MAE BNK 1.100 08/11/26	08/11/2026	1,352.79
857894Q77	STEARNS BANK 4.050 08/14/28	08/13/2026	4,980.72
3133EP3B9	FED FARM CR BNKS 4.125 02/13/29	08/13/2026	37,125.00
62847NEQ5	MVB BANK 4.150 08/13/27	08/13/2026	874.12
31315PX53	FARMER MAC 3.650 08/14/29 MTN	08/14/2026	35,222.50
23204HQA9	CUSTOMERS BANK 4.050 08/13/27	08/14/2026	4,980.72
31422XW99	FARMER MAC 3.850 02/14/28 MTN	08/14/2026	38,500.00
3130AQRW5	FHLBANKS 2.400 02/17/32 '25	08/17/2026	22,800.00
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	08/17/2026	926.77
02582JKT6	AXCMT-255-A	08/17/2026	7,516.67
89240JAD3	TART-25A-A3	08/17/2026	6,766.67
062119BK7	BANK FIVE 4.650 03/20/28	08/20/2026	979.43
146102AP3	CARTER BANK & TR 4.300 03/20/29	08/20/2026	905.71
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	08/21/2026	947.84
43814VAC1	HONDO-251-A3	08/21/2026	7,616.67
3140HW4G4	FN BL5322	08/25/2026	4,576.08
3132XKXN2	FH WN5184	08/25/2026	7,469.48
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	08/25/2026	4,529.17
3132XKTY3	FH WN5066	08/25/2026	3,435.89
3137HKXJ8	FH-K539-A2	08/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	08/25/2026	5,062.32
3132XDBQ5	FH WA4446	08/25/2026	4,545.56
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	08/25/2026	8,672.18
3137FLN91	FH-K091-A2	08/25/2026	5,841.67

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3133EPUN3	FED FARM CR BNKS 4.500 08/28/28	08/28/2026	45,112.50
857477CW1	STATE STREET 4.729 02/28/30 '30	08/28/2026	23,645.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	08/31/2026	958.37
AUG 2026 TOTAL			**329,414.66**
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	09/01/2026	45,500.00
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	09/03/2026	1,074.21
90355GHQ2	UBS USA 5.000 11/08/28	09/08/2026	1,053.15
3130ATS65	FHLBANKS 4.875 09/10/32	09/10/2026	24,375.00
3133ERSP7	FED FARM CR BNKS 3.500 09/10/29	09/10/2026	35,000.00
3133ENRD4	FED FARM CR BNKS 1.680 03/10/27	09/10/2026	16,800.00
3130AV4X7	FHLBANKS 4.375 03/11/33	09/11/2026	10,937.50
62847NEQ5	MVB BANK 4.150 08/13/27	09/14/2026	874.12
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	09/14/2026	280.23
14913R2Q9	CTRPLLR FIN SERV 1.150 09/14/26 MTN	09/14/2026	5,750.00
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	09/15/2026	31,125.00
02582JKT6	AXCMT-255-A	09/15/2026	7,516.67
89240JAD3	TART-25A-A3	09/15/2026	6,766.67
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	09/17/2026	926.77
931142ER0	WALMART 1.050 09/17/26 '26	09/17/2026	306.72
931142ER0	WALMART 1.050 09/17/26 '26	09/17/2026	5,250.00
02007G3Q4	ALLY BANK 3.900 09/20/27	09/21/2026	4,875.75
43814VAC1	HONDO-251-A3	09/21/2026	7,616.67
062119BK7	BANK FIVE 4.650 03/20/28	09/21/2026	979.43
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	09/21/2026	947.84
146102AP3	CARTER BANK & TR 4.300 03/20/29	09/21/2026	905.71
3130AK4Y9	FHLBANKS 0.900 09/22/27 '25	09/22/2026	9,000.00
3130AH3Z4	FHLBANKS 2.200 09/24/29 '25	09/24/2026	21,175.00
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	09/25/2026	4,529.17

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137HKXJ8	FH-K539-A2	09/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	09/25/2026	5,062.32
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	09/25/2026	8,672.11
3137FLN91	FH-K091-A2	09/25/2026	5,841.67
3132XKTY3	FH WN5066	09/25/2026	3,433.57
3132XKXN2	FH WN5184	09/25/2026	7,464.46
3132XDBQ5	FH WA4446	09/25/2026	4,536.85
3140HW4G4	FN BL5322	09/25/2026	4,465.62
3130AMVK5	FHLBANKS 2.000 12/29/27	09/29/2026	5,000.00
17325FBB3	CITIBANK NA US 5.803 09/29/28 '28	09/29/2026	58,030.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	09/29/2026	958.37
91282CGT2	US TREASURY 3.625 03/31/28	09/30/2026	18,125.00
SEP 2026 TOTAL			**370,668.05**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	10/05/2026	1,039.56
61690U3V0	MSBNA 4.650 04/06/28	10/06/2026	5,781.80
90355GHQ2	UBS USA 5.000 11/08/28	10/08/2026	1,019.18
62847NEQ5	MVB BANK 4.150 08/13/27	10/13/2026	845.92
12547CAX6	CIBC BANK 4.450 04/13/28	10/14/2026	5,533.12
02582JKT6	AXCMT-255-A	10/15/2026	7,516.67
89240JAD3	TART-25A-A3	10/15/2026	6,668.37
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	10/19/2026	896.88
571676AT2	MARS 4.550 04/20/28 '28	10/20/2026	22,750.00
062119BK7	BANK FIVE 4.650 03/20/28	10/20/2026	947.84
3133EPGG4	FED FARM CR BNKS 4.000 04/20/33	10/20/2026	20,800.00
146102AP3	CARTER BANK & TR 4.300 03/20/29	10/20/2026	876.49
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	10/21/2026	917.26
43814VAC1	HONDO-251-A3	10/21/2026	7,466.27
06051GGA1	BOFAML 3.248 10/21/27 '26 MTN	10/21/2026	16,240.00

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140HW4G4	FN BL5322	10/26/2026	4,340.40
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	10/26/2026	4,529.17
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	10/26/2026	8,672.04
3137HKXJ8	FH-K539-A2	10/26/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	10/26/2026	5,062.32
3132XKTY3	FH WN5066	10/26/2026	3,431.14
3137FLN91	FH-K091-A2	10/26/2026	5,841.67
3132XKXN2	FH WN5184	10/26/2026	7,459.19
3132XDBQ5	FH WA4446	10/26/2026	4,527.96
91159HHR4	US BANCORP 3.150 04/27/27 '27 MTN	10/27/2026	15,750.00
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	10/28/2026	11,000.00
3130APFQ3	FHLBANKS 1.100 10/28/26 '25	10/28/2026	2,528.86
910286GM9	UNITED FIDELITY 4.550 06/29/27	10/29/2026	927.45
3133ERDH1	FED FARM CR BNKS 4.750 04/30/29	10/30/2026	78,375.00
OCT 2026 TOTAL			**257,257.04**
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	117.73
108622PJ4	BRIDGEWATER BANK 5.100 11/03/26	11/03/2026	1,074.21
61768EE82	MORGAN PVT BNK 5.050 11/08/28	11/09/2026	6,313.47
90355GHQ2	UBS USA 5.000 11/08/28	11/09/2026	1,053.15
02589AF98	AM EX BK 5.000 11/08/28	11/09/2026	6,250.96
94988J6F9	WELLS FARGO BANK 5.254 12/11/26 '26 MTN	11/10/2026	43,491.44
62847NEQ5	MVB BANK 4.150 08/13/27	11/13/2026	874.12
89240JAD3	TART-25A-A3	11/16/2026	6,300.74
02582JKT6	AXCMT-255-A	11/16/2026	7,516.67
06406RAD9	BONY MELLON 3.250 05/16/27 '27 MTN	11/16/2026	16,250.00
912828X88	US TREASURY 2.375 05/15/27	11/16/2026	23,750.00
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	11/17/2026	926.77
90385LDQ9	ULTIMA BANK MN 4.400 11/17/26	11/17/2026	115.71

MEEDER PUBLIC FUNDS

Projected Cash Flows

For the Period December 01, 2025 to November 30, 2026

CUSIP	DESCRIPTION	POST DATE	AMOUNT
87164Y3Z5	SYNCHRONY BANK 4.900 11/17/28	11/17/2026	6,125.94
146102AP3	CARTER BANK & TR 4.300 03/20/29	11/20/2026	905.71
062119BK7	BANK FIVE 4.650 03/20/28	11/20/2026	979.43
43814VAC1	HONDO-251-A3	11/23/2026	7,030.77
91527PCD7	UNVST BK AND TRS 4.500 06/21/28	11/23/2026	947.84
3130APPZ2	FHLBANKS 1.500 11/23/26 '25	11/23/2026	15,000.00
254673E36	CAPITL ONE NA 3.200 05/24/27	11/24/2026	4,000.61
8562834U7	SBI CHICAGO 5.000 11/24/28	11/24/2026	6,250.96
3137HLXV9	FHMS K-541 A2 4.82456 02/25/2030	11/25/2026	4,529.17
3132XKTY3	FH WN5066	11/25/2026	3,427.96
3137HKXJ8	FH-K539-A2	11/25/2026	5,512.50
3137HLJA1	FHMS K-540 A2 4.513 02/25/2030	11/25/2026	5,062.32
3140HW4G4	FN BL5322	11/25/2026	4,166.00
3132XKXN2	FH WN5184	11/25/2026	7,452.32
3137FLN91	FH-K091-A2	11/25/2026	5,841.67
3137HNWH7	FHMS K-550 A2 4.163 10/25/2030	11/25/2026	8,671.96
3132XDBQ5	FH WA4446	11/25/2026	4,518.08
3133ELB86	FED FARM CR BNKS 1.400 05/28/30 '25	11/30/2026	3,500.00
910286GM9	UNITED FIDELITY 4.550 06/29/27	11/30/2026	958.37
91282CHE4	US TREASURY 3.625 05/31/28	11/30/2026	32,625.00
NOV 2026 TOTAL			**241,541.57**
GRAND TOTAL			**3,650,607.67**

Disclosure

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data has been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Investment advisory services provided by Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

© 2024 Meeder Investment Management

meederpublicfunds.com | 866.633.3371

MEEDER

PUBLIC FUNDS

AGENDA ITEM NO. C.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion and review of the Douglas County Treasurer's Monthly Statement for November 2025 submitted per Nevada Revised Statutes 354.280(2). (Amy Burgans, Clerk-Treasurer)

RECOMMENDED MOTION:
Accept the Douglas County Treasurer's Monthly Statement for November 2025, as presented.

FINANCIAL IMPACT:
None

BACKGROUND:
Attached is the November 2025 Monthly Statement of the County Treasurer per NRS 354.280(2)

NRS 354.280 Contents of monthly statement of county treasurer. The county treasurer shall:

1. Keep a complete record of the source and amount of all receipts, apportionments to, payments from, and balances in all funds; and

2. Submit to the board of county commissioners each month at any regular or special meeting a statement containing the information required in subsection 1 for the previous month, giving the balance in each county, state and special fund, together with a statement of all money on deposit, outstanding checks against that money and cash on hand.

ATTACHMENTS:
11-5-25 Treasurer Report.pdf

DOUGLAS COUNTY TREASURER'S REPORT
Amy Burgans, Clerk-Treasurer
For the Month Ending November 30, 2025

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY
MINDEN, NEVADA

RE: NRS 354.280

Honorable Commissioners:

I hereby submit this summary record of all receipts, apportionments to, payments from and balances in all funds and separate accounts as required by the referenced statute. Detail information for these funds is available in my office, or in the Finance Department.

CASH ON DEPOSIT:	$ 15,606,299.53
INVESTMENT WITH BANK OF NEW YORK MELLON (BNYM):	$ 106,049,878.61
INVESTMENT WITH LOCAL GOVERNMENT INVESTMENT POOL (LGIP):	$ 47,429,486.35
OUTSTANDING CHECKS:	$ (1,358,544.90)
*TIMING DIFFERENCES:	$ (1,051,341.75)
GENERAL LEDGER CASH BALANCE:	$ 166,675,777.84
REVENUE RECEIPTED FOR THE MONTH:	
UNAPPORTIONED FUNDS: (Includes both secured and unsecured taxes)	$ -

	Receipts & Apportionments	Payments	Change in Cash November 2025
DOUGLAS COUNTY:	13,732,896.00	(17,398,061.65)	(3,665,165.65)
REDEVELOPMENT AGENCY:	57,804.54	(43,163.17)	14,641.37
TOWN OF GARDNERVILLE:	219,046.79	(223,789.80)	(4,743.01)
TOWN OF GENOA:	23,846.98	(55,759.04)	(31,912.06)
TOWN OF MINDEN:	522,447.59	(324,388.55)	198,059.04
OTHER AGENCIES:	2,160,215.33	(11,405,230.63)	(9,245,015.30)
Totals:	16,716,257.23	(29,450,392.84)	(12,734,135.61)

*NOTE: Timing differences on the last day of the month are comprised of cash deposits in transit, credit card transactions not yet settled in bank and/or posted to the general ledger, and direct deposits such as receipts from the State of Nevada for grants and taxes that have not been receipted until the next work day.

Amy Burgans Digitally signed by Amy Burgans
Date: 2026.01.13 13:07:56 -08'00'

AMY BURGANS, CLERK-TREASURER

Douglas County

Cross Fund Report

From Date: 11/1/2025 - To Date: 11/30/2025

Summary Listing, Report By Fund - Account

Fund	Description	Paying Fund	Paying Fund Description	Beginning Balance	Total Debits	Total Credits	Ending Balance
101	General Fund	101	General Fund	$21,028,836.25	$3,610,906.23	$5,054,271.71	$19,585,470.77
201	Stabilization Fund	201	Stabilization Fund	$1,702,496.59	$5,745.69	$0.00	$1,708,242.28
202	Nv Cooperative Extension	202	Nv Cooperative Extension	$768,869.34	$10,951.61	$538.38	$779,282.57
204	Airport	204	Airport	$0.00	$0.00	$0.00	$0.00
208	Cash Trust	208	Cash Trust	$21,947.43	$8,271.22	$10,674.24	$19,544.41
210	Douglas County Water Dist	210	Douglas County Water Dist	$0.00	$0.00	$0.00	$0.00
211	Solid Waste Mgmt.	211	Solid Waste Mgmt.	$3,604,581.58	$113,286.18	$33,539.06	$3,684,328.70
212	Landscape Maintenance Districts	212	Landscape Maintenance Districts	$12,418.24	$135.20	$0.00	$12,553.44
214	St Mv Accident Indigent	214	St Mv Accident Indigent	$0.00	$0.00	$0.00	$0.00
215	Assistance To Indigents	215	Assistance To Indigents	$1,452,068.68	$53,630.44	$3,230.34	$1,502,468.78
216	Social Services	216	Social Services	$1,707,947.94	$100,245.75	$223,395.69	$1,584,798.00
217	One Nevada (Opioid Settlement)	217	One Nevada (Opioid Settlement)	$1,410,815.09	$105,389.11	$33,471.31	$1,482,732.89
218	ARPA	218	ARPA	$0.00	$0.00	$0.00	$0.00
219	CARES Act	219	CARES Act	$0.00	$0.00	$0.00	$0.00
220	PALS Sales Tax Fund	220	PALS Sales Tax Fund	$0.00	$201,819.48	$0.00	$201,819.48
222	Law Library	222	Law Library	$70,742.99	$1,695.89	$805.96	$71,632.92
224	Library	224	Library	$1,167,937.49	$3,897.42	$136,846.55	$1,034,988.36
232	Road Operating	232	Road Operating	$2,224,844.29	$119,922.44	$92,555.47	$2,252,211.26
234	Room Tax	234	Room Tax	$4,721,242.79	$2,245,080.46	$692,910.64	$6,273,412.61
235	Library Gift Fund	235	Library Gift Fund	$137,577.74	$6,334.17	$863.44	$143,048.47
236	Tahoe-Douglas Trans.Dist.	236	Tahoe-Douglas Trans.Dist.	$4,991,611.01	$313,420.73	$20,359.87	$5,284,671.87
240	Justice Ct. Admin. Assess	240	Justice Ct. Admin. Assess	$1,514,152.81	$20,697.84	$0.00	$1,534,850.65
242	China Spring Youth Camp	242	China Spring Youth Camp	$319,024.93	$978,318.80	$412,062.51	$885,281.22
245	Stormwater Management	245	Stormwater Management	$1,296,557.91	$55,695.64	$151,550.62	$1,200,702.93
246	Flood Litigation Settlement Fund	246	Flood Litigation Settlement Fund	$76,208.60	$0.00	$0.00	$76,208.60
255	911 Emergency Services	255	911 Emergency Services	$1,822,708.31	$235,780.32	$218,821.04	$1,839,667.59

Cross Fund Report

From Date: 11/1/2025 - To Date: 11/30/2025

Summary Listing, Report By Fund - Account

Fund	Description	Paying Fund	Paying Fund Description	Beginning Balance	Total Debits	Total Credits	Ending Balance
256	911 Surcharge	256	911 Surcharge	$487,993.55	$5,311.28	$28,472.09	$464,832.74
260	Senior Services Program	260	Senior Services Program	$3,076,782.32	$249,992.34	$260,404.39	$3,066,370.27
297	Restricted Accounts Fund	297	Restricted Accounts Fund	$3,866,952.45	$57,437.78	$11,992.98	$3,912,397.25
309	Risk Management	309	Risk Management	$6,697,255.58	$129,575.57	$687,995.91	$6,138,835.24
310	Self Ins.Dental Insurance	310	Self Ins.Dental Insurance	$814,935.08	$38,016.99	$25,995.10	$826,956.97
313	Motor Pool/Vehicle Maint	313	Motor Pool/Vehicle Maint	$1,530,288.48	$22,220.92	$110,728.79	$1,441,780.61
314	Water Utility	314	Water Utility	$0.00	$0.00	$0.00	$0.00
315	Ridgeview Water System	315	Ridgeview Water System	$0.00	$0.00	$0.00	$0.00
316	Zephyr Water Utility Dist	316	Zephyr Water Utility Dist	$0.00	$0.00	$0.00	$0.00
317	West Valley Water System	317	West Valley Water System	$0.00	$0.00	$0.00	$0.00
318	East Valley Water System	318	East Valley Water System	$0.00	$0.00	$0.00	$0.00
319	Cave Rock/Uppaway Wtr.Sys	319	Cave Rock/Uppaway Wtr.Sys	$0.00	$0.00	$0.00	$0.00
320	Skyland Water System	320	Skyland Water System	$0.00	$0.00	$0.00	$0.00
321	Foothill Water Utility	321	Foothill Water Utility	$0.00	$0.00	$0.00	$0.00
322	Sheridan Acres Water Utility	322	Sheridan Acres Water Utility	$0.00	$0.00	$0.00	$0.00
324	Regional Water Fund	324	Regional Water Fund	$2,571,317.27	$145,954.32	$110,985.29	$2,606,286.30
325	Sewer Utility	325	Sewer Utility	$10,285,854.31	$724,605.35	$195,630.29	$10,814,829.37
326	Carson Valley Water Utility	326	Carson Valley Water Utility	$0.00	$0.00	$0.00	$0.00
327	Lake Tahoe Water Utility	327	Lake Tahoe Water Utility	$0.00	$0.00	$0.00	$0.00
328	Douglas County Water Utility	328	Douglas County Water Utility	$24,137,386.93	$827,619.18	$851,858.79	$24,113,147.32
340	Water-Debt Service	340	Water-Debt Service	$0.00	$0.00	$0.00	$0.00
341	Sewer-Debt Service	341	Sewer-Debt Service	$0.00	$0.00	$0.00	$0.00
350	W.Valley 2010 Bond(317)	350	W.Valley 2010 Bond(317)	$0.00	$0.00	$0.00	$0.00
351	E.Valley 2010 Bond(318)	351	E.Valley 2010 Bond(318)	$0.00	$0.00	$0.00	$0.00
360	Airport Enterprise Fund	360	Airport Enterprise Fund	$2,310,078.18	$108,488.17	$74,476.54	$2,344,089.81
401	Extraordinary Maintenance	401	Extraordinary Maintenance	$3,243,016.87	$10,961.69	$0.00	$3,253,978.56

Cross Fund Report

From Date: 11/1/2025 - To Date: 11/30/2025

Summary Listing, Report By Fund - Account

Fund	Description	Paying Fund	Paying Fund Description	Beginning Balance	Total Debits	Total Credits	Ending Balance
405	Ad Val Capital Projects	405	Ad Val Capital Projects	$1,451,647.55	$48,232.78	$196,842.95	$1,303,037.38
410	County Construction	410	County Construction	$8,060,393.24	$32,642.01	$199,923.90	$7,893,111.35
420	Park Resident.Const.Tax	420	Park Resident.Const.Tax	$1,250,199.57	$28,076.57	$1,920.00	$1,276,356.14
430	Regional Transportation	430	Regional Transportation	$7,734,747.18	$376,523.34	$791,993.08	$7,319,277.44
440	Capital Projects-Debt Financed	440	Capital Projects-Debt Financed	($342,929.83)	$0.00	$3,303,704.25	($3,646,634.08)
540	County Debt Service	540	County Debt Service	$0.00	$0.00	$0.00	$0.00
541	Debt Service	541	Debt Service	$2,118,355.78	$455,405.22	$703,206.25	$1,870,554.75
600	Dc Redevelopment Area 2-Admin.	600	Dc Redevelopment Area 2-Admin.	$1,464,440.84	$48,534.20	$43,163.17	$1,469,811.87
601	Dc Redevl. Area 2-Cap. Projects	601	Dc Redevl. Area 2-Cap. Projects	$28,115.56	$94.89	$0.00	$28,210.45
602	Dc Redevel. Area 2-Debt Service	602	Dc Redevel. Area 2-Debt Service	$0.00	$0.00	$0.00	$0.00
605	Dc Redevelopment-Admin.	605	Dc Redevelopment-Admin.	$0.00	$0.00	$0.00	$0.00
606	Dc Redevel.-Cap.Projects	606	Dc Redevel.-Cap.Projects	$2,718,697.14	$9,175.45	$0.00	$2,727,872.59
607	Dc Redevel.-Debt Service	607	Dc Redevel.-Debt Service	$0.00	$0.00	$0.00	$0.00
610	Gardnerville Town	610	Gardnerville Town	$2,184,575.65	$87,937.46	$117,259.21	$2,155,253.90
611	Gardnerville Trash	611	Gardnerville Trash	$958,160.09	$130,918.01	$106,530.59	$982,547.51
613	Gardnerville Debt	613	Gardnerville Debt	$0.00	$0.00	$0.00	$0.00
614	Gardnerville Ad Val Cap Proj	614	Gardnerville Ad Val Cap Proj	$94,185.42	$191.32	$0.00	$94,376.74
620	Genoa Town	620	Genoa Town	$737,891.64	$23,499.23	$55,759.04	$705,631.83
622	Genoa Ad Val Cap Projects	622	Genoa Ad Val Cap Projects	$60,237.17	$199.34	$0.00	$60,436.51
624	Genoa Construction Res	624	Genoa Construction Res	$43,973.46	$148.41	$0.00	$44,121.87
630	Minden Town	630	Minden Town	$1,317,089.34	$113,008.45	$103,101.16	$1,326,996.63
631	Minden Ad Val Cap Project	631	Minden Ad Val Cap Project	$232,851.11	$678.87	$0.00	$233,529.98
635	Minden Trash	635	Minden Trash	$530,636.77	$61,906.72	$58,460.36	$534,083.13
636	Minden Cap.Equip./Constr.	636	Minden Cap.Equip./Constr.	$3,121,676.07	$10,601.99	$0.00	$3,132,278.06
639	Minden Wholesale Water Utility	639	Minden Wholesale Water Utility	$7,524,040.65	$143,859.04	$87,922.41	$7,579,977.28
640	Minden Town Water	640	Minden Town Water	$11,964,761.88	$192,392.52	$74,904.62	$12,082,249.78

Cross Fund Report

From Date: 11/1/2025 - To Date: 11/30/2025

Summary Listing, Report By Fund - Account

Fund	Description	Paying Fund	Paying Fund Description	Beginning Balance	Total Debits	Total Credits	Ending Balance
650	Effpd	650	Effpd	$0.00	$0.00	$0.00	$0.00
651	Effpd Emergency Fund	651	Effpd Emergency Fund	$0.00	$0.00	$0.00	$0.00
652	Effpd Equipment Reserve	652	Effpd Equipment Reserve	$0.00	$0.00	$0.00	$0.00
653	Paramedic District	653	Paramedic District	$0.00	$0.00	$0.00	$0.00
654	Effpd Construction Res	654	Effpd Construction Res	$0.00	$0.00	$0.00	$0.00
655	MOSQUITO DISTRICT	655	MOSQUITO DISTRICT	$0.00	$0.00	$0.00	$0.00
656	PARAMEDIC CONSTRUCTION	656	PARAMEDIC CONSTRUCTION	$0.00	$0.00	$0.00	$0.00
657	East Fork Debt Service	657	East Fork Debt Service	$0.00	$0.00	$0.00	$0.00
710	School District	710	School District	$5,127,317.28	$680,447.93	$5,167,696.79	$640,068.42
720	School Dist. Debt	720	School Dist. Debt	$666,471.85	$85,615.28	$671,855.79	$80,231.34
804	Carson Water Sub	804	Carson Water Sub	$139,406.62	$17,511.36	$140,902.80	$16,015.18
806	Cave Rock	806	Cave Rock	$20,205.34	$2,840.49	$20,205.34	$2,840.49
808	Dcsid M&O	808	Dcsid M&O	$0.00	$0.00	$0.00	$0.00
809	EFFPD	809	EFFPD	$2,149,110.84	$259,533.51	$2,173,600.11	$235,044.24
810	Elk Point Sanitation	810	Elk Point Sanitation	$618.04	$62.05	$618.04	$62.05
811	Gardnerville Main Street	811	Gardnerville Main Street	$0.00	$0.00	$0.00	$0.00
812	Gardnerville Rancho Gid	812	Gardnerville Rancho Gid	$228,708.63	$19,159.53	$229,301.87	$18,566.29
813	Genoa Lakes District	813	Genoa Lakes District	$253,948.94	$244.82	$0.00	$254,193.76
814	Indian Hill	814	Indian Hill	$215,274.61	$13,586.60	$215,783.88	$13,077.33
815	G'ville Mainstreet Rev.Ln	815	G'ville Mainstreet Rev.Ln	$0.00	$0.00	$0.00	$0.00
818	Kingsbury Gid	818	Kingsbury Gid	$223,165.33	$36,198.36	$223,216.47	$36,147.22
822	Lakeridge	822	Lakeridge	$3,117.62	$1,279.87	$3,117.62	$1,279.87
823	Legal Services	823	Legal Services	$6,378.44	$2,221.76	$0.00	$8,600.20
824	Logan Creek	824	Logan Creek	$19,128.97	$0.00	$19,128.97	$0.00
826	Mgsd	826	Mgsd	$106,730.16	$10,453.94	$107,064.87	$10,119.23
829	NV Tahoe Conserv.Dist.	829	NV Tahoe Conserv.Dist.	$0.00	$0.00	$0.00	$0.00

Douglas County

Cross Fund Report

From Date: 11/1/2025 - To Date: 11/30/2025

Summary Listing, Report By Fund - Account

Fund	Description	Paying Fund	Paying Fund Description	Beginning Balance	Total Debits	Total Credits	Ending Balance
830	Oliver Park	830	Oliver Park	$91,430.48	$11,472.20	$91,912.65	$10,990.03
832	Round Hill GID	832	Round Hill GID	$32,516.22	$8,675.51	$32,801.54	$8,390.19
834	Sierra Estates	834	Sierra Estates	$5,628.01	$301.50	$5,744.39	$185.12
836	Skyland	836	Skyland	$13,108.27	$3,729.90	$13,688.32	$3,149.85
838	Tahoe Douglas Sanitation	838	Tahoe Douglas Sanitation	$32,694.93	$5,317.10	$32,780.28	$5,231.75
839	Tahoe Douglas Fire	839	Tahoe Douglas Fire	$1,324,139.34	$181,628.89	$1,326,433.07	$179,335.16
840	Topaz Estates	840	Topaz Estates	$37,267.31	$5,313.12	$37,267.31	$5,313.12
842	Zephyr Cove	842	Zephyr Cove	$3,763.88	$1,322.55	$3,763.88	$1,322.55
844	Zephyr Heights	844	Zephyr Heights	$22,467.12	$2,349.58	$22,467.12	$2,349.58
846	Zephyr Knolls	846	Zephyr Knolls	$8,325.14	$2,080.90	$8,325.14	$2,080.90
847	Ef Swim Pool Dist Oper	847	Ef Swim Pool Dist Oper	$570,248.83	$68,600.86	$576,780.65	$62,069.04
848	Ef Swim Pool Debt	848	Ef Swim Pool Debt	$0.00	$0.00	$0.00	$0.00
850	Employee Benefit Trust	850	Employee Benefit Trust	$2,854,786.33	$2,273,956.70	$2,751,583.52	$2,377,159.51
852	T-D VISITORS AUTHORITY	852	T-D VISITORS AUTHORITY	$0.00	$0.00	$0.00	$0.00
853	Western NV Reg.Youth Fac.	853	Western NV Reg.Youth Fac.	$0.00	$0.00	$0.00	$0.00
855	Inmate Commissary Fund	855	Inmate Commissary Fund	$85,449.66	$4,429.41	$4,450.70	$85,428.37
860	Profit From Tax Sale	860	Profit From Tax Sale	$0.00	$0.00	$0.00	$0.00
865	Unclaimed Monies	865	Unclaimed Monies	$101,232.62	$0.00	$0.00	$101,232.62
868	Library Gift Fund	868	Library Gift Fund	$0.00	$0.00	$0.00	$0.00
885	Mosquito District	885	Mosquito District	$141,648.95	$16,967.75	$143,366.68	$15,250.02
890	State Of Nevada	890	State Of Nevada	$2,628,149.03	$725,521.73	$137,030.92	$3,216,639.84
892	Department Of Wildlife	892	Department Of Wildlife	$5,921.11	$0.00	$0.00	$5,921.11
894	Range Improvements	894	Range Improvements	$376.13	$0.00	$376.13	$0.00
895	Sierra Forest Fire	895	Sierra Forest Fire	$0.00	$0.00	$0.00	$0.00
896	Refund Of Taxes	896	Refund Of Taxes	$0.00	$0.00	$0.00	$0.00
Grand Total: 129 Funds				$179,446,933.34	$16,716,257.23	$29,450,392.84	$166,712,797.73

AGENDA ITEM NO. D.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept the cumulative voucher sheets submitted under NRS 244.210 for checks and electronic fund transfers issued for the 12/5/25 Payables, 12/12/25 Payables, 12/12/25 Payroll, 12/19/25 Payables, 12/26/25 Payables, 12/26/25 Payroll, 12/26/25 Payroll 2, and 12/29/25 Public Works Refunds. (Amy Burgans, Clerk-Treasurer)

RECOMMENDED MOTION:
Accept the cumulative voucher sheets submitted for checks and electronic fund transfers for the 12/5/25 Payables, 12/12/25 Payables, 12/12/25 Payroll, 12/19/25 Payables, 12/26/25 Payables, 12/26/25 Payroll, 12/26/25 Payroll 2, and 12/29/25 Public Works Refunds, as presented.

FINANCIAL IMPACT:
Total payables and payroll for Douglas County for December 2025 is $14,726,805.06.

BACKGROUND:
NRS 244.210 requires every demand against the County, except the salaries of the elective officers of the County whose salaries are fixed by law, contested claims, and requests for refunds payable out of budgeted appropriations, be listed on cumulative voucher sheets and audited by the County Comptroller. The County Comptroller shall satisfy himself or herself whether the money demanded is legally due and remains unpaid, and whether its payment is authorized by law. If the demands qualify for payment, warrants must be drawn on the County Treasurer in accordance with the listing of the demands on the voucher sheets. The warrants and voucher sheets must be signed by the County Comptroller and the County Treasurer. A signed copy of the cumulative voucher sheets must be forwarded by the County Treasurer to the Board of County Commissioners.

ATTACHMENTS:
12052025 Payables.pdf
12122025 Payroll.pdf

12122025 Payables.pdf
12192025 Payables.pdf
12262025 Payroll.pdf
12262025 Payables.pdf
12262025 Payroll 2 Single.pdf
12292025 Utility Refunds.pdf

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYABLES CHECK LISTING TOTALING $2,287,619.52 FOR CHECKS #763235-763355 AND EFTS #150612-150683, ALL DATED 12-05-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser
Digitally signed by Kathy Kaiser
Date: 2026.01.14 13:03:31 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris
Digitally signed by Meghan Dorris
Date: 2026.01.14 15:41:37 -08'00'
ASSISTANT TREASURER

Douglas County
12/5/25 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/05/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1-BOFA - Bank of America					
Check	12/05/2025	763235 Accounts Payable	ABE Printing & Copy		30.99
Check	12/05/2025	763236 Accounts Payable	Alpine Tents		500.00
Check	12/05/2025	763237 Accounts Payable	Alsco Inc		156.08
Check	12/05/2025	763238 Accounts Payable	Alsco Inc		286.52
Check	12/05/2025	763239 Accounts Payable	Alsco Inc		225.00
Check	12/05/2025	763240 Accounts Payable	Alsco Inc		175.72
Check	12/05/2025	763241 Accounts Payable	Alsco Inc		592.54
Check	12/05/2025	763242 Accounts Payable	Alsco Inc		209.84
Check	12/05/2025	763243 Accounts Payable	Alsco Inc		180.00
Check	12/05/2025	763244 Accounts Payable	Alsco Inc		257.63
Check	12/05/2025	763245 Accounts Payable	Alta Alpina Cycling Club		700.00
Check	12/05/2025	763246 Accounts Payable	Ard , Angeliek M		125.76
Check	12/05/2025	763247 Accounts Payable	AT&T Global Services		386.52
Check	12/05/2025	763248 Accounts Payable	AT&T Mobility National Accounts LLC		593.72
Check	12/05/2025	763249 Accounts Payable	AT&T Mobility National Accounts LLC		800.73
Check	12/05/2025	763250 Accounts Payable	Beverly Realty Inc		575.00
Check	12/05/2025	763251 Accounts Payable	Brady Industries LLC		472.17
Check	12/05/2025	763252 Accounts Payable	Cardinal Health Inc		49.06
Check	12/05/2025	763253 Accounts Payable	Cardinalli , Joan		1,250.00
Check	12/05/2025	763254 Accounts Payable	Carson City Health & Human Services		57,893.26
Check	12/05/2025	763255 Accounts Payable	Carson Valley Health		7,973.78
Check	12/05/2025	763256 Accounts Payable	Carson Valley Signs		2,362.25
Check	12/05/2025	763257 Accounts Payable	Carson Valley Veterinary Hospital		5,832.52
Check	12/05/2025	763258 Accounts Payable	Carson Valley Visitors Authority		93,155.77
Check	12/05/2025	763259 Accounts Payable	Center Point Large Print		524.58
Check	12/05/2025	763260 Accounts Payable	Compassionate Solutions Inc		1,564.79
Check	12/05/2025	763261 Accounts Payable	Compassionate Solutions Inc		1,764.16
Check	12/05/2025	763262 Accounts Payable	Crestmore Village Apartments		1,109.00
Check	12/05/2025	763263 Accounts Payable	Dell Marketing LP		358.36
Check	12/05/2025	763264 Accounts Payable	Dish Network		159.12
Check	12/05/2025	763265 Accounts Payable	Dombrowski , Leah		1,100.00
Check	12/05/2025	763266 Accounts Payable	Douglas County School District		35,169.01
Check	12/05/2025	763267 Accounts Payable	Francotyp-Postalia Inc		193.02
Check	12/05/2025	763268 Accounts Payable	Freedom Forever LLC		209.25

Douglas County

12/5/25 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/05/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/05/2025	763269	Accounts Payable	Friends of Dangberg Home Ranch Inc		15,000.00
Check	12/05/2025	763270	Accounts Payable	Frontier		46.27
Check	12/05/2025	763271	Accounts Payable	Frontier		46.27
Check	12/05/2025	763272	Accounts Payable	Frontier Communications Corp		123.66
Check	12/05/2025	763273	Accounts Payable	Genoa Trees & Landscape Materials Inc		220.00
Check	12/05/2025	763274	Accounts Payable	Gilbert , Paul E		950.00
Check	12/05/2025	763275	Accounts Payable	Government Software Assurance Corp		22,962.50
Check	12/05/2025	763276	Accounts Payable	Guglielmo and Associates		265.30
Check	12/05/2025	763277	Accounts Payable	Hamer , Daniel M		500.00
Check	12/05/2025	763278	Accounts Payable	Home Depot - 6978		2,152.33
Check	12/05/2025	763279	Accounts Payable	Hunt Propane Inc		624.26
Check	12/05/2025	763280	Accounts Payable	Ingram Library Services LLC		3,536.35
Check	12/05/2025	763281	Accounts Payable	Kimley-Horn and Associates Inc		9,600.00
Check	12/05/2025	763282	Accounts Payable	Kingsbury GID		3,063.59
Check	12/05/2025	763283	Accounts Payable	Klingman , Anthony		300.00
Check	12/05/2025	763284	Accounts Payable	Kodiak Roofing & Waterproofing Co		1,516.50
Check	12/05/2025	763285	Accounts Payable	Lake Tahoe South Shore Chamber of Commerce		6,250.00
Check	12/05/2025	763286	Accounts Payable	Lake Tahoe Visitors Authority		65,993.32
Check	12/05/2025	763287	Accounts Payable	Lennar Corporation		13,035.00
Check	12/05/2025	763288	Accounts Payable	Light Truth Intelligence Educational Common Wealth		390.00
Check	12/05/2025	763289	Accounts Payable	Logan, Cody - Petty Cash		51.55
Check	12/05/2025	763290	Accounts Payable	Lynch , Taylor		57.76
Check	12/05/2025	763291	Accounts Payable	Mark Smith Tire Center Inc - Les Schwab Tires		1,738.68
Check	12/05/2025	763292	Accounts Payable	McKesson Medical Surgical Inc		3.98
Check	12/05/2025	763293	Accounts Payable	Michael Hohl Motor Co Inc		2,980.45
Check	12/05/2025	763294	Accounts Payable	Nason's Scanning Service LLC		520.00
Check	12/05/2025	763295	Accounts Payable	NV Energy		39.32
Check	12/05/2025	763296	Accounts Payable	NV Energy		16,680.88
Check	12/05/2025	763297	Accounts Payable	NV Energy		6,005.07
Check	12/05/2025	763298	Accounts Payable	NV Energy		95.04
Check	12/05/2025	763299	Accounts Payable	NV Energy		1,325.97
Check	12/05/2025	763300	Accounts Payable	NV Energy		3,509.47
Check	12/05/2025	763301	Accounts Payable	NV Energy		1,274.67

Douglas County

12/5/25 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/05/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/05/2025	763302 Accounts Payable	NV Energy		4,811.93
Check	12/05/2025	763303 Accounts Payable	NV Energy		597.16
Check	12/05/2025	763304 Accounts Payable	NV Energy		6,740.26
Check	12/05/2025	763305 Accounts Payable	NV Energy		1,500.79
Check	12/05/2025	763306 Accounts Payable	NV Energy		280.25
Check	12/05/2025	763307 Accounts Payable	NV Energy		650.00
Check	12/05/2025	763308 Accounts Payable	NV Energy		706.54
Check	12/05/2025	763309 Accounts Payable	NV Energy		23,750.19
Check	12/05/2025	763310 Accounts Payable	NV Energy		36.64
Check	12/05/2025	763311 Accounts Payable	NV Energy		54.56
Check	12/05/2025	763312 Accounts Payable	NV Energy		38.98
Check	12/05/2025	763313 Accounts Payable	NV Energy		42.56
Check	12/05/2025	763314 Accounts Payable	NV Energy		55.05
Check	12/05/2025	763315 Accounts Payable	ODP Business Solutions LLC		764.13
Check	12/05/2025	763316 Accounts Payable	Parts House		2,018.63
Check	12/05/2025	763317 Accounts Payable	Parts House		101.98
Check	12/05/2025	763318 Accounts Payable	Parts House		36.96
Check	12/05/2025	763319 Accounts Payable	Parts House		152.56
Check	12/05/2025	763320 Accounts Payable	Perkins , Thomas E		326.80
Check	12/05/2025	763321 Accounts Payable	Piasecki , Melissa MD PC		1,800.00
Check	12/05/2025	763322 Accounts Payable	Pinewild Condo Homeowners Association		7.20
Check	12/05/2025	763323 Accounts Payable	Pope , Marilyn		800.00
Check	12/05/2025	763324 Accounts Payable	Precision Document Imaging		29,592.04
Check	12/05/2025	763325 Accounts Payable	Rango Broadband		480.00
Check	12/05/2025	763326 Accounts Payable	Reno Property Management		2,246.26
Check	12/05/2025	763327 Accounts Payable	Resource Concepts Inc		1,402.50
Check	12/05/2025	763328 Accounts Payable	Ricoh USA Inc		358.36
Check	12/05/2025	763329 Accounts Payable	Ridezilla		313.28
Check	12/05/2025	763330 Accounts Payable	Sierra Scoop Inc		372.73
Check	12/05/2025	763331 Accounts Payable	Silver State Investigations		240.00
Check	12/05/2025	763332 Accounts Payable	Smallwood , Barbara		500.00
Check	12/05/2025	763333 Accounts Payable	Sons in Retirement		200.00
Check	12/05/2025	763334 Accounts Payable	Southwest Gas		5,377.54
Check	12/05/2025	763335 Accounts Payable	Spectrum Business		235.00
Check	12/05/2025	763336 Accounts Payable	Stephens , Timothy B		254.40

Douglas County
12/5/25 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/05/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/05/2025	763337 Accounts Payable	Sysco Food Services of Sacramento		330.74
Check	12/05/2025	763338 Accounts Payable	Tahoe Douglas Visitors Authority		1,190,692.88
Check	12/05/2025	763339 Accounts Payable	Topaz Ranch Estate Water Company		93.75
Check	12/05/2025	763340 Accounts Payable	TriZetto Provider Solutions LLC		585.99
Check	12/05/2025	763341 Accounts Payable	United Finance Company		2,652.58
Check	12/05/2025	763342 Accounts Payable	US Foods Inc		1,250.30
Check	12/05/2025	763343 Accounts Payable	USABluebook		877.10
Check	12/05/2025	763344 Accounts Payable	Verizon Wireless		10,709.28
Check	12/05/2025	763345 Accounts Payable	Walling , Ray		500.00
Check	12/05/2025	763346 Accounts Payable	Walton Solutions Inc		150.00
Check	12/05/2025	763347 Accounts Payable	Walton Solutions Inc		150.00
Check	12/05/2025	763348 Accounts Payable	Wild West Pest Management		250.00
Check	12/05/2025	763349 Accounts Payable	Wilkinson , Victoria		39.11
Check	12/05/2025	763350 Accounts Payable	Wolff , Richard		152.00
Check	12/05/2025	763351 Accounts Payable	Wood , Philip H		53.24
Check	12/05/2025	763352 Accounts Payable	Wood Rodgers Inc		550.00
Check	12/05/2025	763353 Accounts Payable	Yeaman , Guy		90.00
Check	12/05/2025	763354 Accounts Payable	Certerra Black Eagle (ACH)		3,730.00
Check	12/05/2025	763355 Accounts Payable	Flag Store of Nevada Inc (ACH)		388.00
EFT	12/05/2025	150612 Accounts Payable	A Sign Shop (ACH)		410.00
EFT	12/05/2025	150613 Accounts Payable	ADT LLC (ACH)		780.00
EFT	12/05/2025	150614 Accounts Payable	Amazon Capital Services Inc (ACH)		9,982.95
EFT	12/05/2025	150615 Accounts Payable	American Public Works Association (ACH)		269.50
EFT	12/05/2025	150616 Accounts Payable	Animal Medical Services (ACH)		410.00
EFT	12/05/2025	150617 Accounts Payable	Baker & Taylor LLC (ACH)		99.74
EFT	12/05/2025	150618 Accounts Payable	Baker Tilly Advisory Group LP (ACH)		28,258.97
EFT	12/05/2025	150619 Accounts Payable	Batteries + Bulbs #351 (ACH)		549.00
EFT	12/05/2025	150620 Accounts Payable	Battle Born Medical Douglas LLC (ACH)		3,000.00
EFT	12/05/2025	150621 Accounts Payable	Blackstone Publishing (ACH)		308.41
EFT	12/05/2025	150622 Accounts Payable	Brightview Landscape Services Inc (ACH)		5,975.00
EFT	12/05/2025	150623 Accounts Payable	Canon Financial Services Inc (ACH)		1,680.84
EFT	12/05/2025	150624 Accounts Payable	Capitol Reporters (ACH)		1,434.80
EFT	12/05/2025	150625 Accounts Payable	Carson Valley Locksmith (ACH)		554.05
EFT	12/05/2025	150626 Accounts Payable	Central Systems Electric Inc (ACH)		88.00
EFT	12/05/2025	150627 Accounts Payable	Chernock (ACH) , William D		550.00

Douglas County

12/5/25 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/05/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/05/2025	150628	Accounts Payable	Cintas Corporation (ACH)		133.98
EFT	12/05/2025	150629	Accounts Payable	Clark Pest Control (ACH)		170.00
EFT	12/05/2025	150630	Accounts Payable	CMC Tire Inc (ACH)		2,589.38
EFT	12/05/2025	150631	Accounts Payable	Creative Conversations Mediation & Counseling LLC , (ACH)		750.00
EFT	12/05/2025	150632	Accounts Payable	Cutting Edge Supply (ACH)		187.70
EFT	12/05/2025	150633	Accounts Payable	Desert Hills Fire & Security Systems (ACH)		1,620.00
EFT	12/05/2025	150634	Accounts Payable	DTS Fiber / Digital Technology Solutions Inc (ACH)		750.00
EFT	12/05/2025	150635	Accounts Payable	East Fork Fire Protection District (ACH)		606.87
EFT	12/05/2025	150636	Accounts Payable	EBSCO Information Services (ACH)		2,229.00
EFT	12/05/2025	150637	Accounts Payable	Factory Motor Parts Co (ACH)		330.00
EFT	12/05/2025	150638	Accounts Payable	Farmer Bros Co (ACH)		396.72
EFT	12/05/2025	150639	Accounts Payable	Flyers Energy LLC (ACH)		4,521.80
EFT	12/05/2025	150640	Accounts Payable	Flyers Energy LLC (ACH)		2,090.16
EFT	12/05/2025	150641	Accounts Payable	Flyers Energy LLC (ACH)		3,945.14
EFT	12/05/2025	150642	Accounts Payable	Full Circle Compost (ACH)		1,516.70
EFT	12/05/2025	150643	Accounts Payable	Good Equipment Repair LLC (ACH)		484.00
EFT	12/05/2025	150644	Accounts Payable	Grainger (ACH)		272.60
EFT	12/05/2025	150645	Accounts Payable	Halo Software LLC (ACH)		772.50
EFT	12/05/2025	150646	Accounts Payable	Hamilton Business Machines (ACH)		85.00
EFT	12/05/2025	150647	Accounts Payable	Handy Legal Services PC (ACH)		7,422.00
EFT	12/05/2025	150648	Accounts Payable	HDL Software LLC (ACH)		10,106.86
EFT	12/05/2025	150649	Accounts Payable	ID Validation Systems LLC (ACH)		68.00
EFT	12/05/2025	150650	Accounts Payable	Interstate Sales (ACH)		2,246.85
EFT	12/05/2025	150651	Accounts Payable	iParametrics, LLC (ACH)		7,285.00
EFT	12/05/2025	150652	Accounts Payable	Kluever (ACH) , Paul		800.00
EFT	12/05/2025	150653	Accounts Payable	Law Offices of Maximilian Stovall LTD (ACH)		5,234.00
EFT	12/05/2025	150654	Accounts Payable	LEHR (ACH)		321.28
EFT	12/05/2025	150655	Accounts Payable	Lumos & Associates Inc (ACH)		10,402.88
EFT	12/05/2025	150656	Accounts Payable	Mahoney & Associates Consulting LLC (ACH)		3,366.00
EFT	12/05/2025	150657	Accounts Payable	Manufacturers News Inc (ACH)		125.90
EFT	12/05/2025	150658	Accounts Payable	Mercury Marine (ACH)		115.26
EFT	12/05/2025	150659	Accounts Payable	Midwest Tape (ACH)		159.88

Douglas County
12/5/25 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/05/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/05/2025	150660	Accounts Payable	Multi Service Technology Solutions Inc (ACH)		378.81
EFT	12/05/2025	150661	Accounts Payable	Nevada Appeal (ACH)		95.88
EFT	12/05/2025	150662	Accounts Payable	Nevada Tahoe Conservation District (ACH)		5,727.13
EFT	12/05/2025	150663	Accounts Payable	Nichols Consulting Engineers (ACH)		8,864.00
EFT	12/05/2025	150664	Accounts Payable	Owen Equipment Sales (ACH)		382.52
EFT	12/05/2025	150665	Accounts Payable	Pape Machinery Inc (ACH)		357.69
EFT	12/05/2025	150666	Accounts Payable	Park (ACH) , James E , JR		500.00
EFT	12/05/2025	150667	Accounts Payable	Playaway Products LLC (ACH)		113.98
EFT	12/05/2025	150668	Accounts Payable	Qualcon Contractors Inc (ACH)		22,124.99
EFT	12/05/2025	150669	Accounts Payable	Sagebrush Sprouts Preschool		6,196.59
EFT	12/05/2025	150670	Accounts Payable	Sierra Floor Covering Inc (ACH)		1,240.00
EFT	12/05/2025	150671	Accounts Payable	Summit Plumbing Co LLC (ACH)		3,374.88
EFT	12/05/2025	150672	Accounts Payable	Tahoe Supply Company (ACH)		489.93
EFT	12/05/2025	150673	Accounts Payable	Tyler Technologies Inc (ACH)		874.50
EFT	12/05/2025	150674	Accounts Payable	UBEO Business Services (ACH)		888.26
EFT	12/05/2025	150675	Accounts Payable	US Bank Equipment Finance (ACH)		332.86
EFT	12/05/2025	150676	Accounts Payable	US Bank Equipment Finance (ACH)		58.76
EFT	12/05/2025	150677	Accounts Payable	US Bank Equipment Finance (ACH)		282.03
EFT	12/05/2025	150678	Accounts Payable	US Bank Equipment Finance (ACH)		282.03
EFT	12/05/2025	150679	Accounts Payable	US Bank Equipment Finance (ACH)		258.46
EFT	12/05/2025	150680	Accounts Payable	Vital Signs (ACH)		50.00
EFT	12/05/2025	150681	Accounts Payable	VSS International Inc (ACH)		402,976.00
EFT	12/05/2025	150682	Accounts Payable	West Coast Code Consultants Inc (ACH)		7,905.00
EFT	12/05/2025	150683	Accounts Payable	Western Industrial Parts Inc (ACH)		523.91
1-BOFA Bank of America Totals:				Transactions: 193		$2,287,619.52

Checks:	121	$1,697,884.59
EFTs:	72	$589,734.93

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYROLL CHECK LISTING TOTALING $1,659,588.84 FOR CHECKS #763356-763365, ALL ETFS, ALL DATED 12-12-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210.

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 13:02:28 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:35:19 -08'00'
ASSISTANT TREASURER

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
4130 Davidson, Jenifer	150691	.00	7,024.82	7,024.82
6181 Evanson, Rachael Nicole	150692	.00	2,051.34	2,051.34
4645 Lang, Wendy Jo	150693	.00	5,945.82	5,945.82
3419 Lewis, Kathryn Marie	150694	.00	5,609.78	5,609.78
6254 Wheeler, Brooke Cenora	150695	.00	1,809.62	1,809.62
3299 Mccullough, David Scott	150696	.00	4,693.12	4,693.12
4714 Filter, Brian	150697	.00	5,695.74	5,695.74
5328 Valdez, Robyn Aiko	150698	.00	2,451.89	2,451.89
5913 Cachinero, Eric	150699	.00	3,394.56	3,394.56
6310 Anderson, Daniel Hanbury	150700	.00	1,993.32	1,993.32
6310 Anderson, Daniel Hanbury	150701	.00	664.44	664.44
4177 Montoya, Leah	150702	.00	2,984.85	2,984.85
4657 Richardson, Matthew	150703	.00	3,590.48	3,590.48
6217 Eannarino, Jaime Dawn	150704	.00	1,890.41	1,890.41
3310 Etchegoyhen, Dion	150705	.00	3,545.39	3,545.39
6166 Johns, Katelyn Nicole	150706	.00	1,750.96	1,750.96
3531 OHair, Kimberly	150707	.00	3,035.12	3,035.12
5697 Poppinga, Kathryn	150708	.00	2,255.06	2,255.06
4936 Troutner, Michael David	150711	.00	1,956.34	1,956.34
4387 Williams, Toni Grace	150712	.00	2,189.09	2,189.09
6215 Wilson, Elise Maria	150713	.00	1,913.49	1,913.49
6010 Buma At, Candy Ve De Gracia	150714	.00	932.05	932.05
5956 Carter, Deborah Christine	150715	.00	2,947.88	2,947.88
4782 Chieffo, Caroline	150716	.00	1,628.01	1,628.01
4782 Chieffo, Caroline	150717	.00	1,450.00	1,450.00
5738 Hernandez Rea, Louis Obed	150718	.00	2,082.26	2,082.26
4600 Kaiser, Katherine Anne	150719	.00	3,841.18	3,841.18
4658 Kent, Andrea Celeste	150720	.00	2,772.43	2,772.43
4691 Moreno, Sarah	150721	.00	2,077.49	2,077.49
5935 Solorio Reza, Veronica	150722	.00	1,990.55	1,990.55
5646 Swickard, Debbie A	150723	.00	1,952.29	1,952.29
5646 Swickard, Debbie A	150724	.00	500.00	500.00
5261 Brantmeyer, Ana	150725	.00	1,883.62	1,883.62
6250 Morgan, Roberta Jo	150727	.00	1,602.21	1,602.21
4766 Stovall, Jodi Odette	150728	.00	2,560.44	2,560.44
5317 Balda, Tanya	150729	.00	2,617.06	2,617.06
5645 Lane, Amber Marie	150730	.00	1,918.77	1,918.77
5251 Leeper, Nicki Jennifer	150731	.00	3,623.74	3,623.74
5828 Allmett, David	150732	.00	2,495.81	2,495.81
6052 Arriola, Yvonne Marie	150733	.00	2,050.44	2,050.44
5395 Harjes, Georgianne Dombrowik	150734	.00	2,394.00	2,394.00
5395 Harjes, Georgianne Dombrowik	150735	.00	798.00	798.00
3296 McDonough, Regina	150736	.00	2,335.95	2,335.95
5256 Pablo, Michelle	150737	.00	2,140.01	2,140.01
5419 Allmett, Melissa	150738	.00	1,748.66	1,748.66
6271 Baltazar Hernandez, Giovanni E	150739	.00	824.78	824.78
6271 Baltazar Hernandez, Giovanni E	150740	.00	824.79	824.79
6233 Dorris, Meghan	150742	.00	3,156.05	3,156.05
6233 Dorris, Meghan	150743	.00	300.00	300.00
6296 Dunkelberg, Edie Lynn	150744	.00	1,297.51	1,297.51

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6296 Dunkelberg, Edie Lynn	150745	.00	150.00	150.00
6294 Molina, Meghan Elise	150746	.00	1,879.14	1,879.14
5403 Vaclavek, Corinne Rene	150747	.00	2,590.53	2,590.53
5403 Vaclavek, Corinne Rene	150748	.00	100.00	100.00
4047 Gerard, Donald Joseph	150749	.00	3,110.88	3,110.88
5628 Williams, Daniel Alan	150750	.00	2,611.87	2,611.87
5341 Sanders, Dennis Wayne	150751	.00	2,061.01	2,061.01
4194 Avila, Michael	150752	.00	2,996.09	2,996.09
5901 Ayers, Logan	150753	.00	2,230.66	2,230.66
6255 Betz, Cameron Lee	150754	.00	2,924.95	2,924.95
5617 Calleja, Trevor	150755	.00	2,410.27	2,410.27
5617 Calleja, Trevor	150756	.00	600.00	600.00
5834 Kale, Griffin Thomas	150757	.00	3,144.05	3,144.05
6269 Laird, Tanner Andrew	150758	.00	2,285.71	2,285.71
6269 Laird, Tanner Andrew	150759	.00	260.00	260.00
5890 Quigley, Andrew	150760	.00	3,260.64	3,260.64
6094 Ruggia, Peace Paul	150761	.00	4,484.05	4,484.05
6314 Scheer, Alexander David	150762	.00	3,382.02	3,382.02
3461 Stugart, Susan L	150763	.00	2,508.06	2,508.06
5966 Woods, David Allen	150764	.00	4,084.71	4,084.71
6253 Donahue, Rachel Michelle	150765	.00	1,789.34	1,789.34
6253 Donahue, Rachel Michelle	150766	.00	320.00	320.00
5283 Drew, Tiffini	150767	.00	1,063.36	1,063.36
5283 Drew, Tiffini	150768	.00	950.00	950.00
5390 Johnson, Marcia Michelle	150769	.00	870.05	870.05
4157 McMurry, Cindy	150770	.00	4,392.97	4,392.97
4157 McMurry, Cindy	150771	.00	350.00	350.00
4149 Reiboldt, Gina	150772	.00	227.44	227.44
5315 Shaw, Ashley Elaine	150773	.00	1,920.62	1,920.62
5315 Shaw, Ashley Elaine	150774	.00	200.00	200.00
5233 Vido, Christine Elizabeth	150775	.00	3,661.27	3,661.27
5233 Vido, Christine Elizabeth	150776	.00	500.00	500.00
5100 Warren, Megan	150777	.00	2,609.04	2,609.04
6298 Watson, Brittney Leesa	150778	.00	3,117.37	3,117.37
4926 Cristanelli, Brenda	150779	.00	1,534.54	1,534.54
3172 Elges, Ronald	150781	.00	6,693.11	6,693.11
3399 Storke, Jonathan D	150782	.00	4,546.04	4,546.04
4773 George, Ana Gabriela	150783	.00	2,441.47	2,441.47
3394 Ginocchio, Rodney W	150784	.00	4,673.41	4,673.41
5093 Green, Kylie Nicole	150785	.00	2,587.35	2,587.35
3142 Lynch, Will R.	150786	.00	5,018.96	5,018.96
3333 Richardson, Connie	150787	.00	1,156.95	1,156.95
3433 Scheetz, Kirsten Maureen	150788	.00	1,708.90	1,708.90
3433 Scheetz, Kirsten Maureen	150789	.00	1,100.00	1,100.00
3337 Adkins, Michelle	150790	.00	2,175.55	2,175.55
4176 Allen, Crystal	150791	.00	2,069.85	2,069.85
5489 Bell, Jennifer	150792	.00	2,120.54	2,120.54
5396 Bennett, Temi Elaine	150793	.00	1,656.33	1,656.33
3248 Drake, Karis	150794	.00	3,155.68	3,155.68
5925 Garcia, Melissa Susan	150795	.00	1,879.92	1,879.92
5325 Handy, Sherral Diane	150796	.00	505.79	505.79
5311 Miller, Ricky	150797	.00	2,221.17	2,221.17
5184 Peters, William	150798	.00	2,189.79	2,189.79
6167 Acero, Leonel	150799	.00	3,200.79	3,200.79
6167 Acero, Leonel	150800	.00	100.00	100.00
4611 Barden, Michael	150801	.00	3,450.40	3,450.40
6232 Battcher, Cameron Blane	150802	.00	3,098.90	3,098.90
6219 Boogman, Katherine Victoria	150803	.00	2,707.52	2,707.52

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6155 Browning, Andrew Douglas	150804	.00	2,946.18	2,946.18
4105 Cadwallader, David	150805	.00	4,003.98	4,003.98
1420 Charles, Mark	150806	.00	3,784.68	3,784.68
5259 Clifford, Dustin	150807	.00	3,745.77	3,745.77
5708 Drgas, Tomasz	150808	.00	3,538.35	3,538.35
4756 Freeman, Kevin RD	150809	.00	4,649.43	4,649.43
6291 Goldsmith, Richard Wilson	150810	.00	2,055.24	2,055.24
4698 Guerra, Jose Ricardo	150811	.00	4,207.22	4,207.22
6083 Holle, Brandon Tyler	150812	.00	3,410.66	3,410.66
3418 Jenkins, Nadine Yvonne	150813	.00	4,941.71	4,941.71
4696 Kimbrell, Steven John	150814	.00	381.24	381.24
4696 Kimbrell, Steven John	150815	.00	3,431.19	3,431.19
6242 Lewis, Caleb Howard	150816	.00	1,454.65	1,454.65
5941 Livingston, Daniel Marquis	150817	.00	2,824.79	2,824.79
5077 McLaughlin, Spencer	150818	.00	3,345.30	3,345.30
6008 Mendieta, Jasmin Teresa	150819	.00	2,812.41	2,812.41
3604 Ridley, Clayton	150820	.00	3,587.29	3,587.29
4556 Rollins, James	150821	.00	2,712.63	2,712.63
5694 Russell, Jonathen Philip	150822	.00	2,906.48	2,906.48
6148 Sakert, Januarius Alexander	150823	.00	2,986.70	2,986.70
4343 Sanchez, Donovan Joseph	150824	.00	4,119.50	4,119.50
3439 Schultz, Theresa Christine	150825	.00	2,101.06	2,101.06
4604 Short, Derek Clayton	150826	.00	5,236.64	5,236.64
5582 Silva Ortiz, Jose G	150827	.00	3,522.24	3,522.24
3404 Stanley, David Alan Jr.	150828	.00	4,984.46	4,984.46
3404 Stanley, David Alan Jr.	150829	.00	350.00	350.00
6241 Swarms, Daniel R	150830	.00	868.19	868.19
6241 Swarms, Daniel R	150831	.00	1,612.34	1,612.34
6101 Turek, Andrew Paul	150832	.00	2,997.65	2,997.65
3305 Battcher, John	150833	.00	3,696.95	3,696.95
3035 Britton, Daniel	150834	.00	5,678.25	5,678.25
5110 Cunningham, Jeremy Ray	150835	.00	4,392.52	4,392.52
4116 George, John Arthur	150836	.00	5,280.40	5,280.40
3505 Grant, Ryan David	150837	.00	4,549.90	4,549.90
5152 Graves, Jessica Lynn	150838	.00	2,545.13	2,545.13
3436 Jasperson, Edward W	150839	.00	4,240.42	4,240.42
4360 Johnsen, Jeffrey	150840	.00	4,761.08	4,761.08
4394 Jones, Tyler A	150841	.00	3,731.33	3,731.33
5946 Poling, Denielle Lynn	150842	.00	2,743.43	2,743.43
3401 Schultz, Steven D	150843	.00	3,540.56	3,540.56
3312 Tipton, Linda Jane	150844	.00	2,372.35	2,372.35
5019 Warfield, Steven William	150845	.00	4,549.03	4,549.03
4938 West, Mariah Cathleen	150846	.00	4,313.77	4,313.77
3608 Wharton, Scott W	150847	.00	5,051.67	5,051.67
3516 Windsor, Adam R	150848	.00	4,523.40	4,523.40
4131 Young, Ryan Robert	150849	.00	3,922.64	3,922.64
4015 Karosich, Kevin Charles	150850	.00	3,713.41	3,713.41
4531 Koontz, Brenton Robert	150851	.00	3,287.74	3,287.74
5897 Mairs, Charles D	150852	.00	3,560.84	3,560.84
4244 Meyer, John	150853	.00	4,037.08	4,037.08
5477 Begovich, Cody	150854	.00	3,658.53	3,658.53
4557 Brown, Mark	150855	.00	4,066.40	4,066.40
6045 Cheechov, Alexandria Ashley	150856	.00	2,572.77	2,572.77
5454 Copp, Keenan	150857	.00	2,837.36	2,837.36
4070 Davis, Justin	150858	.00	4,007.79	4,007.79
5619 Del Soldato, Cody	150859	.00	2,716.78	2,716.78
5047 DeRosa, Salvatore	150860	.00	3,976.44	3,976.44
4269 Dickens, Mark	150861	.00	4,015.03	4,015.03
6005 Dion, Evan Rene	150862	.00	3,075.63	3,075.63

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
3226 Duffy, Robert	150863	.00	5,108.94	5,108.94
3634 Flagg, Marshall	150864	.00	3,666.69	3,666.69
4369 Fricke, Justin Frederick	150865	.00	5,246.96	5,246.96
5137 Graves, Stephen Michael	150866	.00	3,181.74	3,181.74
5849 Hanson, Michael Ray	150867	.00	3,184.79	3,184.79
5919 Heffner, Jared Cortlen	150868	.00	3,740.70	3,740.70
5097 Hickman, Zachary D	150869	.00	4,153.16	4,153.16
5111 Hodges, Joshua Adam	150870	.00	3,752.23	3,752.23
5062 Holdridge, Tyree	150871	.00	3,161.17	3,161.17
5693 Incopero, Noah Thomas	150872	.00	3,555.27	3,555.27
4488 Jacobsen, Bruce M	150873	.00	4,529.18	4,529.18
5138 Jenkins, Eric Robert William	150874	.00	3,532.89	3,532.89
3407 Koontz, Richard JR	150875	.00	6,080.96	6,080.96
4322 Lenz, John Christian	150876	.00	5,100.92	5,100.92
4598 Lewis, Kevin Zachary	150877	.00	3,793.22	3,793.22
6137 Lopez, Marlon Emanuel	150878	.00	3,815.15	3,815.15
6137 Lopez, Marlon Emanuel	150879	.00	423.90	423.90
6152 Mahon, Zachary Mark	150880	.00	2,703.20	2,703.20
6152 Mahon, Zachary Mark	150881	.00	477.04	477.04
6261 McGowan, Thomas Michael	150882	.00	2,505.95	2,505.95
5109 Michitarian, Conner	150883	.00	3,809.42	3,809.42
4460 Miller, Steven	150884	.00	4,650.53	4,650.53
5339 Oakes, Robert	150885	.00	4,321.69	4,321.69
4483 OSullivan, Luke	150886	.00	3,828.76	3,828.76
5951 Randall, Jacob Isaac	150887	.00	3,099.74	3,099.74
5715 Riker, Payton	150888	.00	3,237.16	3,237.16
2216 Rodriguez, Richard	150889	.00	4,162.72	4,162.72
4375 Russell, Seth	150890	.00	4,031.00	4,031.00
4433 Sampson, Matthew Alan	150891	.00	4,326.45	4,326.45
6290 Santos, Jimmi Lynn	150892	.00	2,519.12	2,519.12
5321 Sepulveda, William Michael Anthony	150893	.00	3,156.31	3,156.31
6072 Smith, Stephen Wyatt	150894	.00	3,436.15	3,436.15
6319 Soukup, Ramiro Jace	150895	.00	1,339.39	1,339.39
4882 Stebel, Maciej	150896	.00	3,607.49	3,607.49
5051 Strachan, Grace Louise	150897	.00	3,489.33	3,489.33
5051 Strachan, Grace Louise	150898	.00	250.00	250.00
5855 Tersteege, Zachariah John	150899	.00	4,531.78	4,531.78
5602 Thorne, Clinton Garrett	150900	.00	3,629.37	3,629.37
5703 Warren, Erik Anthony	150901	.00	2,824.94	2,824.94
4376 Williams, Justin Hall	150902	.00	5,763.01	5,763.01
5265 Martinez, Thomas	150903	.00	3,139.54	3,139.54
5296 Ferriera, Tylar	150904	.00	2,162.30	2,162.30
6023 Larsen, Samantha Rae	150905	.00	1,924.00	1,924.00
6018 Peterson, Cheyenne Nicole	150906	.00	1,626.07	1,626.07
5684 Sorrells, Jennifer Ann	150907	.00	2,624.31	2,624.31
6079 Dye, Tanner Ryan	150908	.00	2,767.20	2,767.20
5965 Easton, Kara Rae	150909	.00	4,251.45	4,251.45
5681 Mathes, Erin	150910	.00	1,833.76	1,833.76
5090 Carney, Marilyn	150911	.00	2,332.69	2,332.69
6089 Franz, Sarah Marie	150912	.00	2,114.07	2,114.07
5621 Maxwell, Courtni Lynn	150913	.00	2,447.01	2,447.01
5831 Shoemaker, Francesca Grace	150914	.00	1,749.11	1,749.11
5246 Weidner, Amy Colleen	150915	.00	2,133.93	2,133.93
3557 Wilfert, Kristin L	150916	.00	2,795.57	2,795.57
6168 Ames, Emilce Lianabel	150917	.00	3,931.28	3,931.28
5807 Edwards, Rebecca Lynne	150918	.00	4,595.49	4,595.49
4603 Goelz, Sandra Delores	150919	.00	2,896.17	2,896.17
3346 Kabat, Lorraine	150920	.00	823.49	823.49
5892 Eady, Janice	150921	.00	1,899.76	1,899.76

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
3682 Plante, Erin	150922	.00	3,312.51	3,312.51
1724 Seddon, John James	150923	.00	3,729.53	3,729.53
6279 Wheeler, Kelsey Powell	150924	.00	3,299.44	3,299.44
5187 Barnes, Jacqueline	150925	.00	983.36	983.36
5187 Barnes, Jacqueline	150926	.00	200.00	200.00
5187 Barnes, Jacqueline	150927	.00	700.00	700.00
4835 Wagoner, Leanne Christine	150928	.00	4,037.43	4,037.43
6286 Ard, Angeliek Michone	150929	.00	3,070.17	3,070.17
4916 Gonzales, Sallie Marie	150930	.00	2,416.86	2,416.86
1889 Myers, Kasey	150931	.00	4,589.01	4,589.01
6268 Sharp, Wendy Dawn	150932	.00	2,819.14	2,819.14
5373 Aymami, David	150933	.00	1,218.64	1,218.64
3569 Budden, Sherman	150934	.00	731.22	731.22
3103 Carter, Trina	150935	.00	1,855.06	1,855.06
5318 Cooper, Timothy Charles	150936	.00	1,577.15	1,577.15
5257 Doan, Mickey Lowell	150937	.00	1,576.92	1,576.92
3538 Gonzalez, Ignacio A	150938	.00	3,339.83	3,339.83
3538 Gonzalez, Ignacio A	150939	.00	200.00	200.00
4197 Harding, William Joseph	150940	.00	686.80	686.80
3570 LaMonica, George Anthony	150941	.00	870.21	870.21
4822 Lee, Lori Ann	150942	.00	227.61	227.61
3659 Lindsay, Eric D	150943	.00	4,782.67	4,782.67
3659 Lindsay, Eric D	150944	.00	100.00	100.00
5422 Marshall, Gary D	150945	.00	576.18	576.18
3213 Mcbryde, Jeffrey	150946	.00	328.33	328.33
4339 Midkiff, Douglas	150947	.00	4,265.02	4,265.02
4339 Midkiff, Douglas	150948	.00	100.00	100.00
4339 Midkiff, Douglas	150949	.00	100.00	100.00
4407 Roberts, Erik	150950	.00	649.46	649.46
6289 Samuelson, William Neil	150951	.00	216.61	216.61
5018 Sousa, Ricci Gordon	150952	.00	768.36	768.36
6231 Weddell, James Howard	150953	.00	771.29	771.29
4563 Casper, Richard Barry	150954	.00	5,180.02	5,180.02
6051 Cazares, Angelika Natalie	150955	.00	1,856.68	1,856.68
4554 Davis, Tammy	150956	.00	3,215.93	3,215.93
4262 Frank, Juley Ann	150957	.00	2,523.25	2,523.25
4007 Gregory, Cynthea Anne	150958	.00	2,139.28	2,139.28
4007 Gregory, Cynthea Anne	150959	.00	2,800.00	2,800.00
5121 Hames, Alex Arthur	150960	.00	5,279.40	5,279.40
5414 Hellman, William Kent	150961	.00	3,488.99	3,488.99
5123 Johnson, Matthew Steven	150963	.00	4,561.33	4,561.33
5344 Mazza, Chelsea Barbara	150964	.00	5,432.44	5,432.44
5955 Murphy, William	150965	.00	3,991.41	3,991.41
6006 Nelson, Kallie	150966	.00	3,232.98	3,232.98
4187 Putzer, Brian	150967	.00	3,643.58	3,643.58
6151 Remick, Heidi W	150968	.00	4,079.43	4,079.43
4401 Ritchie, Douglas	150969	.00	6,146.93	6,146.93
5995 Romero, Michele Mary	150970	.00	1,702.61	1,702.61
5858 Sibley, James Blake	150971	.00	4,722.47	4,722.47
5825 Simmons, Shannon Noel	150972	.00	2,350.50	2,350.50
5284 Teter, Jessica Lynn	150973	.00	1,682.42	1,682.42
6251 Thomas, Aaron Michael	150974	.00	5,670.37	5,670.37
6073 Thompson, Kristina	150975	.00	1,903.93	1,903.93
4521 Wadle, Zachary Jerome	150976	.00	4,767.15	4,767.15
4382 Williams, Lea Elise	150977	.00	2,075.17	2,075.17
4958 Cady, Kelly	150978	.00	3,336.75	3,336.75
6246 Champlin, Renee Nycole	150979	.00	192.79	192.79
3543 Hamer, Daniel Monroe	150980	.00	3,150.02	3,150.02

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5698 Harris, Krysinthia J	150981	.00	2,295.10	2,295.10
3410 Hastings-Molyneux, Dominic E	150982	.00	3,436.39	3,436.39
4639 Jones, Jessica	150983	.00	2,144.72	2,144.72
4639 Jones, Jessica	150984	.00	150.00	150.00
5678 Mangiaracina, Sara Rene	150985	.00	2,764.41	2,764.41
3363 Morris, Tamara	150986	.00	8,479.86	8,479.86
4151 Nicoll, Kenneth	150987	.00	2,988.35	2,988.35
5503 Orozco, Andres	150988	.00	2,509.52	2,509.52
6299 Pierce, Tamara Marie	150989	.00	1,814.26	1,814.26
6030 Andrews, Barrett Brynn George	150990	.00	2,727.12	2,727.12
5656 Arvizu, Julian	150991	.00	2,911.91	2,911.91
5690 Bryant, Trevor	150992	.00	2,997.79	2,997.79
6297 Burrows, Jalene	150993	.00	1,866.11	1,866.11
6275 Cervantes Mendoza, Brian Yovani	150994	.00	2,185.43	2,185.43
5833 Chavez, Ariel Michelle	150995	.00	395.00	395.00
3003 Chichester, Ross	150996	.00	56.65	56.65
6227 Dalton, Julie Noelle	150997	.00	2,215.79	2,215.79
5609 Damiani, Chelsea	150998	.00	4,000.96	4,000.96
6162 Diaz, Corryne Lee	150999	.00	2,279.01	2,279.01
5417 Giardina, Kelly Jean	151000	.00	3,173.27	3,173.27
4710 Grant Doney, Shawn R	151001	.00	3,693.44	3,693.44
5389 Grant, Teagan Ashley	151002	.00	3,607.10	3,607.10
4494 Heimark, Caitlin Yvonne	151003	.00	3,320.08	3,320.08
6039 Hennarty, Aimee Michele	151004	.00	2,069.20	2,069.20
6014 Jackson, Justus Terrell	151005	.00	2,336.23	2,336.23
5857 Jenkins, Kevin Ryan	151006	.00	4,400.35	4,400.35
5374 Keating, Anthony James	151007	.00	1,295.22	1,295.22
5476 Klemm, Paul Jeffrey Lazatin	151008	.00	1,260.62	1,260.62
5998 Kovacs, Haley Ann	151009	.00	2,530.59	2,530.59
4943 Lewis, Daryle Evan	151010	.00	1,975.46	1,975.46
6007 Maes, Cecilia Anita	151011	.00	1,989.03	1,989.03
5662 McClintock, Carol	151012	.00	1,865.86	1,865.86
6029 Miller, Daniel Hunt	151013	.00	2,135.80	2,135.80
3403 Naylor, Rebbel A	151014	.00	1,226.90	1,226.90
4809 Ong, Jacqueline	151015	.00	3,430.50	3,430.50
5837 Ong, Maria-Veronica	151016	.00	2,165.57	2,165.57
5934 Parris, Zachary	151017	.00	1,903.83	1,903.83
6170 Piazza, Santino Philip	151018	.00	2,828.80	2,828.80
6283 Porras, Jason	151019	.00	3,161.13	3,161.13
6285 Sarginson, Stephanie Kaye	151020	.00	1,659.29	1,659.29
1546 Smith, Nicolette Adelle	151021	.00	4,742.64	4,742.64
6102 Stocking, Jessica Linnea	151022	.00	4,928.20	4,928.20
5478 Strawn, Michelle Maria	151023	.00	2,336.84	2,336.84
4517 Talia, Cindy Marie	151024	.00	3,655.84	3,655.84
6211 Taylor, Geavon Damon	151025	.00	2,219.70	2,219.70
6174 Zaprzalka Vanbenthuysen, Paige Ann	151026	.00	1,600.27	1,600.27
6272 Zaprzalka, Nicole Marie	151027	.00	2,085.16	2,085.16
5443 Bandbaz, Zahra	151028	.00	2,152.94	2,152.94
6266 Camara, Giovanni Antonio	151029	.00	1,960.87	1,960.87
5932 Conway, Brian Robert	151030	.00	411.12	411.12
5905 Davidson, Rain	151031	.00	1,686.33	1,686.33
3664 Deleon, Christian	151032	.00	2,925.88	2,925.88
6081 Feemster, Daniel Ryan	151033	.00	2,410.96	2,410.96
6086 Guzman, Monica Lee	151034	.00	2,063.94	2,063.94
6012 Johnson-Bonin, Breauna Kay	151035	.00	2,098.20	2,098.20
4837 Leskovic, Aimee	151036	.00	2,296.63	2,296.63
5670 Miller, Shane	151037	.00	2,190.01	2,190.01
6295 Padilla, Karla	151038	.00	775.20	775.20
6048 Reiss, Mark Richard	151039	.00	2,160.30	2,160.30

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
3227 Zehren, Kristina	151040	.00	3,965.33	3,965.33
5861 Iannacchione, Nathanial David	151041	.00	2,171.38	2,171.38
5094 McAllister, Mike	151042	.00	4,086.29	4,086.29
6278 Espinoza, Raquel Noemi	151043	.00	846.87	846.87
6278 Espinoza, Raquel Noemi	151044	.00	1,270.00	1,270.00
6308 Huber, Amiya Kristine	151045	.00	1,696.32	1,696.32
4155 Huntington, Mindi Jo	151046	.00	2,917.86	2,917.86
6150 Pecorino, Madelyn Grace	151047	.00	1,960.22	1,960.22
5581 Warren, Jolene Vonda	151049	.00	2,571.18	2,571.18
6318 Botts, Ariana	151050	.00	867.51	867.51
5149 Ledezma, Miguel Angel	151052	.00	2,437.36	2,437.36
6311 Moonan, Alexandra Ballash	151053	.00	1,754.88	1,754.88
4498 Moore, Sandra	151054	.00	2,325.94	2,325.94
3515 Doan, Yvette	151055	.00	3,693.97	3,693.97
5851 Garrison, Jenna Marcia	151056	.00	2,624.73	2,624.73
3266 Lash, Diana	151057	.00	2,228.92	2,228.92
4628 Meddles, Jake	151058	.00	2,356.09	2,356.09
4874 Roberts, David JR	151059	.00	3,004.32	3,004.32
5863 Vidovich, Danton Robert	151060	.00	880.20	880.20
4653 Erb, Jon	151061	.00	4,120.54	4,120.54
4778 Nordloh, Joshua	151062	.00	3,332.31	3,332.31
4332 Dallaire, Thomas	151063	.00	5,286.20	5,286.20
5021 Dickerson, Alicia	151064	.00	1,700.24	1,700.24
5938 Dreiske, Susan	151065	.00	1,874.21	1,874.21
5929 Hannah, Ashley	151066	.00	1,674.80	1,674.80
6161 Jones, Kyle Brent	151067	.00	2,175.60	2,175.60
3494 Pawling, Andrea	151068	.00	3,726.15	3,726.15
5630 Ramirez, Betty	151069	.00	1,629.39	1,629.39
4762 Reno, Ann	151070	.00	1,313.58	1,313.58
6015 Rudelbach, Nicole Angelina	151071	.00	3,816.48	3,816.48
5844 Conroy, Jordyn Ashleigh	151072	.00	1,668.47	1,668.47
5844 Conroy, Jordyn Ashleigh	151073	.00	250.00	250.00
6019 Davidson, Jeremy D	151074	.00	2,676.43	2,676.43
4392 Davis, Timothy	151075	.00	3,738.20	3,738.20
5893 McQuain, Michael	151076	.00	2,194.86	2,194.86
4586 Nadler, Nicholas	151077	.00	2,358.49	2,358.49
5686 Simko, George Bradley	151078	.00	2,493.56	2,493.56
5319 Spates, Rebecca Marie	151079	.00	2,297.41	2,297.41
4283 Doherty, Linda	151080	.00	2,499.44	2,499.44
5817 Moroles ONeil, Kathryn	151081	.00	3,669.12	3,669.12
3452 Rao, Lucille	151082	.00	2,528.66	2,528.66
4838 Thran Zepeda, Coleen	151083	.00	2,416.14	2,416.14
3014 Broersma, Eric	151084	.00	2,347.01	2,347.01
5912 Cowin, John	151085	.00	2,401.16	2,401.16
5471 Hutchings, Jeremy Jon	151086	.00	5,107.41	5,107.41
3702 Morelli, Natalia	151087	.00	3,021.30	3,021.30
6036 Pettersen, Paul Quist	151088	.00	2,282.80	2,282.80
1817 Resnik, Barbra	151089	.00	3,435.03	3,435.03
4393 Stevens, Leanna Claire	151090	.00	2,572.20	2,572.20
5711 Etchegoyhen, Mary	151091	.00	1,853.73	1,853.73
6032 Felten, Michael C	151092	.00	2,620.76	2,620.76
5654 Harwood, Bonnie Deann	151093	.00	2,978.16	2,978.16
5891 Jacobson-Gentry, Julie	151094	.00	594.40	594.40
5891 Jacobson-Gentry, Julie	151095	.00	1,783.22	1,783.22
5615 Moroles-ONeil, Rachel	151096	.00	2,361.89	2,361.89
5808 Strehlow, Ernie Kenneth	151097	.00	3,973.09	3,973.09
5353 Hubbard, Nicole Renee	151098	.00	2,285.92	2,285.92

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee		Check Number	Check Amount	Direct Deposit	Net Pay
3476	Leeper, Veronica Irmgard	151099	.00	2,551.39	2,551.39
5978	Peterson-Burrier, Lisa Ann	151100	.00	1,927.82	1,927.82
4627	Ritger, Philip	151101	.00	5,034.89	5,034.89
5347	Robillard, Richard	151102	.00	4,452.02	4,452.02
5347	Robillard, Richard	151103	.00	200.00	200.00
5933	Sponcey, Sheryl	151104	.00	1,820.82	1,820.82
5933	Sponcey, Sheryl	151105	.00	250.00	250.00
6078	Williams, Dawn Darice	151106	.00	2,024.23	2,024.23
6034	Blanchette, Riley Adam	151107	.00	1,865.21	1,865.21
5085	DuBlanc, Brian	151108	.00	2,493.19	2,493.19
5387	Eichhorst, Wyatt	151109	.00	2,205.43	2,205.43
5107	Hunter, Danny D-Jay	151110	.00	2,316.73	2,316.73
6281	Kuhs, Stephen Douglas	151111	.00	2,685.30	2,685.30
5953	MacDonnell, Jeffrey T	151112	.00	3,742.07	3,742.07
5131	McCulloch, Carl	151113	.00	2,441.79	2,441.79
6096	Shaw, Justin Leroy	151114	.00	2,080.66	2,080.66
6163	Stroschein, John Conrad	151115	.00	2,485.85	2,485.85
5103	Wolff, Richard Peter	151116	.00	3,024.11	3,024.11
5487	Bengoechea, Levi	151117	.00	2,080.08	2,080.08
3614	Manzano, Victor Gerard	151118	.00	2,826.57	2,826.57
5158	McGoldrick, James	151119	.00	2,137.31	2,137.31
6316	Morton, Cody Ray	151120	.00	1,072.62	1,072.62
5805	Thomas, Hunter Phillip	151121	.00	1,724.78	1,724.78
6159	Victor, Shane Scott	151122	.00	2,108.71	2,108.71
3504	Weferling, Duane Robert	151123	.00	3,039.10	3,039.10
5732	Donat, Nicholas	151124	.00	2,295.42	2,295.42
5722	Gonsalves, Anthony David	151125	.00	2,735.02	2,735.02
5996	Johnson, Adrian Keith	151126	.00	3,299.74	3,299.74
4065	Kinser, Auston G	151127	.00	2,748.49	2,748.49
5734	Kinser, Justin Glen	151128	.00	2,380.49	2,380.49
5964	Kolda, Ryan A	151129	.00	2,647.87	2,647.87
5964	Kolda, Ryan A	151130	.00	830.00	830.00
5450	Laird, Pablo Arthur	151131	.00	2,341.30	2,341.30
3441	Melandow, Gregory W	151132	.00	4,410.91	4,410.91
5611	Michalak, Jeffery	151133	.00	3,788.10	3,788.10
5906	Schmidt, Brian	151134	.00	1,977.44	1,977.44
5733	Smallen, Aaron M	151135	.00	2,701.06	2,701.06
4127	Taflin, Thomas A	151136	.00	2,986.88	2,986.88
5657	White, Thomas Paul	151137	.00	2,813.91	2,813.91
4509	Charles, Nicholas	151138	.00	3,386.42	3,386.42
5728	Larrance, Christine Anna-Marie	151139	.00	2,070.43	2,070.43
5659	Smith, Nathaniel David	151140	.00	3,201.50	3,201.50
5035	Aalgaard, Erik	151141	.00	2,150.41	2,150.41
6160	Daniels, Lindsey Marie	151142	.00	1,575.25	1,575.25
6160	Daniels, Lindsey Marie	151143	.00	525.08	525.08
5993	Fogerson, Anjanette Bywater	151144	.00	2,798.18	2,798.18
5836	Johnson, Sarah Beth	151145	.00	2,748.92	2,748.92
4765	Martinez, Jodi	151146	.00	3,266.61	3,266.61
6257	Olivas, Charme Crystal	151147	.00	1,601.17	1,601.17
6103	Selcer-Kannan, Cheryseis Edra	151148	.00	2,594.31	2,594.31
5911	Stage, Karen Marie	151149	.00	1,610.38	1,610.38
5940	Torres, Lisa Marie	151150	.00	2,502.22	2,502.22
5001	Aschenbach, Noemi	151151	.00	3,095.96	3,095.96
5166	Baumann, Tamara	151152	.00	3,337.69	3,337.69
5166	Baumann, Tamara	151153	.00	1,000.00	1,000.00
5368	Herrera-Alem, Karina	151154	.00	1,444.42	1,444.42
6229	Marin, Destiny Joy	151155	.00	1,540.08	1,540.08
5010	Rasner, Rachael	151156	.00	3,794.99	3,794.99
5818	Davis, Carolyn	151157	.00	2,559.51	2,559.51

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6173 Gierhart, Sarah Anissa	151158	.00	2,218.16	2,218.16
6302 Haley, Shan Katherine	151159	.00	1,075.04	1,075.04
6302 Haley, Shan Katherine	151160	.00	119.45	119.45
5658 Rich, Christina	151161	.00	1,471.27	1,471.27
6300 Corgiat, Elizabeth Rebecca	151162	.00	823.12	823.12
6230 Corrales, Kathleen Ann	151163	.00	1,233.73	1,233.73
4875 Macdonnell, Heather	151164	.00	2,350.98	2,350.98
4875 Macdonnell, Heather	151165	.00	1,000.00	1,000.00
6146 Scalzi, Domenico Joseph	151166	.00	2,131.32	2,131.32
6100 Adamson, Blayney Elizabeth	151167	.00	3,026.08	3,026.08
5612 Aggarwal, Ankur	151168	.00	3,036.73	3,036.73
5852 Baylis, Mark	151169	.00	2,634.36	2,634.36
5736 Brewer, Brianna	151170	.00	3,510.56	3,510.56
6016 Chavez, Amy Renee	151171	.00	2,431.90	2,431.90
5992 Deen, Alexandra Elizabeth	151172	.00	3,008.83	3,008.83
5943 Finster, Brent Edwin	151173	.00	3,902.95	3,902.95
3229 Gochenouer, Debra	151174	.00	13,656.69	13,656.69
5939 Hagenbach, Cassidy	151175	.00	2,530.76	2,530.76
5999 Hanson, Megan Lee	151176	.00	2,465.94	2,465.94
6301 Kite, Denise Marie	151177	.00	1,992.93	1,992.93
6301 Kite, Denise Marie	151178	.00	221.44	221.44
6287 Kizer, Ayden Gene	151179	.00	2,480.08	2,480.08
4862 Mariskanish, Kaitlyn Cassandra Rose	151180	.00	3,010.70	3,010.70
3522 Mccandless, Nonie	151181	.00	3,536.73	3,536.73
6256 McRiley, Jordan Dez-Ree	151182	.00	2,508.74	2,508.74
6256 McRiley, Jordan Dez-Ree	151183	.00	100.00	100.00
6080 Salas, Julia Marie	151184	.00	2,520.40	2,520.40
4749 Seeley, Edward Norman	151185	.00	3,592.67	3,592.67
3230 Woods, Cirra Alaire	151186	.00	3,264.03	3,264.03
5727 Anderson, Melinda	151187	.00	1,722.87	1,722.87
6280 Becker, Michael Lee	151188	.00	961.54	961.54
3549 Begovich, Jacqueline	151189	.00	2,794.49	2,794.49
4940 Brackett, Jeffrey	151190	.00	442.83	442.83
5048 Calabrese, Jennifer	151191	.00	2,186.95	2,186.95
5048 Calabrese, Jennifer	151192	.00	375.00	375.00
4650 Cunningham, Kimbrely Ann	151193	.00	141.55	141.55
4825 Diedrichsen, John	151194	.00	1,339.39	1,339.39
5742 Greenrod, Georgia Ann	151195	.00	1,330.13	1,330.13
4856 Grimes, Tanya Jean	151196	.00	1,947.05	1,947.05
3341 Gurule, Patricia A	151197	.00	2,303.92	2,303.92
6288 Hennefer, Teresa Dawn	151198	.00	1,017.60	1,017.60
4424 Kozerski, Russell Roman	151199	.00	1,632.82	1,632.82
6243 Larimer, Makenzi Ann	151200	.00	1,118.53	1,118.53
6088 Losey, Hayden Brooke	151201	.00	1,394.14	1,394.14
4205 McGillivray, Danielle Dawn	151202	.00	1,056.42	1,056.42
5115 Nkala, Bethwell	151203	.00	1,966.01	1,966.01
4931 Perez, Irma	151204	.00	2,020.36	2,020.36
4681 Peterson, Richard	151205	.00	2,159.26	2,159.26
1676 Reid, Amanda	151206	.00	3,023.34	3,023.34
6307 Segrest, Felicity Gabrielle	151207	.00	1,418.67	1,418.67
4558 Smith, Cory A	151208	.00	3,256.35	3,256.35
5108 Spotts, Susan Ruth	151209	.00	1,895.17	1,895.17
6292 Strand, Michelle Ann	151210	.00	1,098.18	1,098.18
6037 Stulik, Steven Charles	151211	.00	1,193.68	1,193.68
4933 Thomas, Diana R	151212	.00	1,204.47	1,204.47
4933 Thomas, Diana R	151213	.00	1,000.00	1,000.00
5631 Unruh, Laura Anne	151214	.00	2,309.99	2,309.99
5381 Walker, Michael John	151215	.00	2,095.68	2,095.68
5287 Wilkinson, Victoria Laverne	151216	.00	1,313.23	1,313.23

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5896 Al Hebshi, Yasmeen Lea Traxler	151217	.00	2,761.15	2,761.15
5813 DeGhelder, Timothy	151218	.00	4,651.33	4,651.33
5663 Gonzalez, Irene Danielle	151219	.00	2,027.41	2,027.41
5060 Hallam, Veronica Lyn	151220	.00	2,993.85	2,993.85
5712 Holle, Jessica Marie	151221	.00	443.87	443.87
6003 Kaleel, Theodore Dean	151222	.00	2,270.55	2,270.55
5972 Magnante, Willow Nicole	151223	.00	1,694.42	1,694.42
5634 McAfee, Corona Shea	151224	.00	1,571.54	1,571.54
5714 Sanders, Benjamin Thomas	151225	.00	2,283.25	2,283.25
5273 Soleta, Rachel Velda	151226	.00	2,002.37	2,002.37
5132 Weber, Kathleen Alexandra	151227	.00	1,929.21	1,929.21
5448 Williams, Kaleigh Maureen	151228	.00	1,861.34	1,861.34
5171 Wilson, Laurence Edward	151229	.00	2,828.01	2,828.01
5464 Wittwer, Laura Suzanne	151230	.00	3,229.20	3,229.20
6026 York, Charlie Aspen	151231	.00	358.70	358.70
5140 Canales, Jonathan	151232	.00	2,348.10	2,348.10
5667 Harding, Scott R	151233	.00	2,225.54	2,225.54
4063 Harrison, Jerry	151234	.00	2,716.30	2,716.30
5067 Heldman, John Robert	151235	.00	3,359.79	3,359.79
5067 Heldman, John Robert	151236	.00	100.00	100.00
5053 Kannan, Christopher William	151237	.00	2,196.29	2,196.29
6000 Pegram, Harvey Gilbert	151238	.00	2,305.65	2,305.65
5627 Polkow, Brian	151239	.00	2,054.55	2,054.55
5973 Poppenga, Dean Edward II	151240	.00	1,934.70	1,934.70
6267 Power, Isaac Edward	151241	.00	1,685.94	1,685.94
4453 Regalado, Jorge	151242	.00	2,423.40	2,423.40
4502 Vazquez, Miguel	151243	.00	2,523.91	2,523.91
6157 Villalobos, Ryan Matthew	151244	.00	1,750.26	1,750.26
5665 Adie, Brook	151245	.00	4,822.46	4,822.46
5092 Bonar, Geoffrey	151246	.00	3,354.63	3,354.63
4722 Doerr, Scott	151247	.00	2,713.86	2,713.86
4651 Drees-Wasmer, Georgianna	151248	.00	2,769.74	2,769.74
5114 Hubbard, Dennis D.	151249	.00	2,639.72	2,639.72
4935 Logan, Cody Matthew	151250	.00	2,571.28	2,571.28
4636 Pekar, Elliot	151251	.00	2,069.40	2,069.40
6317 Schwartz, Douglas Jeffrey	151252	.00	554.06	554.06
4103 Stanton, Ryan Lee	151253	.00	3,603.67	3,603.67
6220 Chaney, Zachary Curtis	151254	.00	784.99	784.99
6221 Chaney, Adrienne Gail	151255	.00	965.89	965.89
4468 Garrison, Karen L	151256	.00	1,277.64	1,277.64
4468 Garrison, Karen L	151257	.00	100.00	100.00
5899 Goin Thomas, Trumona	151258	.00	386.04	386.04
6158 Lumadue, Emmah L	151259	.00	1,011.62	1,011.62
6303 Maulis, My Diep	151260	.00	635.13	635.13
6035 Moreno, Adriana Renae	151261	.00	381.88	381.88
6312 Pumphrey, Robert Gage	151262	.00	652.74	652.74
6315 Roake, James Joseph	151263	.00	471.81	471.81
6305 Silvey, Kaitlyn Rae	151264	.00	814.94	814.94
3244 Ward, Anne Marie	151265	.00	1,484.75	1,484.75
6306 Willis, Ethan Xavier	151266	.00	375.36	375.36
6252 Aragon-McEntire, Nohemi Adriana	151267	.00	1,711.85	1,711.85
4964 Beberg, Cynthia	151268	.00	1,970.75	1,970.75
5596 Castellanos-Rose, Emma	151269	.00	1,886.97	1,886.97
5613 Cook, Susan	151270	.00	1,516.62	1,516.62
4644 Delallo, Joseph	151271	.00	1,734.31	1,734.31
6313 Eagan, Devin Shannon Claire	151272	.00	1,517.34	1,517.34
6313 Eagan, Devin Shannon Claire	151273	.00	168.59	168.59
6209 Garcia Corea, Nancy Margarita	151274	.00	1,427.62	1,427.62
5416 Lee, Elisa Diane	151275	.00	1,880.07	1,880.07

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6093 Loyola Gonzalez, Bianca Itzel	151276	.00	1,650.18	1,650.18
6304 Loyola-Gonzalez, Mario	151277	.00	1,090.92	1,090.92
6153 Midkiff, Elizabeth Danielle	151278	.00	402.48	402.48
6104 Olson, Raye	151279	.00	1,571.62	1,571.62
5672 Romero-Gudino, Kevin	151280	.00	1,005.32	1,005.32
5672 Romero-Gudino, Kevin	151281	.00	200.00	200.00
4337 Summers, Kay Annette	151282	.00	1,591.87	1,591.87
6210 Wright, Jeffrey Alan	151283	.00	1,619.97	1,619.97
6236 Zebrowitz, Michele Ann	151284	.00	481.95	481.95
5469 Bring, Glen	151285	.00	2,033.76	2,033.76
5713 Lonnegren, Nicholas Edward	151286	.00	2,538.94	2,538.94
5915 Lowry, Karen	151287	.00	1,218.99	1,218.99
5850 McGee, Lisa	151288	.00	1,366.39	1,366.39
5606 Perez, Christina	151289	.00	1,184.23	1,184.23
5312 Thomas, Anna Pauline	151290	.00	1,210.44	1,210.44
3309 Yaworski, Jessica Leah	151291	.00	1,331.73	1,331.73
5104 Cline, Cole	151292	.00	2,156.90	2,156.90
5099 Godecke, Rachel Renee	151293	.00	1,837.50	1,837.50
5918 Harrison, Russell	151294	.00	1,738.00	1,738.00
5260 Murray, Timothy	151295	.00	1,726.09	1,726.09
5588 ODonnell, Sandra	151296	.00	1,711.36	1,711.36
5709 Paterson-Lewis, Heather	151297	.00	1,532.42	1,532.42
5976 Schuler, Melissa Lynn	151298	.00	1,707.29	1,707.29
5688 Woods, Lisa Mary	151299	.00	1,422.39	1,422.39
5847 Hay, Katie Lynn	151300	.00	1,820.73	1,820.73
5362 Lyons, Bradley Allen	151301	.00	1,606.69	1,606.69
5985 Parra, Rafael Jesse	151302	.00	1,903.38	1,903.38
5356 Samansky, Jason Travis	151303	.00	2,499.11	2,499.11
4863 Walker, Courtney Lynn	151304	.00	3,450.19	3,450.19
5626 Werley, Cody Steven	151305	.00	1,952.61	1,952.61
4326 Begovich, Jeff	151306	.00	3,521.06	3,521.06
5355 Calora, Marilyn	151307	.00	1,543.34	1,543.34
5292 Fisher, Christopher	151308	.00	2,000.11	2,000.11
5830 Godecke, Andrew Robert	151309	.00	1,817.31	1,817.31
5059 Norkunas, Daniel	151310	.00	1,953.42	1,953.42
5332 Pendery, Austin Richard	151311	.00	1,922.61	1,922.61
5054 Smith, Rebecca Holly	151312	.00	2,090.96	2,090.96
4754 Brown, Alex	151313	.00	2,837.24	2,837.24
5017 Brown, Michelle	151314	.00	2,428.41	2,428.41
5016 Cady, Jeffrey	151315	.00	3,821.80	3,821.80
5320 Camara, Robert	151316	.00	596.50	596.50
4949 Cruz-Alvarez, Saul	151317	.00	1,971.77	1,971.77
5616 Daniels, Anthony James	151318	.00	2,326.44	2,326.44
6171 Foster, Joshua Verndale	151319	.00	2,030.93	2,030.93
4864 Frisby, John D	151320	.00	5,514.52	5,514.52
6044 Glassburn, Christopher Mickeal	151321	.00	3,426.28	3,426.28
4364 Hamer, Rachel Lea	151322	.00	2,662.37	2,662.37
4445 Kistler, Daniel John	151323	.00	2,383.01	2,383.01
4191 Martin, Jody	151324	.00	2,170.88	2,170.88
6165 Mazza, Patrick Joseph	151325	.00	702.02	702.02
6040 McAdoo, Kevin Thomas	151326	.00	3,727.49	3,727.49
5859 Melandow, Meggan Elizabeth	151327	.00	1,647.77	1,647.77
4800 Parke, Jason	151328	.00	2,998.51	2,998.51
6041 Roberts, Drew Edwin	151329	.00	2,033.82	2,033.82
4577 Schurke, Marcie Linn	151330	.00	2,988.97	2,988.97
6049 Whalen, Danielle Maria	151331	.00	1,453.30	1,453.30
4637 Lacost, Geoffrey Alan	151332	.00	1,278.00	1,278.00
4637 Lacost, Geoffrey Alan	151333	.00	3,000.00	3,000.00
3164 Louthan, Carol Ann	151334	.00	3,528.83	3,528.83

Payment Batch Register

Pay Date Range 11/22/25 - 12/05/25
Pay Batch 12/12/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5620 Matus, Eric	151335	.00	2,868.41	2,868.41
5806 McRae, Kurt	151336	.00	2,067.23	2,067.23
5839 Mlnarik, Wayne	151337	.00	2,577.50	2,577.50
4021 Nicholson, Marie	151338	.00	2,296.25	2,296.25
4508 Nilssen, Erik	151339	.00	4,778.93	4,778.93
6097 Wilders, Shawn R	151340	.00	1,355.28	1,355.28
6273 Bray, David P	151341	.00	2,423.74	2,423.74
6214 Dick, Colby	151342	.00	2,158.40	2,158.40
5970 Eissel, Aron Alec	151343	.00	2,487.89	2,487.89
6276 Ryan, Justin Cory	151344	.00	2,010.19	2,010.19
6025 Zepeda, Luis Gonsalez	151345	.00	1,853.73	1,853.73
6144 Bowlin, Katie Ann	151346	.00	1,669.98	1,669.98
5276 Brunz, Emily	151347	.00	2,684.24	2,684.24
4357 Roberts, Monique	151348	.00	967.33	967.33
6187 Maddox, Linda Whiteside	763356	179.00	.00	179.00
6277 Van De Boom, Richard Edward	763357	118.25	.00	118.25
6260 Georges, Thomas Patrick	763358	2,920.80	.00	2,920.80
4808 Kyeremeh, Ignatius Kofi	763359	4,022.59	.00	4,022.59
6262 Baker, John Joseph	763360	476.74	.00	476.74
5977 Smith, Debbie Anne	763361	650.71	.00	650.71
6270 Bakkedahl, Gavin Locke	763362	1,791.92	.00	1,791.92
6282 Maulis, Mamre	763363	408.24	.00	408.24
4043 Tucker, Yolanda Cecelia	763364	819.96	.00	819.96
5827 Bell, Shelby	763365	99.82	.00	99.82
	Grand Totals	$11,488.03	$1,648,100.81	$1,659,588.84
	Total Checks 10			
	Total Direct Deposits 663			

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYABLES CHECK LISTING TOTALING $4,955,181.66 FOR CHECKS #763366-763555 AND EFTS #151352-151454, ALL DATED 12-12-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser
Digitally signed by Kathy Kaiser
Date: 2026.01.14 13:04:00 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris
Digitally signed by Meghan Dorris
Date: 2026.01.14 15:42:34 -08'00'
ASSISTANT TREASURER

Douglas County
12/12/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/12/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1-BOFA - Bank of America					
Check	12/12/2025	763366 Accounts Payable	ABE Printing & Copy		244.44
Check	12/12/2025	763367 Accounts Payable	Ace Hardware		138.31
Check	12/12/2025	763368 Accounts Payable	Ace Hardware		104.00
Check	12/12/2025	763369 Accounts Payable	Ace Hardware		138.79
Check	12/12/2025	763370 Accounts Payable	Alsco Inc		156.06
Check	12/12/2025	763371 Accounts Payable	Alsco Inc		286.52
Check	12/12/2025	763372 Accounts Payable	Alsco Inc		180.00
Check	12/12/2025	763373 Accounts Payable	Alsco Inc		175.72
Check	12/12/2025	763374 Accounts Payable	Alsco Inc		623.60
Check	12/12/2025	763375 Accounts Payable	Alsco Inc		211.72
Check	12/12/2025	763376 Accounts Payable	Alsco Inc		614.56
Check	12/12/2025	763377 Accounts Payable	Alsco Inc		180.00
Check	12/12/2025	763378 Accounts Payable	Alsco Inc		273.03
Check	12/12/2025	763379 Accounts Payable	Applied Concepts Inc		3,922.00
Check	12/12/2025	763380 Accounts Payable	Arata Equipment Company		241.47
Check	12/12/2025	763381 Accounts Payable	Ard , Angeliek M		137.77
Check	12/12/2025	763382 Accounts Payable	Armac Construction LLC		9,494.91
Check	12/12/2025	763383 Accounts Payable	Ascent Environmental Inc		11,664.75
Check	12/12/2025	763384 Accounts Payable	Ascentec Holdings LLC		90.00
Check	12/12/2025	763385 Accounts Payable	AT&T Global Services		72.25
Check	12/12/2025	763386 Accounts Payable	AT&T Mobility National Accounts LLC		208.08
Check	12/12/2025	763387 Accounts Payable	AT&T Mobility National Accounts LLC		6,106.38
Check	12/12/2025	763388 Accounts Payable	AT&T Mobility National Accounts LLC		2,672.48
Check	12/12/2025	763389 Accounts Payable	Ayala Properties LLC		21.72
Check	12/12/2025	763390 Accounts Payable	B&L Backflow Testing Specialist LLC		98.00
Check	12/12/2025	763391 Accounts Payable	Bai Construction		18.70
Check	12/12/2025	763392 Accounts Payable	Blue Owl Pest Control		130.00
Check	12/12/2025	763393 Accounts Payable	Bob Barker Company Inc		90.88
Check	12/12/2025	763394 Accounts Payable	Brady Industries LLC		252.42
Check	12/12/2025	763395 Accounts Payable	Building Code Solutions Inc		2,520.00
Check	12/12/2025	763396 Accounts Payable	Burgans , Amy		88.00
Check	12/12/2025	763397 Accounts Payable	CA Group Inc		12,569.33
Check	12/12/2025	763398 Accounts Payable	Carson Valley Conservation District		30,386.42
Check	12/12/2025	763399 Accounts Payable	Carson Valley Health		150.00

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/12/2025	763400 Accounts Payable	Carson Valley Signs		40.00
Check	12/12/2025	763401 Accounts Payable	Carson Valley Visitors Authority		100.00
Check	12/12/2025	763402 Accounts Payable	Center Point Large Print		73.50
Check	12/12/2025	763403 Accounts Payable	Chaney , Jeffrey P		5,115.00
Check	12/12/2025	763404 Accounts Payable	Charter Communications Operating LLC		940.81
Check	12/12/2025	763405 Accounts Payable	Ciriello , Don		650.00
Check	12/12/2025	763406 Accounts Payable	Cla-Val		412.80
Check	12/12/2025	763407 Accounts Payable	Clarity Counseling Services		420.00
Check	12/12/2025	763408 Accounts Payable	Compassionate Solutions Inc		2,714.98
Check	12/12/2025	763409 Accounts Payable	Core West Inc		1,285,587.19
Check	12/12/2025	763410 Accounts Payable	Costco Citi Card - Community Services		738.16
Check	12/12/2025	763411 Accounts Payable	Costco Citi Card - JPO		341.34
Check	12/12/2025	763412 Accounts Payable	Coverley or Scheetz or Elges - Petty Cash		1,792.00
Check	12/12/2025	763413 Accounts Payable	Crestmore Village Apartments		1,300.00
Check	12/12/2025	763414 Accounts Payable	Dare to be A Cowboy		250.00
Check	12/12/2025	763415 Accounts Payable	Davis , David B		1,225.00
Check	12/12/2025	763416 Accounts Payable	Davis, Carolyn - Petty Cash		10.00
Check	12/12/2025	763417 Accounts Payable	Dell Marketing LP		1,992.23
Check	12/12/2025	763418 Accounts Payable	DIRECTV LLC		220.28
Check	12/12/2025	763419 Accounts Payable	DIRECTV LLC		372.46
Check	12/12/2025	763420 Accounts Payable	DIRECTV LLC		437.55
Check	12/12/2025	763421 Accounts Payable	Douglas County Sheriff's Department		362.50
Check	12/12/2025	763422 Accounts Payable	Douglas Disposal Inc		16,098.97
Check	12/12/2025	763423 Accounts Payable	Driscoll , Bill		500.00
Check	12/12/2025	763424 Accounts Payable	Easton , Kara		472.93
Check	12/12/2025	763425 Accounts Payable	eClinical Works LLC		31.35
Check	12/12/2025	763426 Accounts Payable	Eggen , Loren		262.50
Check	12/12/2025	763427 Accounts Payable	Elite Investigations of Northern Nevada		3,250.06
Check	12/12/2025	763428 Accounts Payable	Express Systems		909.03
Check	12/12/2025	763429 Accounts Payable	F & B Inc		1,120.00
Check	12/12/2025	763430 Accounts Payable	Farnworth , Carla		1,950.00
Check	12/12/2025	763431 Accounts Payable	Fastenal Industrial		37.65
Check	12/12/2025	763432 Accounts Payable	Frontier		896.23
Check	12/12/2025	763433 Accounts Payable	Frontier		172.63
Check	12/12/2025	763434 Accounts Payable	Frontier		679.85

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/12/2025	763435 Accounts Payable	Frontier		679.85
Check	12/12/2025	763436 Accounts Payable	Frontier		0.26
Check	12/12/2025	763437 Accounts Payable	Frontier		176.45
Check	12/12/2025	763438 Accounts Payable	Frontier		104.84
Check	12/12/2025	763439 Accounts Payable	Frontier		646.18
Check	12/12/2025	763440 Accounts Payable	Gardnerville Town Of		723.42
Check	12/12/2025	763441 Accounts Payable	Genoa Trees & Landscape Materials Inc		110.00
Check	12/12/2025	763442 Accounts Payable	Gilbert , Paul E		1,425.00
Check	12/12/2025	763443 Accounts Payable	Glasson , Richard		1,725.00
Check	12/12/2025	763444 Accounts Payable	Golub , Debbie Duran		182.00
Check	12/12/2025	763445 Accounts Payable	Gonzales , Sallie		43.82
Check	12/12/2025	763446 Accounts Payable	Great Western Recreation		304.60
Check	12/12/2025	763447 Accounts Payable	Guglielmo and Associates		584.76
Check	12/12/2025	763448 Accounts Payable	Haen Constructors		5,725.60
Check	12/12/2025	763449 Accounts Payable	Hallam, Veronica - Petty Cash		20.00
Check	12/12/2025	763450 Accounts Payable	Hartman , Jill		783.25
Check	12/12/2025	763451 Accounts Payable	HDR Engineering Inc		4,975.35
Check	12/12/2025	763452 Accounts Payable	Hernandez-Arroy , Fabiola		29.62
Check	12/12/2025	763453 Accounts Payable	Home Depot - 6978		407.95
Check	12/12/2025	763454 Accounts Payable	Home Depot - 6978		2,124.21
Check	12/12/2025	763455 Accounts Payable	Hunt Propane Inc		734.02
Check	12/12/2025	763456 Accounts Payable	ICMA		1,200.00
Check	12/12/2025	763457 Accounts Payable	Impact Construction Inc		26,536.73
Check	12/12/2025	763458 Accounts Payable	Indian Hills GID		306,412.00
Check	12/12/2025	763459 Accounts Payable	Ingram Library Services LLC		448.77
Check	12/12/2025	763460 Accounts Payable	IS Store Inc / AM-PM North		250.00
Check	12/12/2025	763461 Accounts Payable	Jones , Sharie L		87.85
Check	12/12/2025	763462 Accounts Payable	Kale , Griffin		212.00
Check	12/12/2025	763463 Accounts Payable	Keefe Supply Company		702.70
Check	12/12/2025	763464 Accounts Payable	Laboratory Corporation of American Holdings		825.68
Check	12/12/2025	763465 Accounts Payable	Laird , Tanner		212.00
Check	12/12/2025	763466 Accounts Payable	Language Line Services Inc		27.88
Check	12/12/2025	763467 Accounts Payable	Long , Christina E		174.20
Check	12/12/2025	763468 Accounts Payable	Maier , Alyssa Rose		107.88

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/12/2025	763469	Accounts Payable	Main Street Gardnerville		22,601.00
Check	12/12/2025	763470	Accounts Payable	Manglinong , Christina L		46.80
Check	12/12/2025	763471	Accounts Payable	Matthew Bender & Co Inc		4,060.91
Check	12/12/2025	763472	Accounts Payable	Microgenics Corp		3,469.07
Check	12/12/2025	763473	Accounts Payable	Minden Lawyers LLC		6,653.13
Check	12/12/2025	763474	Accounts Payable	Minden Town of		32,518.94
Check	12/12/2025	763475	Accounts Payable	Morrow , Jacob		52.00
Check	12/12/2025	763476	Accounts Payable	Myers , Kasey S		125.30
Check	12/12/2025	763477	Accounts Payable	Nelson , Kallie		415.73
Check	12/12/2025	763478	Accounts Payable	Nelson and Kennard		247.69
Check	12/12/2025	763479	Accounts Payable	Nevada Dance Company		800.00
Check	12/12/2025	763480	Accounts Payable	Nevada Department of Agriculture		621.61
Check	12/12/2025	763481	Accounts Payable	NV Consulting LLC / Reclaimed NV		2,651.25
Check	12/12/2025	763482	Accounts Payable	NV Energy		42.69
Check	12/12/2025	763483	Accounts Payable	NV Energy		44.12
Check	12/12/2025	763484	Accounts Payable	NV Energy		278.85
Check	12/12/2025	763485	Accounts Payable	NV Energy		37.01
Check	12/12/2025	763486	Accounts Payable	NV Energy		73.74
Check	12/12/2025	763487	Accounts Payable	NV Energy		44.04
Check	12/12/2025	763488	Accounts Payable	NV Energy		43.35
Check	12/12/2025	763489	Accounts Payable	NV Energy		60.17
Check	12/12/2025	763490	Accounts Payable	NV Energy		29,938.66
Check	12/12/2025	763491	Accounts Payable	NV State Department of Public Safety		14,898.00
Check	12/12/2025	763492	Accounts Payable	NV State Public Employees Retirement System		2,799.68
Check	12/12/2025	763493	Accounts Payable	NV State Public Employees Retirement System		1,515,417.26
Check	12/12/2025	763494	Accounts Payable	NV State Treasurer-PAYROLL		4.00
Check	12/12/2025	763495	Accounts Payable	O'Brien , Paul		1,500.00
Check	12/12/2025	763496	Accounts Payable	O'Reilly Auto Parts		436.34
Check	12/12/2025	763497	Accounts Payable	ODP Business Solutions LLC		799.91
Check	12/12/2025	763498	Accounts Payable	Office Plus of Nevada		23.40
Check	12/12/2025	763499	Accounts Payable	Onward (ACH)		2,462.45
Check	12/12/2025	763500	Accounts Payable	Outreach Smartphone Monitoring		314.94
Check	12/12/2025	763501	Accounts Payable	Partnership Douglas County Inc		5,516.26
Check	12/12/2025	763502	Accounts Payable	Parts House		244.43

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/12/2025	763503	Accounts Payable	Peterbilt Truck Parts & Equipment		310.46
Check	12/12/2025	763504	Accounts Payable	Pitney Bowes Global Financial Services LLC		561.06
Check	12/12/2025	763505	Accounts Payable	Precision Document Imaging		14,037.82
Check	12/12/2025	763506	Accounts Payable	Priority Dispatch Corp.		425.00
Check	12/12/2025	763507	Accounts Payable	ProtoKleen Inc		595.00
Check	12/12/2025	763508	Accounts Payable	Purcell Tire and Service Center		4,427.00
Check	12/12/2025	763509	Accounts Payable	Resource Concepts Inc		13,113.75
Check	12/12/2025	763510	Accounts Payable	Resource Development Company		560,187.45
Check	12/12/2025	763511	Accounts Payable	Rosin , Bruce R		573.70
Check	12/12/2025	763512	Accounts Payable	Ruggia , Peace		212.00
Check	12/12/2025	763513	Accounts Payable	SCaDU		333.50
Check	12/12/2025	763514	Accounts Payable	SCaDU		241.00
Check	12/12/2025	763515	Accounts Payable	Sierra Motel BH LLC		350.00
Check	12/12/2025	763516	Accounts Payable	Sierra Select		640.00
Check	12/12/2025	763517	Accounts Payable	Smith , Damond		384.80
Check	12/12/2025	763518	Accounts Payable	South Tahoe Refuse Co Inc		4,901.96
Check	12/12/2025	763519	Accounts Payable	Stericycle Inc		28.00
Check	12/12/2025	763520	Accounts Payable	Stericycle Inc		37.00
Check	12/12/2025	763521	Accounts Payable	Stericycle Inc		35.05
Check	12/12/2025	763522	Accounts Payable	Stericycle Inc		730.61
Check	12/12/2025	763523	Accounts Payable	Stericycle Inc		70.47
Check	12/12/2025	763524	Accounts Payable	Stonestreet , Susan		19.50
Check	12/12/2025	763525	Accounts Payable	Sysco Food Services of Sacramento		5,055.88
Check	12/12/2025	763526	Accounts Payable	Sysco Food Services of Sacramento		11,123.14
Check	12/12/2025	763527	Accounts Payable	Sysco Food Services of Sacramento		521.61
Check	12/12/2025	763528	Accounts Payable	Sysco Food Services of Sacramento		12,374.13
Check	12/12/2025	763529	Accounts Payable	T-Mobile USA Inc		177.24
Check	12/12/2025	763530	Accounts Payable	T-Mobile USA Inc		535.95
Check	12/12/2025	763531	Accounts Payable	TactiTronics LLC		1,040.00
Check	12/12/2025	763532	Accounts Payable	Tahoe Basin Container Service Inc		163.00
Check	12/12/2025	763533	Accounts Payable	Taylor , Nancy		778.70
Check	12/12/2025	763534	Accounts Payable	Tessco Technologies Inc		3,977.01
Check	12/12/2025	763535	Accounts Payable	Thomson Reuters-West		1,560.63
Check	12/12/2025	763536	Accounts Payable	Tillman Kimmerling Center LLC		702.90

Douglas County
12/12/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/12/2025	763537	Accounts Payable	Uline Inc		532.06
Check	12/12/2025	763538	Accounts Payable	US Foods Inc		2,199.56
Check	12/12/2025	763539	Accounts Payable	US Foods Inc		2,783.20
Check	12/12/2025	763540	Accounts Payable	US Postal Service - Minden		2,058.00
Check	12/12/2025	763541	Accounts Payable	USABluebook		1,571.39
Check	12/12/2025	763542	Accounts Payable	USDA Forest Service		740.00
Check	12/12/2025	763543	Accounts Payable	Vestis Services LLC		836.25
Check	12/12/2025	763544	Accounts Payable	Walsh , Larry		550.00
Check	12/12/2025	763545	Accounts Payable	Wild West Pest Management		140.00
Check	12/12/2025	763546	Accounts Payable	Williams , Bobbie		200.00
Check	12/12/2025	763547	Accounts Payable	Wilson Engineers LLC		2,640.00
Check	12/12/2025	763548	Accounts Payable	Xerox Corporation		1,976.92
Check	12/12/2025	763549	Accounts Payable	Yeaman , Guy		455.00
Check	12/12/2025	763550	Accounts Payable	YourMembership.com Inc		584.10
Check	12/12/2025	763551	Accounts Payable	Jensen Infrastructure (ACH)		520.00
Check	12/12/2025	763552	Accounts Payable	RAD Strategies Inc (ACH)		6,800.00
Check	12/12/2025	763553	Accounts Payable	Hustle 2.0 PBC (ACH)		2,488.40
Check	12/12/2025	763554	Accounts Payable	ARC Generator Service (ACH)		2,739.33
Check	12/12/2025	763555	Accounts Payable	Carson City Rural Child Advocacy Center (ACH)		2,000.00
EFT	12/12/2025	151352	Accounts Payable	A Sign Shop (ACH)		1,773.00
EFT	12/12/2025	151353	Accounts Payable	A+ Janitorial Service (ACH)		562.50
EFT	12/12/2025	151354	Accounts Payable	Accolades Trophies Engraving & Gifts (ACH)		183.54
EFT	12/12/2025	151355	Accounts Payable	Allison MacKenzie Ltd (ACH)		8,839.00
EFT	12/12/2025	151356	Accounts Payable	Amazon Capital Services Inc (ACH)		11,528.38
EFT	12/12/2025	151357	Accounts Payable	American Exchange LLC (ACH)		813.73
EFT	12/12/2025	151358	Accounts Payable	Animal Medical Services (ACH)		279.00
EFT	12/12/2025	151359	Accounts Payable	Battle Born Medical Douglas LLC (ACH)		3,375.00
EFT	12/12/2025	151360	Accounts Payable	Bently Ranch (ACH)		1,268.50
EFT	12/12/2025	151361	Accounts Payable	BL Friedman Creative (ACH)		250.00
EFT	12/12/2025	151362	Accounts Payable	Blackstone Publishing (ACH)		385.00
EFT	12/12/2025	151363	Accounts Payable	BlueTritton Brands Inc (ACH)		68.44
EFT	12/12/2025	151364	Accounts Payable	Brown (ACH) , Richard		1,700.00
EFT	12/12/2025	151365	Accounts Payable	Buddi US LLC (ACH)		1,521.00
EFT	12/12/2025	151366	Accounts Payable	Buffo's Refrigeration (ACH)		1,409.72

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/12/2025	151367	Accounts Payable	Capitol Reporters (ACH)		5,757.40
EFT	12/12/2025	151368	Accounts Payable	Carson Valley Locksmith (ACH)		799.00
EFT	12/12/2025	151369	Accounts Payable	Certerra Black Eagle (ACH)		2,070.00
EFT	12/12/2025	151370	Accounts Payable	Cinderlite Trucking Corp (ACH)		1,745.00
EFT	12/12/2025	151371	Accounts Payable	Cintas Corporation (ACH)		166.70
EFT	12/12/2025	151372	Accounts Payable	Correa , Elaine Kay (ACH)		235.30
EFT	12/12/2025	151373	Accounts Payable	CPS HR Consulting (ACH)		1,059.00
EFT	12/12/2025	151374	Accounts Payable	Dash Medical Gloves LLC (ACH)		495.00
EFT	12/12/2025	151375	Accounts Payable	Davis (ACH) , Bryan		500.00
EFT	12/12/2025	151376	Accounts Payable	DCS Protective Association (DCSPA) (ACH)		4,350.00
EFT	12/12/2025	151377	Accounts Payable	Douglas County Employees Association (ACH)		1,560.00
EFT	12/12/2025	151378	Accounts Payable	DTS Fiber / Digital Technology Solutions Inc (ACH)		2,637.50
EFT	12/12/2025	151379	Accounts Payable	DTS Fiber / Digital Technology Solutions Inc (ACH)		1,501.12
EFT	12/12/2025	151380	Accounts Payable	Eide Bailly LLP (ACH)		16,170.00
EFT	12/12/2025	151381	Accounts Payable	Ence Law Ltd (ACH)		2,417.50
EFT	12/12/2025	151382	Accounts Payable	Entenmann-Rovin Co (ACH)		147.44
EFT	12/12/2025	151383	Accounts Payable	Fife (ACH) , Nancy J		100.00
EFT	12/12/2025	151384	Accounts Payable	Flyers Energy LLC (ACH)		2,166.25
EFT	12/12/2025	151385	Accounts Payable	Flyers Energy LLC (ACH)		1,827.40
EFT	12/12/2025	151386	Accounts Payable	Flyers Energy LLC (ACH)		3,465.63
EFT	12/12/2025	151387	Accounts Payable	Fountain (ACH) , Ann M		300.00
EFT	12/12/2025	151388	Accounts Payable	Grainger (ACH)		456.77
EFT	12/12/2025	151389	Accounts Payable	Hajoca Corporation (ACH)		140.60
EFT	12/12/2025	151390	Accounts Payable	Harrys Business Machines Inc (ACH)		895.39
EFT	12/12/2025	151391	Accounts Payable	HealthEquity Inc		24,650.85
EFT	12/12/2025	151392	Accounts Payable	High Sierra Business Systems Inc (ACH)		41.47
EFT	12/12/2025	151393	Accounts Payable	High Sierra Elevator Inspections Inc (ACH)		550.00
EFT	12/12/2025	151394	Accounts Payable	Honeywell International Inc (ACH)		31,077.58
EFT	12/12/2025	151395	Accounts Payable	Howell (ACH) , Paul		573.70
EFT	12/12/2025	151396	Accounts Payable	Hummingbird Yoga LLC (ACH)		396.50
EFT	12/12/2025	151397	Accounts Payable	Inland Supply Co (ACH)		3,385.59
EFT	12/12/2025	151398	Accounts Payable	Inland Supply Co (ACH)		536.60

Douglas County

12/12/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/12/2025	151399	Accounts Payable	JW Welding Supplies & Tools (ACH)		20.85
EFT	12/12/2025	151400	Accounts Payable	Law Offices of Maximilian Stovall LTD (ACH)		8,102.50
EFT	12/12/2025	151401	Accounts Payable	LoPresto (ACH) , Tessa		87.75
EFT	12/12/2025	151402	Accounts Payable	Majen LLC (ACH)		50.00
EFT	12/12/2025	151403	Accounts Payable	Marc Picker Law (ACH)		1,978.66
EFT	12/12/2025	151404	Accounts Payable	Marcus G. Faust Prof Corp (ACH)		4,166.66
EFT	12/12/2025	151405	Accounts Payable	MCD Language Solutions LLC (ACH)		640.00
EFT	12/12/2025	151406	Accounts Payable	Merit Electric Company (ACH)		340.00
EFT	12/12/2025	151407	Accounts Payable	Midwest Tape (ACH)		3,036.64
EFT	12/12/2025	151408	Accounts Payable	Model Dairy LLC (ACH)		2,361.12
EFT	12/12/2025	151409	Accounts Payable	Moss (ACH) , Marie		500.00
EFT	12/12/2025	151410	Accounts Payable	Multi Service Technology Solutions Inc (ACH)		73.92
EFT	12/12/2025	151411	Accounts Payable	Naturescape Inc (ACH)		2,083.00
EFT	12/12/2025	151412	Accounts Payable	Nevada News Group (ACH)		569.31
EFT	12/12/2025	151413	Accounts Payable	Nevada News Group (ACH)		317.76
EFT	12/12/2025	151414	Accounts Payable	Nevada News Group (ACH)		197.25
EFT	12/12/2025	151415	Accounts Payable	Nevada News Group (ACH)		1,165.00
EFT	12/12/2025	151416	Accounts Payable	Nevada Tahoe Conservation District (ACH)		334,687.43
EFT	12/12/2025	151417	Accounts Payable	Nichols (ACH) , Steven		599.00
EFT	12/12/2025	151418	Accounts Payable	Ottman (ACH) , Rose M		583.70
EFT	12/12/2025	151419	Accounts Payable	Pavini (ACH) , Jana		1,000.00
EFT	12/12/2025	151420	Accounts Payable	Physician Select Management LLC (ACH)		140.00
EFT	12/12/2025	151421	Accounts Payable	PowerSchool Group LLC (ACH)		10,302.50
EFT	12/12/2025	151422	Accounts Payable	Prasad Law PLLC (ACH)		367.50
EFT	12/12/2025	151423	Accounts Payable	Qualcon Contractors Inc (ACH)		223,155.00
EFT	12/12/2025	151424	Accounts Payable	R & S Optimum Offset (ACH)		3,093.00
EFT	12/12/2025	151425	Accounts Payable	Recon Healthcare Services (ACH)		54,600.00
EFT	12/12/2025	151426	Accounts Payable	Record Courier (ACH)		105.49
EFT	12/12/2025	151427	Accounts Payable	Red Barn Car Wash (ACH)		91.00
EFT	12/12/2025	151428	Accounts Payable	Roney (ACH) , Terry		350.00
EFT	12/12/2025	151429	Accounts Payable	Ross Heating and Air Conditioning Inc (ACH)		6,940.00
EFT	12/12/2025	151430	Accounts Payable	Roth (ACH) , Cheryl M		131.95
EFT	12/12/2025	151431	Accounts Payable	SGS Silver State Analytical Laboratories		1,889.00

Douglas County
12/12/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/12/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
				(ACH)		
EFT	12/12/2025	151432	Accounts Payable	SoSuTV Corporation (ACH)		5,805.00
EFT	12/12/2025	151433	Accounts Payable	Summit Plumbing Co LLC (ACH)		8,569.53
EFT	12/12/2025	151434	Accounts Payable	Sunrise Engineering LLC (ACH)		702.00
EFT	12/12/2025	151435	Accounts Payable	Superior Plus Propane (ACH)		7,129.48
EFT	12/12/2025	151436	Accounts Payable	Superior Plus Propane (ACH)		581.37
EFT	12/12/2025	151437	Accounts Payable	Tahoe Supply Company (ACH)		580.66
EFT	12/12/2025	151438	Accounts Payable	Tahoe Supply Company (ACH)		537.63
EFT	12/12/2025	151439	Accounts Payable	Tate Snyder Kimsey Architects Ltd (ACH)		250.00
EFT	12/12/2025	151440	Accounts Payable	Thaler (ACH) , Steven		500.00
EFT	12/12/2025	151441	Accounts Payable	Thatcher Company of Nevada Inc (ACH)		4,209.20
EFT	12/12/2025	151442	Accounts Payable	TruePoint Solutions LLC (ACH)		825.00
EFT	12/12/2025	151443	Accounts Payable	UBEO Business Services (ACH)		316.97
EFT	12/12/2025	151444	Accounts Payable	Uniformity of Nevada LLC (ACH)		150.00
EFT	12/12/2025	151445	Accounts Payable	US Bank Equipment Finance (ACH)		477.91
EFT	12/12/2025	151446	Accounts Payable	US Bank Equipment Finance (ACH)		149.32
EFT	12/12/2025	151447	Accounts Payable	US Bank Equipment Finance (ACH)		84.00
EFT	12/12/2025	151448	Accounts Payable	US Bank Equipment Finance (ACH)		245.41
EFT	12/12/2025	151449	Accounts Payable	USA Fleet Solutions (ACH)		2,053.81
EFT	12/12/2025	151450	Accounts Payable	Vital Signs (ACH)		875.00
EFT	12/12/2025	151451	Accounts Payable	Western Nevada Supply Co (ACH)		1,071.71
EFT	12/12/2025	151452	Accounts Payable	Western Nevada Supply Co (ACH)		10,422.42
EFT	12/12/2025	151453	Accounts Payable	Western Nevada Supply Co (ACH)		3,749.71
EFT	12/12/2025	151454	Accounts Payable	Wright (ACH) , Lisa J		312.00
1-BOFA Bank of America Totals:				Transactions: 293		$4,955,181.66

Checks:	190	$4,095,725.44
EFTs:	103	$859,456.22

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYABLES CHECK LISTING TOTALING $1,920,473.52 FOR CHECKS #763556-763717 AND EFTS #151460-151545, ALL DATED 12-19-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 14:27:38 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:49:37 -08'00'
ASSISTANT TREASURER

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1-BOFA - Bank of America					
Check	12/19/2025	763556 Accounts Payable	ABE Printing & Copy		1,437.00
Check	12/19/2025	763557 Accounts Payable	Ace Hardware		87.92
Check	12/19/2025	763558 Accounts Payable	Ace Hardware		395.49
Check	12/19/2025	763559 Accounts Payable	Ace Hardware		37.95
Check	12/19/2025	763560 Accounts Payable	Alexander , Cherie A		65.00
Check	12/19/2025	763561 Accounts Payable	Alsco Inc		42.78
Check	12/19/2025	763562 Accounts Payable	Alsco Inc		126.49
Check	12/19/2025	763563 Accounts Payable	Anthony , Tara Kay		25.00
Check	12/19/2025	763564 Accounts Payable	ARC Health & Wellness		2,049.00
Check	12/19/2025	763565 Accounts Payable	ASAP-Tiden's Delivery		35.75
Check	12/19/2025	763566 Accounts Payable	Ascentec Holdings LLC		208.25
Check	12/19/2025	763567 Accounts Payable	AT&T Global Services		1,834.14
Check	12/19/2025	763568 Accounts Payable	AT&T Global Services		536.14
Check	12/19/2025	763569 Accounts Payable	AT&T Global Services		0.81
Check	12/19/2025	763570 Accounts Payable	AT&T Global Services		8,134.00
Check	12/19/2025	763571 Accounts Payable	AT&T Mobility National Accounts LLC		126.72
Check	12/19/2025	763572 Accounts Payable	Bank of America (Procurement Cards)		53,526.84
Check	12/19/2025	763573 Accounts Payable	Barnes , Jessica Lee		65.00
Check	12/19/2025	763574 Accounts Payable	Bella Vita Bistro & Catering		1,131.25
Check	12/19/2025	763575 Accounts Payable	Beller , Michael		102.93
Check	12/19/2025	763576 Accounts Payable	Blank , Michael		6,710.01
Check	12/19/2025	763577 Accounts Payable	Bob Barker Company Inc		267.22
Check	12/19/2025	763578 Accounts Payable	Bonanza Produce Co		1,564.60
Check	12/19/2025	763579 Accounts Payable	Brady Industries LLC		228.24
Check	12/19/2025	763580 Accounts Payable	Brinc Drones Inc		2,499.00
Check	12/19/2025	763581 Accounts Payable	Broadcast Music Inc		446.00
Check	12/19/2025	763582 Accounts Payable	Bruno , Paul A		80.00
Check	12/19/2025	763583 Accounts Payable	Caliber Collision		4,743.92
Check	12/19/2025	763584 Accounts Payable	Callon , Kimberly A		65.00
Check	12/19/2025	763585 Accounts Payable	Capital Ford Inc		453.96
Check	12/19/2025	763586 Accounts Payable	Carson City Landfill		42,228.84
Check	12/19/2025	763587 Accounts Payable	Carson Water Subconservancy District		16,015.18
Check	12/19/2025	763588 Accounts Payable	Casey , Maureen F		80.00
Check	12/19/2025	763589 Accounts Payable	Charter Communications Operating LLC		4,852.03

Douglas County
12/19/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/19/2025	763590	Accounts Payable	Chase International Property Management LLC		1,250.00
Check	12/19/2025	763591	Accounts Payable	Civil Science Infrastructure Inc		4,056.00
Check	12/19/2025	763592	Accounts Payable	Clark , Esperanza		285.00
Check	12/19/2025	763593	Accounts Payable	Cloudnomics		9,999.00
Check	12/19/2025	763594	Accounts Payable	Cummins Inc		1,785.65
Check	12/19/2025	763595	Accounts Payable	Diedrichsen , John		95.00
Check	12/19/2025	763596	Accounts Payable	Douglas County Mosquito Abatement District		15,250.02
Check	12/19/2025	763597	Accounts Payable	Douglas County School District		49,373.68
Check	12/19/2025	763598	Accounts Payable	Douglas County School District		38,016.00
Check	12/19/2025	763599	Accounts Payable	Douglas County School District		80,231.34
Check	12/19/2025	763600	Accounts Payable	Douglas County Utilities		11,606.84
Check	12/19/2025	763601	Accounts Payable	East Fork Swimming Pool District		62,069.04
Check	12/19/2025	763602	Accounts Payable	Elk Point Sanitation District		62.05
Check	12/19/2025	763603	Accounts Payable	Express Systems		269.77
Check	12/19/2025	763604	Accounts Payable	Ferone , Taylorann		65.00
Check	12/19/2025	763605	Accounts Payable	First Centennial Title Co		32.75
Check	12/19/2025	763606	Accounts Payable	Frontier		23,686.35
Check	12/19/2025	763607	Accounts Payable	Frontier		1,131.13
Check	12/19/2025	763608	Accounts Payable	Frontier Communications Corp		2,168.26
Check	12/19/2025	763609	Accounts Payable	Gardnerville Ranchos GID		18,566.29
Check	12/19/2025	763610	Accounts Payable	Granite Construction Supply		109.92
Check	12/19/2025	763611	Accounts Payable	Guglielmo and Associates		212.93
Check	12/19/2025	763612	Accounts Payable	Hach Company		1,189.34
Check	12/19/2025	763613	Accounts Payable	Hardy , Donna M		65.00
Check	12/19/2025	763614	Accounts Payable	Home Depot - 6978		934.26
Check	12/19/2025	763615	Accounts Payable	Hunt Propane Inc		852.60
Check	12/19/2025	763616	Accounts Payable	Indian Hills GID		88.88
Check	12/19/2025	763617	Accounts Payable	Indian Hills GID		13,077.33
Check	12/19/2025	763618	Accounts Payable	Interstate Batteries of the Sierras		1,209.40
Check	12/19/2025	763619	Accounts Payable	JDM Landscaping LLC		3,300.00
Check	12/19/2025	763620	Accounts Payable	Jenks , James D		65.00
Check	12/19/2025	763621	Accounts Payable	Joe Benigno's Tree Service		1,598.00
Check	12/19/2025	763622	Accounts Payable	Johnson Valuation Group LTD		1,050.00
Check	12/19/2025	763623	Accounts Payable	Jones , Roger R , JR		65.00

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/19/2025	763624	Accounts Payable	KC , Lochan		65.00
Check	12/19/2025	763625	Accounts Payable	KEPRO Acquisitions Inc		910.00
Check	12/19/2025	763626	Accounts Payable	Kingsbury GID		36,147.22
Check	12/19/2025	763627	Accounts Payable	Lakeridge General Improvement District		1,279.87
Check	12/19/2025	763628	Accounts Payable	Language Line Services Inc		56.52
Check	12/19/2025	763629	Accounts Payable	Learned , Christopher		65.00
Check	12/19/2025	763630	Accounts Payable	Lehmkuhl , Kathy		800.00
Check	12/19/2025	763631	Accounts Payable	Lereta LLC		246.43
Check	12/19/2025	763632	Accounts Payable	Lionez , Tiel Gray		47.54
Check	12/19/2025	763633	Accounts Payable	Lone Tree Frame Company		281.16
Check	12/19/2025	763634	Accounts Payable	Mark Smith Tire Center Inc - Les Schwab Tires		39.99
Check	12/19/2025	763635	Accounts Payable	Martinez-Covey , Celeste		65.00
Check	12/19/2025	763636	Accounts Payable	McKalip , James R		80.00
Check	12/19/2025	763637	Accounts Payable	Metzger , Laurie		65.00
Check	12/19/2025	763638	Accounts Payable	Minden Lawyers LLC		2,633.78
Check	12/19/2025	763639	Accounts Payable	Minden Taxi		64.00
Check	12/19/2025	763640	Accounts Payable	Minden-Gardnerville Sanitation District		10,119.23
Check	12/19/2025	763641	Accounts Payable	NACO-Nevada Association of Counties		39,293.00
Check	12/19/2025	763642	Accounts Payable	Nelson and Kennard		247.69
Check	12/19/2025	763643	Accounts Payable	NEOGOV		441.32
Check	12/19/2025	763644	Accounts Payable	Nevada Assoc of County Clerks and Elect Officials		310.00
Check	12/19/2025	763645	Accounts Payable	Nevada Department of Agriculture		448.43
Check	12/19/2025	763646	Accounts Payable	New American Dream Gun Show		250.00
Check	12/19/2025	763647	Accounts Payable	NMS Labs		66.00
Check	12/19/2025	763648	Accounts Payable	Northern Nevada Development Authority		750.00
Check	12/19/2025	763649	Accounts Payable	NV Energy		36.64
Check	12/19/2025	763650	Accounts Payable	NV Energy		522.84
Check	12/19/2025	763651	Accounts Payable	NV Energy		65.58
Check	12/19/2025	763652	Accounts Payable	NV Energy		7,565.35
Check	12/19/2025	763653	Accounts Payable	NV Energy		7,754.17
Check	12/19/2025	763654	Accounts Payable	NV Energy		5,537.38
Check	12/19/2025	763655	Accounts Payable	NV Energy		39.99
Check	12/19/2025	763656	Accounts Payable	NV Energy		309.01
Check	12/19/2025	763657	Accounts Payable	NV Energy		36.64

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/19/2025	763658	Accounts Payable	NV State Department of Public Safety		156.00
Check	12/19/2025	763659	Accounts Payable	NV State Dept of Motor Vehicles		20.00
Check	12/19/2025	763660	Accounts Payable	O'Reilly Auto Parts		516.21
Check	12/19/2025	763661	Accounts Payable	ODP Business Solutions LLC		820.96
Check	12/19/2025	763662	Accounts Payable	OverDrive Inc		210.00
Check	12/19/2025	763663	Accounts Payable	Parts House		146.74
Check	12/19/2025	763664	Accounts Payable	Parts House		31.76
Check	12/19/2025	763665	Accounts Payable	Parts House		67.18
Check	12/19/2025	763666	Accounts Payable	PeaPeg LLC		2,775.91
Check	12/19/2025	763667	Accounts Payable	Pitney Bowes Global Financial Services LLC		1,931.70
Check	12/19/2025	763668	Accounts Payable	Priority Dispatch Corp.		850.00
Check	12/19/2025	763669	Accounts Payable	Qual-Econ USA (ACH)		24,326.00
Check	12/19/2025	763670	Accounts Payable	Raptor Pest Control		565.00
Check	12/19/2025	763671	Accounts Payable	Refuse Inc		526.21
Check	12/19/2025	763672	Accounts Payable	Ricoh USA Inc		168.48
Check	12/19/2025	763673	Accounts Payable	Round Hill General Improvement District		8,390.19
Check	12/19/2025	763674	Accounts Payable	SHI International Corp		27,160.03
Check	12/19/2025	763675	Accounts Payable	Shindelbower , Diane E		65.00
Check	12/19/2025	763676	Accounts Payable	Shope , Deborah A		65.00
Check	12/19/2025	763677	Accounts Payable	Sierra Controls LLC		8,472.50
Check	12/19/2025	763678	Accounts Payable	Sierra Estates General Improvement District		185.12
Check	12/19/2025	763679	Accounts Payable	Silver State Industries		4,450.00
Check	12/19/2025	763680	Accounts Payable	Silver State Towing		439.25
Check	12/19/2025	763681	Accounts Payable	Skyland General Improvement District		3,149.85
Check	12/19/2025	763682	Accounts Payable	Southwest Gas		611.36
Check	12/19/2025	763683	Accounts Payable	St. John , Dan , JR		80.00
Check	12/19/2025	763684	Accounts Payable	Stampede Pest Control		100.00
Check	12/19/2025	763685	Accounts Payable	Stericycle Inc		111.00
Check	12/19/2025	763686	Accounts Payable	Suicide Prevention Network		6,012.68
Check	12/19/2025	763687	Accounts Payable	Sysco Food Services of Sacramento		1,502.09
Check	12/19/2025	763688	Accounts Payable	Sysco Food Services of Sacramento		3,978.53
Check	12/19/2025	763689	Accounts Payable	Sysco Food Services of Sacramento		342.68
Check	12/19/2025	763690	Accounts Payable	TactiTronics LLC		832.00
Check	12/19/2025	763691	Accounts Payable	Tahoe Douglas District		5,231.75

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/19/2025	763692	Accounts Payable	Tahoe Douglas Fire Protection District		179,335.16
Check	12/19/2025	763693	Accounts Payable	The Travelers Indemnity Company		100.00
Check	12/19/2025	763694	Accounts Payable	Thomson Reuters-West		2,363.48
Check	12/19/2025	763695	Accounts Payable	Three Peaks Therapy LLC		3,120.00
Check	12/19/2025	763696	Accounts Payable	Topaz Ranch Estates GID		5,313.12
Check	12/19/2025	763697	Accounts Payable	Total Court Services of Nevada LLC		8,857.65
Check	12/19/2025	763698	Accounts Payable	Umana , Roy		90.00
Check	12/19/2025	763699	Accounts Payable	United Rentals		1,420.68
Check	12/19/2025	763700	Accounts Payable	University of Nevada, Reno		408.00
Check	12/19/2025	763701	Accounts Payable	US Foods Inc		1,081.24
Check	12/19/2025	763702	Accounts Payable	US Postal Service - Gardnerville		2,850.00
Check	12/19/2025	763703	Accounts Payable	US Postal Service - Gardnerville		370.00
Check	12/19/2025	763704	Accounts Payable	US Postal Service - Minden		370.00
Check	12/19/2025	763705	Accounts Payable	Verizon Wireless		600.15
Check	12/19/2025	763706	Accounts Payable	Verizon Wireless		39.02
Check	12/19/2025	763707	Accounts Payable	Walmart Community		1,105.38
Check	12/19/2025	763708	Accounts Payable	Welcomes Auto Body & Towing		2,894.37
Check	12/19/2025	763709	Accounts Payable	Whipple Electric LLC		1,560.00
Check	12/19/2025	763710	Accounts Payable	Williams , Bobbie		650.00
Check	12/19/2025	763711	Accounts Payable	Wood Rodgers Inc		2,310.00
Check	12/19/2025	763712	Accounts Payable	Yeaman , Guy		135.00
Check	12/19/2025	763713	Accounts Payable	Zephyr Cove Elementary School Parents Club		30,000.00
Check	12/19/2025	763714	Accounts Payable	Zephyr Cove General Improvement District		1,322.55
Check	12/19/2025	763715	Accounts Payable	Zephyr Heights General Improvement District		2,349.58
Check	12/19/2025	763716	Accounts Payable	Zephyr Knolls General Improvement District		2,080.90
Check	12/19/2025	763717	Accounts Payable	Fung (ACH) , Janice		400.00
EFT	12/19/2025	151460	Accounts Payable	A Sign Shop (ACH)		1,038.00
EFT	12/19/2025	151461	Accounts Payable	Accolades Trophies Engraving & Gifts (ACH)		225.28
EFT	12/19/2025	151462	Accounts Payable	Ace Concrete Construction LLC (ACH)		3,500.00
EFT	12/19/2025	151463	Accounts Payable	Allied Sanitation Services LLC (ACH)		125.00
EFT	12/19/2025	151464	Accounts Payable	Allison MacKenzie Ltd (ACH)		70.00
EFT	12/19/2025	151465	Accounts Payable	Amazon Capital Services Inc (ACH)		5,869.39
EFT	12/19/2025	151466	Accounts Payable	American Water Works Association (ACH)		539.00

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/19/2025	151467	Accounts Payable	Animal Medical Services (ACH)		919.47
EFT	12/19/2025	151468	Accounts Payable	ARC Generator Service (ACH)		2,796.59
EFT	12/19/2025	151469	Accounts Payable	Baker Tilly Advisory Group LP (ACH)		9,328.55
EFT	12/19/2025	151470	Accounts Payable	Blackstone Publishing (ACH)		164.56
EFT	12/19/2025	151471	Accounts Payable	Bulbman (ACH)		1,450.04
EFT	12/19/2025	151472	Accounts Payable	Canon Financial Services Inc (ACH)		470.00
EFT	12/19/2025	151473	Accounts Payable	Carey Rosser Law, Ltd (ACH)		15,583.00
EFT	12/19/2025	151474	Accounts Payable	Carson Valley Community Food Closet (ACH)		300.00
EFT	12/19/2025	151475	Accounts Payable	Cave Rock Estates GID (ACH)		2,840.49
EFT	12/19/2025	151476	Accounts Payable	CCMSI (ACH)		1,905.02
EFT	12/19/2025	151477	Accounts Payable	CCMSI (ACH)		27,419.44
EFT	12/19/2025	151478	Accounts Payable	Central Systems Electric Inc (ACH)		18.37
EFT	12/19/2025	151479	Accounts Payable	Cinderlite Trucking Corp (ACH)		170.13
EFT	12/19/2025	151480	Accounts Payable	Cintas Corporation (ACH)		1,870.99
EFT	12/19/2025	151481	Accounts Payable	Cisco Air Systems Inc (ACH)		5,520.00
EFT	12/19/2025	151482	Accounts Payable	Clouser Law Group Ltd (ACH)		10,267.50
EFT	12/19/2025	151483	Accounts Payable	Commercial Equipment Source LLC (ACH)		340.00
EFT	12/19/2025	151484	Accounts Payable	Construction Materials Engineers Inc (ACH)		23,744.68
EFT	12/19/2025	151485	Accounts Payable	Cutting Edge Supply (ACH)		568.90
EFT	12/19/2025	151486	Accounts Payable	DOWL LLC (ACH)		24,518.65
EFT	12/19/2025	151487	Accounts Payable	DTS Fiber / Digital Technology Solutions Inc (ACH)		4,447.56
EFT	12/19/2025	151488	Accounts Payable	East Fork Fire Protection District (T&A) (ACH)		235,044.24
EFT	12/19/2025	151489	Accounts Payable	Elk Point Plaza LLC (ACH)		360.00
EFT	12/19/2025	151490	Accounts Payable	Empire Southwest LLC (ACH)		23,189.50
EFT	12/19/2025	151491	Accounts Payable	Enerspect Medical Solutions LLC (ACH)		22,046.97
EFT	12/19/2025	151492	Accounts Payable	Factory Motor Parts Co (ACH)		14,609.76
EFT	12/19/2025	151493	Accounts Payable	Family Support Council of Douglas County (ACH)		7,126.06
EFT	12/19/2025	151494	Accounts Payable	Fife (ACH) , Nancy J		100.00
EFT	12/19/2025	151495	Accounts Payable	Figueroa Criminal Defense Group LLC (ACH)		297.50
EFT	12/19/2025	151496	Accounts Payable	Flyers Energy LLC (ACH)		1,529.71
EFT	12/19/2025	151497	Accounts Payable	Flyers Energy LLC (ACH)		4,405.67

Douglas County

12/19/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/19/2025	151498	Accounts Payable	Grainger (ACH)		6,071.74
EFT	12/19/2025	151499	Accounts Payable	Hajoca Corporation (ACH)		120.02
EFT	12/19/2025	151500	Accounts Payable	Hydraulic Industrial Services Inc (ACH)		342.32
EFT	12/19/2025	151501	Accounts Payable	Inland Supply Co (ACH)		421.04
EFT	12/19/2025	151502	Accounts Payable	International Academies of Emergency Dispatch (ACH		60.00
EFT	12/19/2025	151503	Accounts Payable	JE Fuller/Hydrology and Geomorphology Inc (ACH)		34,650.00
EFT	12/19/2025	151504	Accounts Payable	L/P Insurance Services LLC (ACH)		98,604.00
EFT	12/19/2025	151505	Accounts Payable	Law Offices of Maximilian Stovall LTD (ACH)		66,250.00
EFT	12/19/2025	151506	Accounts Payable	Legacy Land and Water LLC (ACH)		4,000.00
EFT	12/19/2025	151507	Accounts Payable	Lumos & Associates Inc (ACH)		15,550.00
EFT	12/19/2025	151508	Accounts Payable	Mahoney & Associates Consulting LLC (ACH)		5,814.00
EFT	12/19/2025	151509	Accounts Payable	Matt Stermitz Law LLC (ACH)		66,700.00
EFT	12/19/2025	151510	Accounts Payable	Maxwell Products Inc (ACH)		23,903.78
EFT	12/19/2025	151511	Accounts Payable	MCD Language Solutions LLC (ACH)		320.00
EFT	12/19/2025	151512	Accounts Payable	McDonald Carano LLP (ACH)		3,500.00
EFT	12/19/2025	151513	Accounts Payable	McMaster-Carr (ACH)		99.29
EFT	12/19/2025	151514	Accounts Payable	MGroup Marketing (ACH)		1,102.36
EFT	12/19/2025	151515	Accounts Payable	Model Dairy LLC (ACH)		295.62
EFT	12/19/2025	151516	Accounts Payable	Multi Service Technology Solutions Inc (ACH)		392.92
EFT	12/19/2025	151517	Accounts Payable	National Center for Safety Initiatives LLC (NCSI) , (ACH)		1,202.50
EFT	12/19/2025	151518	Accounts Payable	Nevada Appeal (ACH)		89.94
EFT	12/19/2025	151519	Accounts Payable	Nevada Commercial Group LLC (ACH)		1,935.22
EFT	12/19/2025	151520	Accounts Payable	Nichols Consulting Engineers (ACH)		4,472.50
EFT	12/19/2025	151521	Accounts Payable	Oliver Park General Improvement District (ACH)		10,990.03
EFT	12/19/2025	151522	Accounts Payable	Overhead Fire Protection Inc (ACH)		1,221.15
EFT	12/19/2025	151523	Accounts Payable	Pavion Corp (ACH)		786.00
EFT	12/19/2025	151524	Accounts Payable	R & S Optimum Offset (ACH)		1,689.00
EFT	12/19/2025	151525	Accounts Payable	RFI Enterprises Inc (ACH)		3,291.92
EFT	12/19/2025	151526	Accounts Payable	RPM Law, PLLC (ACH)		29,777.28
EFT	12/19/2025	151527	Accounts Payable	Sagebrush Sprouts Preschool		5,147.55

Douglas County
12/19/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/19/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/19/2025	151528	Accounts Payable	SGS Silver State Analytical Laboratories (ACH)		1,186.00
EFT	12/19/2025	151529	Accounts Payable	Smith Valley Garage Inc (ACH)		2,339.00
EFT	12/19/2025	151530	Accounts Payable	Sofos (ACH)		66,250.00
EFT	12/19/2025	151531	Accounts Payable	SPB Utility Services Inc		1,249.83
EFT	12/19/2025	151532	Accounts Payable	Summit Plumbing Co LLC (ACH)		340.73
EFT	12/19/2025	151533	Accounts Payable	Tate Snyder Kimsey Architects Ltd (ACH)		33,790.00
EFT	12/19/2025	151534	Accounts Payable	UBEO Business Services (ACH)		796.28
EFT	12/19/2025	151535	Accounts Payable	Uniformity of Nevada LLC (ACH)		488.99
EFT	12/19/2025	151536	Accounts Payable	US Bank Equipment Finance (ACH)		339.51
EFT	12/19/2025	151537	Accounts Payable	US Bank Equipment Finance (ACH)		161.17
EFT	12/19/2025	151538	Accounts Payable	US Bank Equipment Finance (ACH)		1,908.94
EFT	12/19/2025	151539	Accounts Payable	US Bank Equipment Finance (ACH)		983.22
EFT	12/19/2025	151540	Accounts Payable	US Bank Equipment Finance (ACH)		179.06
EFT	12/19/2025	151541	Accounts Payable	Vital Signs (ACH)		25.00
EFT	12/19/2025	151542	Accounts Payable	Walder (ACH) , Kirk Eugene		80.00
EFT	12/19/2025	151543	Accounts Payable	Walkenhorst's (ACH)		480.96
EFT	12/19/2025	151544	Accounts Payable	Western Nevada Supply Co (ACH)		32.13
EFT	12/19/2025	151545	Accounts Payable	Wickstrom Ace Hardware LLC (ACH)		245.97
1-BOFA Bank of America Totals:				Transactions: 248		$1,920,473.52

Checks:	162	$966,076.53
EFTs:	86	$954,396.99

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYROLL CHECK LISTING TOTALING $1,593,714.59 FOR CHECKS #763718-763735, ALL ETFS, ALL DATED 12-26-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210.

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 13:04:33 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:40:41 -08'00'
ASSISTANT TREASURER

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
4130 Davidson, Jenifer	151552	.00	6,969.02	6,969.02
6181 Evanson, Rachael Nicole	151553	.00	2,051.34	2,051.34
4645 Lang, Wendy Jo	151554	.00	5,763.19	5,763.19
3419 Lewis, Kathryn Marie	151555	.00	5,560.01	5,560.01
6254 Wheeler, Brooke Cenora	151556	.00	1,851.99	1,851.99
3299 Mccullough, David Scott	151557	.00	4,693.13	4,693.13
4714 Filter, Brian	151558	.00	6,346.10	6,346.10
5328 Valdez, Robyn Aiko	151559	.00	2,451.90	2,451.90
5913 Cachinero, Eric	151560	.00	3,320.99	3,320.99
6310 Anderson, Daniel Hanbury	151561	.00	1,993.33	1,993.33
6310 Anderson, Daniel Hanbury	151562	.00	664.44	664.44
4177 Montoya, Leah	151563	.00	2,984.84	2,984.84
4657 Richardson, Matthew	151564	.00	3,590.49	3,590.49
6217 Eannarino, Jaime Dawn	151565	.00	1,890.41	1,890.41
3310 Etchegoyhen, Dion	151566	.00	3,545.39	3,545.39
6166 Johns, Katelyn Nicole	151567	.00	1,750.96	1,750.96
3531 OHair, Kimberly	151568	.00	3,035.18	3,035.18
5697 Poppinga, Kathryn	151569	.00	2,255.07	2,255.07
4936 Troutner, Michael David	151572	.00	1,956.35	1,956.35
4387 Williams, Toni Grace	151573	.00	2,189.09	2,189.09
6215 Wilson, Elise Maria	151574	.00	1,795.32	1,795.32
6010 Buma At, Candy Ve De Gracia	151575	.00	932.05	932.05
5956 Carter, Deborah Christine	151576	.00	2,947.89	2,947.89
4782 Chieffo, Caroline	151577	.00	1,628.01	1,628.01
4782 Chieffo, Caroline	151578	.00	1,450.00	1,450.00
5738 Hernandez Rea, Louis Obed	151579	.00	2,082.25	2,082.25
4600 Kaiser, Katherine Anne	151580	.00	3,852.38	3,852.38
4658 Kent, Andrea Celeste	151581	.00	2,695.96	2,695.96
4691 Moreno, Sarah	151582	.00	2,217.86	2,217.86
5935 Solorio Reza, Veronica	151583	.00	1,990.55	1,990.55
5646 Swickard, Debbie A	151584	.00	1,952.31	1,952.31
5646 Swickard, Debbie A	151585	.00	500.00	500.00
5261 Brantmeyer, Ana	151586	.00	1,883.62	1,883.62
6250 Morgan, Roberta Jo	151588	.00	1,602.22	1,602.22
4766 Stovall, Jodi Odette	151589	.00	2,560.45	2,560.45
5317 Balda, Tanya	151590	.00	2,139.67	2,139.67
5645 Lane, Amber Marie	151591	.00	1,918.78	1,918.78
5251 Leeper, Nicki Jennifer	151592	.00	3,558.67	3,558.67
5828 Allmett, David	151593	.00	2,495.82	2,495.82
6052 Arriola, Yvonne Marie	151594	.00	2,050.44	2,050.44
5395 Harjes, Georgianne Dombrowik	151595	.00	2,345.20	2,345.20
5395 Harjes, Georgianne Dombrowik	151596	.00	781.73	781.73
3296 McDonough, Regina	151597	.00	2,505.01	2,505.01
5256 Pablo, Michelle	151598	.00	2,140.00	2,140.00
5419 Allmett, Melissa	151599	.00	1,728.86	1,728.86
6271 Baltazar Hernandez, Giovanni E	151600	.00	816.70	816.70
6271 Baltazar Hernandez, Giovanni E	151601	.00	816.70	816.70
6233 Dorris, Meghan	151603	.00	3,090.98	3,090.98
6233 Dorris, Meghan	151604	.00	300.00	300.00
6296 Dunkelberg, Edie Lynn	151605	.00	1,482.11	1,482.11

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6296 Dunkelberg, Edie Lynn	151606	.00	150.00	150.00
6294 Molina, Meghan Elise	151607	.00	1,859.34	1,859.34
5403 Vaclavek, Corinne Rene	151608	.00	2,551.57	2,551.57
5403 Vaclavek, Corinne Rene	151609	.00	100.00	100.00
4047 Gerard, Donald Joseph	151610	.00	4,947.82	4,947.82
5628 Williams, Daniel Alan	151611	.00	2,675.59	2,675.59
5341 Sanders, Dennis Wayne	151612	.00	2,061.02	2,061.02
4194 Avila, Michael	151613	.00	3,175.97	3,175.97
5901 Ayers, Logan	151614	.00	2,244.73	2,244.73
6255 Betz, Cameron Lee	151615	.00	3,184.60	3,184.60
5617 Calleja, Trevor	151616	.00	2,360.50	2,360.50
5617 Calleja, Trevor	151617	.00	600.00	600.00
5834 Kale, Griffin Thomas	151618	.00	3,663.42	3,663.42
6269 Laird, Tanner Andrew	151619	.00	2,285.72	2,285.72
6269 Laird, Tanner Andrew	151620	.00	260.00	260.00
5890 Quigley, Andrew	151621	.00	5,382.86	5,382.86
6094 Ruggia, Peace Paul	151622	.00	4,484.04	4,484.04
6314 Scheer, Alexander David	151623	.00	3,382.02	3,382.02
3461 Stugart, Susan L	151624	.00	2,508.05	2,508.05
5966 Woods, David Allen	151625	.00	3,544.90	3,544.90
6253 Donahue, Rachel Michelle	151626	.00	1,789.34	1,789.34
6253 Donahue, Rachel Michelle	151627	.00	320.00	320.00
5283 Drew, Tiffini	151628	.00	1,063.43	1,063.43
5283 Drew, Tiffini	151629	.00	950.00	950.00
5390 Johnson, Marcia Michelle	151630	.00	1,036.92	1,036.92
4157 McMurry, Cindy	151631	.00	2,312.41	2,312.41
4157 McMurry, Cindy	151632	.00	350.00	350.00
5315 Shaw, Ashley Elaine	151633	.00	1,991.18	1,991.18
5315 Shaw, Ashley Elaine	151634	.00	200.00	200.00
5233 Vido, Christine Elizabeth	151635	.00	3,611.54	3,611.54
5233 Vido, Christine Elizabeth	151636	.00	500.00	500.00
5100 Warren, Megan	151637	.00	2,559.29	2,559.29
6298 Watson, Brittney Leesa	151638	.00	3,117.37	3,117.37
4926 Cristanelli, Brenda	151639	.00	1,534.68	1,534.68
3172 Elges, Ronald	151641	.00	6,233.82	6,233.82
3399 Storke, Jonathan D	151642	.00	4,086.75	4,086.75
4773 George, Ana Gabriela	151643	.00	2,441.47	2,441.47
3394 Ginocchio, Rodney W	151644	.00	5,620.44	5,620.44
5093 Green, Kylie Nicole	151645	.00	2,587.34	2,587.34
3142 Lynch, Will R.	151646	.00	4,571.67	4,571.67
3333 Richardson, Connie	151647	.00	1,156.96	1,156.96
3433 Scheetz, Kirsten Maureen	151648	.00	1,622.48	1,622.48
3433 Scheetz, Kirsten Maureen	151649	.00	1,100.00	1,100.00
3337 Adkins, Michelle	151650	.00	2,175.56	2,175.56
4176 Allen, Crystal	151651	.00	2,069.85	2,069.85
5489 Bell, Jennifer	151652	.00	2,120.54	2,120.54
5396 Bennett, Temi Elaine	151653	.00	1,699.61	1,699.61
3248 Drake, Karis	151654	.00	3,155.68	3,155.68
5925 Garcia, Melissa Susan	151655	.00	2,018.86	2,018.86
5325 Handy, Sherral Diane	151656	.00	204.66	204.66
5325 Handy, Sherral Diane	151657	.00	1,000.00	1,000.00
5311 Miller, Ricky	151658	.00	2,221.16	2,221.16
5184 Peters, William	151659	.00	2,189.79	2,189.79
6167 Acero, Leonel	151660	.00	2,720.39	2,720.39
6167 Acero, Leonel	151661	.00	100.00	100.00
4611 Barden, Michael	151662	.00	3,310.12	3,310.12
6232 Battcher, Cameron Blane	151663	.00	3,355.04	3,355.04
6219 Boogman, Katherine Victoria	151664	.00	3,172.97	3,172.97

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25

Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6155 Browning, Andrew Douglas	151665	.00	2,298.24	2,298.24
4105 Cadwallader, David	151666	.00	3,498.20	3,498.20
1420 Charles, Mark	151667	.00	3,330.49	3,330.49
5259 Clifford, Dustin	151668	.00	3,142.61	3,142.61
5708 Drgas, Tomasz	151669	.00	2,796.56	2,796.56
4756 Freeman, Kevin RD	151670	.00	3,632.63	3,632.63
6291 Goldsmith, Richard Wilson	151671	.00	2,028.10	2,028.10
4698 Guerra, Jose Ricardo	151672	.00	3,889.56	3,889.56
6083 Holle, Brandon Tyler	151673	.00	2,433.45	2,433.45
3418 Jenkins, Nadine Yvonne	151674	.00	4,883.29	4,883.29
4696 Kimbrell, Steven John	151675	.00	355.63	355.63
4696 Kimbrell, Steven John	151676	.00	3,200.72	3,200.72
6242 Lewis, Caleb Howard	151677	.00	1,208.15	1,208.15
5941 Livingston, Daniel Marquis	151678	.00	2,517.78	2,517.78
5077 McLaughlin, Spencer	151679	.00	2,959.12	2,959.12
6008 Mendieta, Jasmin Teresa	151680	.00	2,949.48	2,949.48
3604 Ridley, Clayton	151681	.00	3,137.56	3,137.56
4556 Rollins, James	151682	.00	2,712.62	2,712.62
5694 Russell, Jonathen Philip	151683	.00	2,447.18	2,447.18
6148 Sakert, Januarius Alexander	151684	.00	2,452.86	2,452.86
4343 Sanchez, Donovan Joseph	151685	.00	4,047.20	4,047.20
3439 Schultz, Theresa Christine	151686	.00	2,101.07	2,101.07
4604 Short, Derek Clayton	151687	.00	4,019.15	4,019.15
5582 Silva Ortiz, Jose G	151688	.00	3,217.21	3,217.21
3404 Stanley, David Alan Jr.	151689	.00	5,137.56	5,137.56
3404 Stanley, David Alan Jr.	151690	.00	350.00	350.00
6241 Swarms, Daniel R	151691	.00	918.60	918.60
6241 Swarms, Daniel R	151692	.00	1,705.97	1,705.97
6101 Turek, Andrew Paul	151693	.00	2,958.42	2,958.42
3305 Battcher, John	151694	.00	3,178.40	3,178.40
3035 Britton, Daniel	151695	.00	5,222.25	5,222.25
5110 Cunningham, Jeremy Ray	151696	.00	3,036.36	3,036.36
4116 George, John Arthur	151697	.00	3,971.11	3,971.11
3505 Grant, Ryan David	151698	.00	3,507.96	3,507.96
5152 Graves, Jessica Lynn	151699	.00	3,353.70	3,353.70
3436 Jasperson, Edward W	151700	.00	3,721.11	3,721.11
4360 Johnsen, Jeffrey	151701	.00	4,451.89	4,451.89
4394 Jones, Tyler A	151702	.00	3,738.21	3,738.21
5946 Poling, Denielle Lynn	151703	.00	1,857.62	1,857.62
3401 Schultz, Steven D	151704	.00	3,384.12	3,384.12
3312 Tipton, Linda Jane	151705	.00	2,372.35	2,372.35
5019 Warfield, Steven William	151706	.00	3,056.61	3,056.61
4938 West, Mariah Cathleen	151707	.00	3,784.52	3,784.52
3608 Wharton, Scott W	151708	.00	4,174.48	4,174.48
3516 Windsor, Adam R	151709	.00	3,854.28	3,854.28
4131 Young, Ryan Robert	151710	.00	3,881.27	3,881.27
4015 Karosich, Kevin Charles	151711	.00	3,261.77	3,261.77
4531 Koontz, Brenton Robert	151712	.00	2,828.45	2,828.45
5897 Mairs, Charles D	151713	.00	4,774.01	4,774.01
4244 Meyer, John	151714	.00	4,483.07	4,483.07
5477 Begovich, Cody	151715	.00	3,055.69	3,055.69
4557 Brown, Mark	151716	.00	3,680.10	3,680.10
6045 Cheechov, Alexandria Ashley	151717	.00	3,025.48	3,025.48
6320 Conley, Edward James	151718	.00	1,295.42	1,295.42
5454 Copp, Keenan	151719	.00	2,450.90	2,450.90
4070 Davis, Justin	151720	.00	3,505.99	3,505.99
5619 Del Soldato, Cody	151721	.00	2,801.27	2,801.27
5047 DeRosa, Salvatore	151722	.00	3,737.54	3,737.54
4269 Dickens, Mark	151723	.00	4,269.86	4,269.86

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6005 Dion, Evan Rene	151724	.00	2,366.73	2,366.73
3226 Duffy, Robert	151725	.00	4,856.13	4,856.13
3634 Flagg, Marshall	151726	.00	3,070.84	3,070.84
4369 Fricke, Justin Frederick	151727	.00	4,136.24	4,136.24
5137 Graves, Stephen Michael	151728	.00	3,495.94	3,495.94
5849 Hanson, Michael Ray	151729	.00	2,964.48	2,964.48
5919 Heffner, Jared Cortlen	151730	.00	2,786.82	2,786.82
5097 Hickman, Zachary D	151731	.00	3,722.43	3,722.43
5111 Hodges, Joshua Adam	151732	.00	3,895.49	3,895.49
5062 Holdridge, Tyree	151733	.00	2,685.07	2,685.07
5693 Incopero, Noah Thomas	151734	.00	2,792.50	2,792.50
4488 Jacobsen, Bruce M	151735	.00	6,009.39	6,009.39
5138 Jenkins, Eric Robert William	151736	.00	3,846.29	3,846.29
3407 Koontz, Richard JR	151737	.00	5,468.56	5,468.56
4322 Lenz, John Christian	151738	.00	4,014.41	4,014.41
4598 Lewis, Kevin Zachary	151739	.00	3,308.50	3,308.50
6137 Lopez, Marlon Emanuel	151740	.00	3,432.40	3,432.40
6137 Lopez, Marlon Emanuel	151741	.00	381.38	381.38
6152 Mahon, Zachary Mark	151742	.00	2,699.21	2,699.21
6152 Mahon, Zachary Mark	151743	.00	476.33	476.33
6261 McGowan, Thomas Michael	151744	.00	3,020.16	3,020.16
5109 Michitarian, Conner	151745	.00	4,191.33	4,191.33
4460 Miller, Steven	151746	.00	3,865.52	3,865.52
5339 Oakes, Robert	151747	.00	4,321.48	4,321.48
4483 OSullivan, Luke	151748	.00	3,467.25	3,467.25
5951 Randall, Jacob Isaac	151749	.00	2,805.11	2,805.11
5715 Riker, Payton	151750	.00	3,251.20	3,251.20
2216 Rodriguez, Richard	151751	.00	3,653.54	3,653.54
4375 Russell, Seth	151752	.00	3,542.07	3,542.07
4433 Sampson, Matthew Alan	151753	.00	4,311.86	4,311.86
6290 Santos, Jimmi Lynn	151754	.00	2,772.29	2,772.29
5321 Sepulveda, William Michael Anthony	151755	.00	2,780.49	2,780.49
6072 Smith, Stephen Wyatt	151756	.00	4,662.13	4,662.13
6319 Soukup, Ramiro Jace	151757	.00	2,869.79	2,869.79
4882 Stebel, Maciej	151758	.00	3,849.17	3,849.17
5051 Strachan, Grace Louise	151759	.00	2,562.26	2,562.26
5051 Strachan, Grace Louise	151760	.00	250.00	250.00
5855 Tersteege, Zachariah John	151761	.00	4,081.56	4,081.56
5602 Thorne, Clinton Garrett	151762	.00	4,136.83	4,136.83
5703 Warren, Erik Anthony	151763	.00	2,444.18	2,444.18
4376 Williams, Justin Hall	151764	.00	4,128.78	4,128.78
5265 Martinez, Thomas	151765	.00	2,716.09	2,716.09
5296 Ferriera, Tylar	151766	.00	2,197.11	2,197.11
6023 Larsen, Samantha Rae	151767	.00	1,889.86	1,889.86
6018 Peterson, Cheyenne Nicole	151768	.00	1,690.78	1,690.78
5684 Sorrells, Jennifer Ann	151769	.00	2,624.30	2,624.30
6079 Dye, Tanner Ryan	151770	.00	2,767.21	2,767.21
5965 Easton, Kara Rae	151771	.00	4,251.45	4,251.45
5681 Mathes, Erin	151772	.00	1,833.75	1,833.75
5090 Carney, Marilyn	151773	.00	2,375.71	2,375.71
6089 Franz, Sarah Marie	151774	.00	2,168.45	2,168.45
5621 Maxwell, Courtni Lynn	151775	.00	2,447.00	2,447.00
5831 Shoemaker, Francesca Grace	151776	.00	1,749.12	1,749.12
5246 Weidner, Amy Colleen	151777	.00	2,133.92	2,133.92
3557 Wilfert, Kristin L	151778	.00	2,795.57	2,795.57
6168 Ames, Emilce Lianabel	151779	.00	3,931.29	3,931.29
5807 Edwards, Rebecca Lynne	151780	.00	4,595.49	4,595.49
4603 Goelz, Sandra Delores	151781	.00	2,896.16	2,896.16
3346 Kabat, Lorraine	151782	.00	915.80	915.80

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5892 Eady, Janice	151783	.00	1,899.77	1,899.77
3682 Plante, Erin	151784	.00	3,312.51	3,312.51
1724 Seddon, John James	151785	.00	3,729.53	3,729.53
6279 Wheeler, Kelsey Powell	151786	.00	2,689.31	2,689.31
5187 Barnes, Jacqueline	151787	.00	983.36	983.36
5187 Barnes, Jacqueline	151788	.00	200.00	200.00
5187 Barnes, Jacqueline	151789	.00	700.00	700.00
4835 Wagoner, Leanne Christine	151790	.00	4,037.43	4,037.43
6286 Ard, Angeliek Michone	151791	.00	3,070.18	3,070.18
4916 Gonzales, Sallie Marie	151792	.00	2,558.52	2,558.52
1889 Myers, Kasey	151793	.00	3,521.86	3,521.86
6268 Sharp, Wendy Dawn	151794	.00	2,819.15	2,819.15
5373 Aymami, David	151795	.00	992.24	992.24
3569 Budden, Sherman	151796	.00	780.15	780.15
3103 Carter, Trina	151797	.00	1,734.33	1,734.33
5318 Cooper, Timothy Charles	151798	.00	771.32	771.32
5257 Doan, Mickey Lowell	151799	.00	744.73	744.73
3538 Gonzalez, Ignacio A	151800	.00	3,136.51	3,136.51
3538 Gonzalez, Ignacio A	151801	.00	200.00	200.00
4197 Harding, William Joseph	151802	.00	734.53	734.53
3570 LaMonica, George Anthony	151803	.00	353.60	353.60
4822 Lee, Lori Ann	151804	.00	331.37	331.37
3659 Lindsay, Eric D	151805	.00	3,435.89	3,435.89
3659 Lindsay, Eric D	151806	.00	100.00	100.00
5422 Marshall, Gary D	151807	.00	362.43	362.43
4339 Midkiff, Douglas	151808	.00	4,407.65	4,407.65
4339 Midkiff, Douglas	151809	.00	100.00	100.00
4339 Midkiff, Douglas	151810	.00	100.00	100.00
4407 Roberts, Erik	151811	.00	847.19	847.19
6289 Samuelson, William Neil	151812	.00	433.21	433.21
5018 Sousa, Ricci Gordon	151813	.00	563.43	563.43
6231 Weddell, James Howard	151814	.00	557.68	557.68
4563 Casper, Richard Barry	151815	.00	5,180.03	5,180.03
6051 Cazares, Angelika Natalie	151816	.00	1,856.69	1,856.69
4554 Davis, Tammy	151817	.00	3,215.94	3,215.94
4262 Frank, Juley Ann	151818	.00	2,523.25	2,523.25
4007 Gregory, Cynthea Anne	151819	.00	3,051.28	3,051.28
4007 Gregory, Cynthea Anne	151820	.00	2,800.00	2,800.00
5121 Hames, Alex Arthur	151821	.00	5,279.40	5,279.40
5414 Hellman, William Kent	151822	.00	3,488.99	3,488.99
5123 Johnson, Matthew Steven	151824	.00	4,561.32	4,561.32
5344 Mazza, Chelsea Barbara	151825	.00	5,432.46	5,432.46
5955 Murphy, William	151826	.00	3,991.52	3,991.52
6006 Nelson, Kallie	151827	.00	4,096.79	4,096.79
4187 Putzer, Brian	151828	.00	3,589.92	3,589.92
6151 Remick, Heidi W	151829	.00	3,949.60	3,949.60
4401 Ritchie, Douglas	151830	.00	6,146.99	6,146.99
5995 Romero, Michele Mary	151831	.00	1,702.62	1,702.62
5858 Sibley, James Blake	151832	.00	4,837.29	4,837.29
5825 Simmons, Shannon Noel	151833	.00	2,350.51	2,350.51
5284 Teter, Jessica Lynn	151834	.00	1,880.77	1,880.77
6251 Thomas, Aaron Michael	151835	.00	4,041.69	4,041.69
6073 Thompson, Kristina	151836	.00	1,903.93	1,903.93
4521 Wadle, Zachary Jerome	151837	.00	4,767.16	4,767.16
4382 Williams, Lea Elise	151838	.00	2,075.17	2,075.17
4958 Cady, Kelly	151839	.00	3,336.75	3,336.75
6246 Champlin, Renee Nycole	151840	.00	181.44	181.44
3543 Hamer, Daniel Monroe	151841	.00	4,128.16	4,128.16

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5698 Harris, Krysinthia J	151842	.00	2,692.80	2,692.80
3410 Hastings-Molyneux, Dominic E	151843	.00	3,561.02	3,561.02
4639 Jones, Jessica	151844	.00	2,144.70	2,144.70
4639 Jones, Jessica	151845	.00	150.00	150.00
5678 Mangiaracina, Sara Rene	151846	.00	2,295.02	2,295.02
4151 Nicoll, Kenneth	151847	.00	3,388.32	3,388.32
5503 Orozco, Andres	151848	.00	2,151.26	2,151.26
6299 Pierce, Tamara Marie	151849	.00	1,814.27	1,814.27
6030 Andrews, Barrett Brynn George	151850	.00	2,398.56	2,398.56
5656 Arvizu, Julian	151851	.00	2,248.78	2,248.78
5690 Bryant, Trevor	151852	.00	2,102.16	2,102.16
6297 Burrows, Jalene	151853	.00	1,347.09	1,347.09
6275 Cervantes Mendoza, Brian Yovani	151854	.00	2,008.50	2,008.50
5833 Chavez, Ariel Michelle	151855	.00	342.93	342.93
6227 Dalton, Julie Noelle	151856	.00	2,215.79	2,215.79
5609 Damiani, Chelsea	151857	.00	4,373.72	4,373.72
6162 Diaz, Corryne Lee	151858	.00	2,444.04	2,444.04
5417 Giardina, Kelly Jean	151859	.00	2,490.47	2,490.47
4710 Grant Doney, Shawn R	151860	.00	2,907.65	2,907.65
5389 Grant, Teagan Ashley	151861	.00	3,532.55	3,532.55
4494 Heimark, Caitlin Yvonne	151862	.00	3,320.07	3,320.07
6039 Hennarty, Aimee Michele	151863	.00	2,204.21	2,204.21
5857 Jenkins, Kevin Ryan	151864	.00	2,341.27	2,341.27
5374 Keating, Anthony James	151865	.00	684.04	684.04
5476 Klemm, Paul Jeffrey Lazatin	151866	.00	1,401.65	1,401.65
5998 Kovacs, Haley Ann	151867	.00	2,235.84	2,235.84
4943 Lewis, Daryle Evan	151868	.00	1,975.47	1,975.47
6007 Maes, Cecilia Anita	151869	.00	2,057.15	2,057.15
5662 McClintock, Carol	151870	.00	1,865.98	1,865.98
6029 Miller, Daniel Hunt	151871	.00	2,135.80	2,135.80
3403 Naylor, Rebbel A	151872	.00	698.45	698.45
4809 Ong, Jacqueline	151873	.00	3,430.50	3,430.50
5837 Ong, Maria-Veronica	151874	.00	2,165.57	2,165.57
5934 Parris, Zachary	151875	.00	2,246.70	2,246.70
6170 Piazza, Santino Philip	151876	.00	2,155.00	2,155.00
6283 Porras, Jason	151877	.00	3,376.58	3,376.58
6285 Sarginson, Stephanie Kaye	151878	.00	1,979.25	1,979.25
1546 Smith, Nicolette Adelle	151879	.00	2,514.55	2,514.55
6102 Stocking, Jessica Linnea	151880	.00	4,928.21	4,928.21
5478 Strawn, Michelle Maria	151881	.00	2,336.83	2,336.83
4517 Talia, Cindy Marie	151882	.00	2,515.60	2,515.60
6211 Taylor, Geavon Damon	151883	.00	2,219.71	2,219.71
6174 Zaprzalka Vanbenthuysen, Paige Ann	151884	.00	796.20	796.20
6272 Zaprzalka, Nicole Marie	151885	.00	1,494.75	1,494.75
5443 Bandbaz, Zahra	151886	.00	2,098.61	2,098.61
6266 Camara, Giovanni Antonio	151887	.00	1,944.21	1,944.21
5932 Conway, Brian Robert	151888	.00	219.19	219.19
5905 Davidson, Rain	151889	.00	1,795.44	1,795.44
3664 DeLeon, Christian	151890	.00	2,925.87	2,925.87
6081 Feemster, Daniel Ryan	151891	.00	2,454.57	2,454.57
6237 Garrison, Savannah Ryann	151892	.00	769.31	769.31
6086 Guzman, Monica Lee	151893	.00	2,052.00	2,052.00
6012 Johnson-Bonin, Breauna Kay	151894	.00	2,098.18	2,098.18
4837 Leskovic, Aimee	151895	.00	2,334.38	2,334.38
5670 Miller, Shane	151896	.00	2,194.69	2,194.69
6295 Padilla, Karla	151897	.00	2,295.19	2,295.19
6259 Platero, Sandra Arias	151898	.00	12.39	12.39
6048 Reiss, Mark Richard	151899	.00	2,150.51	2,150.51
3227 Zehren, Kristina	151900	.00	4,013.18	4,013.18

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5861 Iannacchione, Nathanial David	151901	.00	2,171.38	2,171.38
5094 McAllister, Mike	151902	.00	4,086.29	4,086.29
6278 Espinoza, Raquel Noemi	151903	.00	846.87	846.87
6278 Espinoza, Raquel Noemi	151904	.00	1,270.00	1,270.00
6308 Huber, Amiya Kristine	151905	.00	1,696.32	1,696.32
4155 Huntington, Mindi Jo	151906	.00	2,476.69	2,476.69
6150 Pecorino, Madelyn Grace	151907	.00	2,108.64	2,108.64
5581 Warren, Jolene Vonda	151909	.00	2,571.18	2,571.18
6318 Botts, Ariana	151910	.00	1,696.32	1,696.32
5149 Ledezma, Miguel Angel	151912	.00	2,330.97	2,330.97
6311 Moonan, Alexandra Ballash	151913	.00	1,754.88	1,754.88
4498 Moore, Sandra	151914	.00	2,325.93	2,325.93
3515 Doan, Yvette	151915	.00	3,693.97	3,693.97
5851 Garrison, Jenna Marcia	151916	.00	2,439.75	2,439.75
3266 Lash, Diana	151917	.00	2,228.92	2,228.92
4628 Meddles, Jake	151918	.00	2,709.69	2,709.69
4874 Roberts, David JR	151919	.00	2,969.27	2,969.27
5863 Vidovich, Danton Robert	151920	.00	872.24	872.24
4653 Erb, Jon	151921	.00	4,120.55	4,120.55
4778 Nordloh, Joshua	151922	.00	3,332.32	3,332.32
4332 Dallaire, Thomas	151923	.00	5,236.44	5,236.44
5021 Dickerson, Alicia	151924	.00	1,700.25	1,700.25
5938 Dreiske, Susan	151925	.00	1,874.21	1,874.21
5929 Hannah, Ashley	151926	.00	1,674.80	1,674.80
6161 Jones, Kyle Brent	151927	.00	2,175.61	2,175.61
3494 Pawling, Andrea	151928	.00	3,691.76	3,691.76
5630 Ramirez, Betty	151929	.00	1,629.39	1,629.39
4762 Reno, Ann	151930	.00	1,313.58	1,313.58
6015 Rudelbach, Nicole Angelina	151931	.00	3,742.92	3,742.92
5844 Conroy, Jordyn Ashleigh	151932	.00	1,801.90	1,801.90
5844 Conroy, Jordyn Ashleigh	151933	.00	250.00	250.00
6019 Davidson, Jeremy D	151934	.00	2,676.43	2,676.43
4392 Davis, Timothy	151935	.00	3,738.20	3,738.20
5893 McQuain, Michael	151936	.00	2,194.86	2,194.86
4586 Nadler, Nicholas	151937	.00	2,358.49	2,358.49
5686 Simko, George Bradley	151938	.00	2,493.55	2,493.55
5319 Spates, Rebecca Marie	151939	.00	2,297.41	2,297.41
4283 Doherty, Linda	151940	.00	2,499.45	2,499.45
5817 Moroles ONeil, Kathryn	151941	.00	3,635.57	3,635.57
3452 Rao, Lucille	151942	.00	2,528.79	2,528.79
4838 Thran Zepeda, Coleen	151943	.00	2,559.68	2,559.68
3014 Broersma, Eric	151944	.00	2,347.01	2,347.01
5912 Cowin, John	151945	.00	2,401.17	2,401.17
5471 Hutchings, Jeremy Jon	151946	.00	5,057.64	5,057.64
3702 Morelli, Natalia	151947	.00	3,036.82	3,036.82
6036 Pettersen, Paul Quist	151948	.00	2,282.78	2,282.78
1817 Resnik, Barbra	151949	.00	3,435.02	3,435.02
4393 Stevens, Leanna Claire	151950	.00	2,514.80	2,514.80
5711 Etchegoyhen, Mary	151951	.00	1,853.72	1,853.72
6032 Felten, Michael C	151952	.00	2,241.84	2,241.84
5654 Harwood, Bonnie Deann	151953	.00	2,506.90	2,506.90
5891 Jacobson-Gentry, Julie	151954	.00	688.56	688.56
5891 Jacobson-Gentry, Julie	151955	.00	2,065.69	2,065.69
5615 Moroles-ONeil, Rachel	151956	.00	2,800.05	2,800.05
5808 Strehlow, Ernie Kenneth	151957	.00	3,923.33	3,923.33
5353 Hubbard, Nicole Renee	151958	.00	2,285.92	2,285.92
3476 Leeper, Veronica Irmgard	151959	.00	2,551.38	2,551.38

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5978 Peterson-Burrier, Lisa Ann	151960	.00	1,927.82	1,927.82
4627 Ritger, Philip	151961	.00	5,837.04	5,837.04
5347 Robillard, Richard	151962	.00	4,452.02	4,452.02
5347 Robillard, Richard	151963	.00	200.00	200.00
5933 Sponcey, Sheryl	151964	.00	1,820.83	1,820.83
5933 Sponcey, Sheryl	151965	.00	250.00	250.00
6078 Williams, Dawn Darice	151966	.00	2,024.23	2,024.23
6034 Blanchette, Riley Adam	151967	.00	1,794.58	1,794.58
5085 DuBlanc, Brian	151968	.00	2,493.19	2,493.19
5387 Eichhorst, Wyatt	151969	.00	2,355.37	2,355.37
5107 Hunter, Danny D-Jay	151970	.00	2,316.79	2,316.79
6281 Kuhs, Stephen Douglas	151971	.00	2,685.29	2,685.29
5953 MacDonnell, Jeffrey T	151972	.00	3,678.14	3,678.14
5131 McCulloch, Carl	151973	.00	3,040.41	3,040.41
6096 Shaw, Justin Leroy	151974	.00	2,113.77	2,113.77
6163 Stroschein, John Conrad	151975	.00	1,934.69	1,934.69
5103 Wolff, Richard Peter	151976	.00	3,024.10	3,024.10
5487 Bengoechea, Levi	151977	.00	2,080.08	2,080.08
3614 Manzano, Victor Gerard	151978	.00	2,696.76	2,696.76
5158 McGoldrick, James	151979	.00	2,248.96	2,248.96
6316 Morton, Cody Ray	151980	.00	2,145.24	2,145.24
5805 Thomas, Hunter Phillip	151981	.00	1,724.78	1,724.78
6159 Victor, Shane Scott	151982	.00	2,108.71	2,108.71
3504 Weferling, Duane Robert	151983	.00	3,039.12	3,039.12
5732 Donat, Nicholas	151984	.00	2,266.62	2,266.62
5722 Gonsalves, Anthony David	151985	.00	2,786.67	2,786.67
5996 Johnson, Adrian Keith	151986	.00	3,299.74	3,299.74
4065 Kinser, Auston G	151987	.00	3,172.21	3,172.21
5734 Kinser, Justin Glen	151988	.00	2,380.47	2,380.47
5964 Kolda, Ryan A	151989	.00	2,541.30	2,541.30
5964 Kolda, Ryan A	151990	.00	830.00	830.00
5450 Laird, Pablo Arthur	151991	.00	2,618.67	2,618.67
3441 Melandow, Gregory W	151992	.00	4,400.27	4,400.27
5611 Michalak, Jeffery	151993	.00	2,333.09	2,333.09
5906 Schmidt, Brian	151994	.00	2,045.76	2,045.76
5733 Smallen, Aaron M	151995	.00	2,205.01	2,205.01
4127 Taflin, Thomas A	151996	.00	3,209.07	3,209.07
5657 White, Thomas Paul	151997	.00	2,813.92	2,813.92
4509 Charles, Nicholas	151998	.00	3,386.43	3,386.43
5728 Larrance, Christine Anna-Marie	151999	.00	2,070.44	2,070.44
5659 Smith, Nathaniel David	152000	.00	3,201.50	3,201.50
5035 Aalgaard, Erik	152001	.00	2,150.41	2,150.41
6160 Daniels, Lindsey Marie	152002	.00	1,575.24	1,575.24
6160 Daniels, Lindsey Marie	152003	.00	525.08	525.08
5993 Fogerson, Anjanette Bywater	152004	.00	2,798.17	2,798.17
5836 Johnson, Sarah Beth	152005	.00	2,748.93	2,748.93
4765 Martinez, Jodi	152006	.00	3,266.61	3,266.61
6257 Olivas, Charme Crystal	152007	.00	1,601.18	1,601.18
6103 Selcer-Kannan, Cheryseis Edra	152008	.00	2,594.30	2,594.30
5911 Stage, Karen Marie	152009	.00	1,610.39	1,610.39
5940 Torres, Lisa Marie	152010	.00	2,366.50	2,366.50
5001 Aschenbach, Noemi	152011	.00	3,095.98	3,095.98
5166 Baumann, Tamara	152012	.00	3,337.69	3,337.69
5166 Baumann, Tamara	152013	.00	1,000.00	1,000.00
5368 Herrera-Alem, Karina	152014	.00	1,444.42	1,444.42
6229 Marin, Destiny Joy	152015	.00	1,540.08	1,540.08
5010 Rasner, Rachael	152016	.00	3,795.00	3,795.00
5818 Davis, Carolyn	152017	.00	2,559.58	2,559.58
6173 Gierhart, Sarah Anissa	152018	.00	2,314.68	2,314.68

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6302 Haley, Shan Katherine	152019	.00	1,326.32	1,326.32
6302 Haley, Shan Katherine	152020	.00	147.37	147.37
5658 Rich, Christina	152021	.00	142.36	142.36
6300 Corgiat, Elizabeth Rebecca	152022	.00	844.78	844.78
6230 Corrales, Kathleen Ann	152023	.00	1,233.73	1,233.73
4875 Macdonnell, Heather	152024	.00	2,294.72	2,294.72
4875 Macdonnell, Heather	152025	.00	1,000.00	1,000.00
6146 Scalzi, Domenico Joseph	152026	.00	2,131.33	2,131.33
6100 Adamson, Blayney Elizabeth	152027	.00	2,150.83	2,150.83
5612 Aggarwal, Ankur	152028	.00	2,199.47	2,199.47
5852 Baylis, Mark	152029	.00	2,244.33	2,244.33
5736 Brewer, Brianna	152030	.00	2,543.32	2,543.32
6016 Chavez, Amy Renee	152031	.00	2,274.42	2,274.42
5992 Deen, Alexandra Elizabeth	152032	.00	2,198.40	2,198.40
5943 Finster, Brent Edwin	152033	.00	3,902.95	3,902.95
5939 Hagenbach, Cassidy	152034	.00	1,873.24	1,873.24
5999 Hanson, Megan Lee	152035	.00	2,141.25	2,141.25
6301 Kite, Denise Marie	152036	.00	1,693.00	1,693.00
6301 Kite, Denise Marie	152037	.00	188.11	188.11
6287 Kizer, Ayden Gene	152038	.00	1,909.35	1,909.35
4862 Mariskanish, Kaitlyn Cassandra Rose	152039	.00	3,010.70	3,010.70
3522 Mccandless, Nonie	152040	.00	3,549.00	3,549.00
6256 McRiley, Jordan Dez-Ree	152041	.00	1,871.74	1,871.74
6256 McRiley, Jordan Dez-Ree	152042	.00	100.00	100.00
6080 Salas, Julia Marie	152043	.00	1,865.49	1,865.49
4749 Seeley, Edward Norman	152044	.00	2,989.21	2,989.21
3230 Woods, Cirra Alaire	152045	.00	3,264.03	3,264.03
5727 Anderson, Melinda	152046	.00	1,797.64	1,797.64
6280 Becker, Michael Lee	152047	.00	980.37	980.37
3549 Begovich, Jacqueline	152048	.00	2,916.97	2,916.97
4940 Brackett, Jeffrey	152049	.00	621.04	621.04
5048 Calabrese, Jennifer	152050	.00	2,186.95	2,186.95
5048 Calabrese, Jennifer	152051	.00	375.00	375.00
5135 Colley, Kathleen	152052	.00	229.55	229.55
4825 Diedrichsen, John	152053	.00	1,339.39	1,339.39
5742 Greenrod, Georgia Ann	152054	.00	1,302.47	1,302.47
4856 Grimes, Tanya Jean	152055	.00	1,947.05	1,947.05
3341 Gurule, Patricia A	152056	.00	2,303.91	2,303.91
6288 Hennefer, Teresa Dawn	152057	.00	1,077.98	1,077.98
4424 Kozerski, Russell Roman	152058	.00	1,989.18	1,989.18
6243 Larimer, Makenzi Ann	152059	.00	1,364.34	1,364.34
6088 Losey, Hayden Brooke	152060	.00	1,394.15	1,394.15
4205 McGillivray, Danielle Dawn	152061	.00	1,039.18	1,039.18
5115 Nkala, Bethwell	152062	.00	2,236.22	2,236.22
4931 Perez, Irma	152063	.00	2,020.38	2,020.38
4681 Peterson, Richard	152064	.00	2,159.26	2,159.26
1676 Reid, Amanda	152065	.00	3,214.72	3,214.72
6307 Segrest, Felicity Gabrielle	152066	.00	1,142.67	1,142.67
4558 Smith, Cory A	152067	.00	3,256.35	3,256.35
5108 Spotts, Susan Ruth	152068	.00	1,895.17	1,895.17
6292 Strand, Michelle Ann	152069	.00	952.60	952.60
6037 Stulik, Steven Charles	152070	.00	1,131.33	1,131.33
4933 Thomas, Diana R	152071	.00	1,204.47	1,204.47
4933 Thomas, Diana R	152072	.00	1,000.00	1,000.00
5631 Unruh, Laura Anne	152073	.00	2,309.99	2,309.99
5381 Walker, Michael John	152074	.00	2,095.69	2,095.69
5287 Wilkinson, Victoria Laverne	152075	.00	1,564.26	1,564.26
5896 Al Hebshi, Yasmeen Lea Traxler	152076	.00	3,090.75	3,090.75
5813 DeGhelder, Timothy	152077	.00	4,651.34	4,651.34

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5663 Gonzalez, Irene Danielle	152078	.00	2,027.42	2,027.42
5060 Hallam, Veronica Lyn	152079	.00	2,920.28	2,920.28
5712 Holle, Jessica Marie	152080	.00	325.51	325.51
6003 Kaleel, Theodore Dean	152081	.00	1,235.91	1,235.91
5972 Magnante, Willow Nicole	152082	.00	1,694.42	1,694.42
5634 McAfee, Corona Shea	152083	.00	1,571.54	1,571.54
5714 Sanders, Benjamin Thomas	152084	.00	2,283.25	2,283.25
5273 Soleta, Rachel Velda	152085	.00	2,002.37	2,002.37
5132 Weber, Kathleen Alexandra	152086	.00	1,929.22	1,929.22
5448 Williams, Kaleigh Maureen	152087	.00	1,861.35	1,861.35
5171 Wilson, Laurence Edward	152088	.00	2,762.94	2,762.94
5464 Wittwer, Laura Suzanne	152089	.00	3,229.21	3,229.21
6026 York, Charlie Aspen	152090	.00	531.65	531.65
5140 Canales, Jonathan	152091	.00	2,333.10	2,333.10
5667 Harding, Scott R	152092	.00	2,225.54	2,225.54
4063 Harrison, Jerry	152093	.00	2,716.30	2,716.30
5067 Heldman, John Robert	152094	.00	3,359.79	3,359.79
5067 Heldman, John Robert	152095	.00	100.00	100.00
5053 Kannan, Christopher William	152096	.00	2,261.93	2,261.93
6000 Pegram, Harvey Gilbert	152097	.00	2,305.65	2,305.65
5627 Polkow, Brian	152098	.00	2,054.57	2,054.57
5973 Poppenga, Dean Edward II	152099	.00	1,934.69	1,934.69
6267 Power, Isaac Edward	152100	.00	1,685.93	1,685.93
4453 Regalado, Jorge	152101	.00	2,423.39	2,423.39
4502 Vazquez, Miguel	152102	.00	2,523.92	2,523.92
6157 Villalobos, Ryan Matthew	152103	.00	1,750.27	1,750.27
5665 Adie, Brook	152104	.00	4,822.46	4,822.46
5092 Bonar, Geoffrey	152105	.00	3,320.19	3,320.19
4722 Doerr, Scott	152106	.00	2,796.08	2,796.08
4651 Drees-Wasmer, Georgianna	152107	.00	2,769.81	2,769.81
5114 Hubbard, Dennis D.	152108	.00	2,589.96	2,589.96
4935 Logan, Cody Matthew	152109	.00	2,571.29	2,571.29
4636 Pekar, Elliot	152110	.00	2,069.47	2,069.47
6317 Schwartz, Douglas Jeffrey	152111	.00	1,073.68	1,073.68
4103 Stanton, Ryan Lee	152112	.00	3,603.68	3,603.68
6220 Chaney, Zachary Curtis	152113	.00	1,016.00	1,016.00
6221 Chaney, Adrienne Gail	152114	.00	1,010.89	1,010.89
4468 Garrison, Karen L	152115	.00	1,357.96	1,357.96
4468 Garrison, Karen L	152116	.00	100.00	100.00
5899 Goin Thomas, Trumona	152117	.00	556.42	556.42
5936 Kelly, Terri Michelle	152118	.00	66.95	66.95
6303 Maulis, My Diep	152119	.00	969.00	969.00
6035 Moreno, Adriana Renae	152120	.00	696.43	696.43
6312 Pumphrey, Robert Gage	152121	.00	893.21	893.21
6315 Roake, James Joseph	152122	.00	957.54	957.54
6305 Silvey, Kaitlyn Rae	152123	.00	931.37	931.37
5824 Strand, Megan Leigh	152124	.00	81.66	81.66
6218 Unruh, Chloe Grace	152125	.00	21.96	21.96
3244 Ward, Anne Marie	152126	.00	1,594.54	1,594.54
6306 Willis, Ethan Xavier	152127	.00	243.85	243.85
6252 Aragon-McEntire, Nohemi Adriana	152128	.00	1,594.48	1,594.48
4964 Beberg, Cynthia	152129	.00	1,824.78	1,824.78
5596 Castellanos-Rose, Emma	152130	.00	1,887.04	1,887.04
5613 Cook, Susan	152131	.00	1,516.74	1,516.74
4644 Delallo, Joseph	152132	.00	1,546.87	1,546.87
6313 Eagan, Devin Shannon Claire	152133	.00	1,517.34	1,517.34
6313 Eagan, Devin Shannon Claire	152134	.00	168.59	168.59
6209 Garcia Corea, Nancy Margarita	152135	.00	1,310.99	1,310.99
5416 Lee, Elisa Diane	152136	.00	2,345.71	2,345.71

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
6093 Loyola Gonzalez, Bianca Itzel	152137	.00	1,650.18	1,650.18
6304 Loyola-Gonzalez, Mario	152138	.00	1,073.68	1,073.68
6153 Midkiff, Elizabeth Danielle	152139	.00	452.86	452.86
6104 Olson, Raye	152140	.00	1,454.80	1,454.80
5672 Romero-Gudino, Kevin	152141	.00	895.13	895.13
4337 Summers, Kay Annette	152142	.00	1,591.87	1,591.87
6210 Wright, Jeffrey Alan	152143	.00	1,276.73	1,276.73
5469 Bring, Glen	152144	.00	2,033.76	2,033.76
5713 Lonnegren, Nicholas Edward	152145	.00	2,489.18	2,489.18
5915 Lowry, Karen	152146	.00	1,481.71	1,481.71
6158 Lumadue, Emmah L	152147	.00	1,376.22	1,376.22
5850 McGee, Lisa	152148	.00	1,510.40	1,510.40
5606 Perez, Christina	152149	.00	1,141.82	1,141.82
5312 Thomas, Anna Pauline	152150	.00	1,440.66	1,440.66
3309 Yaworski, Jessica Leah	152151	.00	1,425.73	1,425.73
5104 Cline, Cole	152152	.00	2,160.09	2,160.09
5099 Godecke, Rachel Renee	152153	.00	1,837.50	1,837.50
5918 Harrison, Russell	152154	.00	1,369.74	1,369.74
5260 Murray, Timothy	152155	.00	1,472.98	1,472.98
5588 ODonnell, Sandra	152156	.00	1,699.47	1,699.47
5709 Paterson-Lewis, Heather	152157	.00	1,453.66	1,453.66
5976 Schuler, Melissa Lynn	152158	.00	1,782.03	1,782.03
5688 Woods, Lisa Mary	152159	.00	1,501.03	1,501.03
5847 Hay, Katie Lynn	152160	.00	1,820.74	1,820.74
5362 Lyons, Bradley Allen	152161	.00	1,606.69	1,606.69
5985 Parra, Rafael Jesse	152162	.00	1,903.37	1,903.37
5356 Samansky, Jason Travis	152163	.00	2,499.12	2,499.12
4863 Walker, Courtney Lynn	152164	.00	3,450.20	3,450.20
5626 Werley, Cody Steven	152165	.00	1,952.61	1,952.61
4326 Begovich, Jeff	152166	.00	3,521.06	3,521.06
5355 Calora, Marilyn	152167	.00	1,340.04	1,340.04
5292 Fisher, Christopher	152168	.00	2,000.11	2,000.11
5830 Godecke, Andrew Robert	152169	.00	1,817.31	1,817.31
5059 Norkunas, Daniel	152170	.00	1,953.42	1,953.42
5332 Pendery, Austin Richard	152171	.00	1,994.74	1,994.74
5054 Smith, Rebecca Holly	152172	.00	2,090.96	2,090.96
4754 Brown, Alex	152173	.00	2,837.24	2,837.24
5017 Brown, Michelle	152174	.00	2,428.42	2,428.42
5016 Cady, Jeffrey	152175	.00	3,821.80	3,821.80
5320 Camara, Robert	152176	.00	819.36	819.36
4949 Cruz-Alvarez, Saul	152177	.00	2,147.86	2,147.86
5616 Daniels, Anthony James	152178	.00	2,027.91	2,027.91
6171 Foster, Joshua Verndale	152179	.00	2,276.74	2,276.74
4864 Frisby, John D	152180	.00	5,449.45	5,449.45
6044 Glassburn, Christopher Mickeal	152181	.00	3,088.43	3,088.43
4364 Hamer, Rachel Lea	152182	.00	3,207.80	3,207.80
4445 Kistler, Daniel John	152183	.00	2,383.01	2,383.01
4191 Martin, Jody	152184	.00	2,343.98	2,343.98
6165 Mazza, Patrick Joseph	152185	.00	818.44	818.44
6040 McAdoo, Kevin Thomas	152186	.00	4,250.49	4,250.49
5859 Melandow, Meggan Elizabeth	152187	.00	1,647.77	1,647.77
4800 Parke, Jason	152188	.00	3,201.36	3,201.36
6041 Roberts, Drew Edwin	152189	.00	2,135.49	2,135.49
4577 Schurke, Marcie Linn	152190	.00	2,941.97	2,941.97
6049 Whalen, Danielle Maria	152191	.00	1,606.40	1,606.40
4637 Lacost, Geoffrey Alan	152192	.00	1,278.00	1,278.00
4637 Lacost, Geoffrey Alan	152193	.00	3,000.00	3,000.00
3164 Louthan, Carol Ann	152194	.00	3,528.83	3,528.83
5620 Matus, Eric	152195	.00	2,868.41	2,868.41

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 12/26/25

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
5806 McRae, Kurt	152196	.00	2,067.22	2,067.22
5839 Mlnarik, Wayne	152197	.00	2,051.46	2,051.46
4021 Nicholson, Marie	152198	.00	2,216.27	2,216.27
4508 Nilssen, Erik	152199	.00	4,713.89	4,713.89
6097 Wilders, Shawn R	152200	.00	1,223.18	1,223.18
6273 Bray, David P	152201	.00	1,694.73	1,694.73
6214 Dick, Colby	152202	.00	1,790.10	1,790.10
5970 Eissel, Aron Alec	152203	.00	1,829.09	1,829.09
6276 Ryan, Justin Cory	152204	.00	1,656.73	1,656.73
6025 Zepeda, Luis Gonsalez	152205	.00	1,751.99	1,751.99
6144 Bowlin, Katie Ann	152206	.00	1,935.72	1,935.72
5276 Brunz, Emily	152207	.00	2,684.25	2,684.25
4357 Roberts, Monique	152208	.00	415.46	415.46
5799 Gout, Barteld	763718	153.74	.00	153.74
6069 Kunihiro, Allen	763719	112.35	.00	112.35
6070 Kunihiro, Maria	763720	112.35	.00	112.35
6187 Maddox, Linda Whiteside	763721	202.65	.00	202.65
5754 Martin, Shirley	763722	115.30	.00	115.30
6277 Van De Boom, Richard Edward	763723	82.78	.00	82.78
5759 Walder, Kirk	763724	70.96	.00	70.96
6260 Georges, Thomas Patrick	763725	3,129.16	.00	3,129.16
4808 Kyeremeh, Ignatius Kofi	763726	4,842.48	.00	4,842.48
5987 Blanhir de Bacio, Maria Guadalupe	763727	131.44	.00	131.44
6262 Baker, John Joseph	763728	750.26	.00	750.26
5977 Smith, Debbie Anne	763729	570.02	.00	570.02
6321 Nilssen, Svea Kathryn	763730	172.08	.00	172.08
6270 Bakkedahl, Gavin Locke	763731	2,368.37	.00	2,368.37
6042 Dempsey, Ender Jack	763732	117.95	.00	117.95
6282 Maulis, Mamre	763733	548.56	.00	548.56
4043 Tucker, Yolanda Cecelia	763734	1,476.21	.00	1,476.21
5827 Bell, Shelby	763735	309.92	.00	309.92
	Grand Totals	$15,266.58	$1,578,448.01	$1,593,714.59
	Total Checks 18			
	Total Direct Deposits 662			

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYABLES CHECK LISTING TOTALING $2,305,839.53 FOR CHECKS #763737-763849 AND EFTS #152215-152283, ALL DATED 12-26-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 13:03:04 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:50:04 -08'00'
ASSISTANT TREASURER

Douglas County
12/26/2025 Payables
Bank Account: 1-BOFA - Bank of America
Batch Date: 12/26/2025

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1-BOFA - Bank of America					
Check	12/26/2025	763737 Accounts Payable	ABE Printing & Copy		94.00
Check	12/26/2025	763738 Accounts Payable	Ace Hardware		37.96
Check	12/26/2025	763739 Accounts Payable	Ace Hardware		787.04
Check	12/26/2025	763740 Accounts Payable	Adamson Police Products		2,986.25
Check	12/26/2025	763741 Accounts Payable	ADB Safegate Americas LLC		297.40
Check	12/26/2025	763742 Accounts Payable	Airport Road Storage		112.00
Check	12/26/2025	763743 Accounts Payable	All About Dance Inc		400.00
Check	12/26/2025	763744 Accounts Payable	Alpen Sierra Inc		88.75
Check	12/26/2025	763745 Accounts Payable	Ascent Environmental Inc		14,174.40
Check	12/26/2025	763746 Accounts Payable	AT&T Global Services		629.30
Check	12/26/2025	763747 Accounts Payable	AT&T Global Services		3,600.00
Check	12/26/2025	763748 Accounts Payable	B&L Backflow Testing Specialist LLC		196.00
Check	12/26/2025	763749 Accounts Payable	Bowmer , Janice		1,800.00
Check	12/26/2025	763750 Accounts Payable	Brunz , Emily		392.39
Check	12/26/2025	763751 Accounts Payable	Carson Valley Health		150.00
Check	12/26/2025	763752 Accounts Payable	Carson Valley Signs		342.00
Check	12/26/2025	763753 Accounts Payable	Carson Valley Visitors Authority		67,981.82
Check	12/26/2025	763754 Accounts Payable	Casey , Maureen F		210.00
Check	12/26/2025	763755 Accounts Payable	Charter Communications Operating LLC		322.15
Check	12/26/2025	763756 Accounts Payable	Construction Sealants Supply Inc		35,121.70
Check	12/26/2025	763757 Accounts Payable	Coverley or Scheetz or Elges - Petty Cash		275.00
Check	12/26/2025	763758 Accounts Payable	CTR Roofing Ltd		29,782.50
Check	12/26/2025	763759 Accounts Payable	Dell Marketing LP		3,257.83
Check	12/26/2025	763760 Accounts Payable	Dish Network		371.52
Check	12/26/2025	763761 Accounts Payable	Dish Network		159.12
Check	12/26/2025	763762 Accounts Payable	Douglas County Sheriff's Department		362.50
Check	12/26/2025	763763 Accounts Payable	Douglas County Utilities		2,807.29
Check	12/26/2025	763764 Accounts Payable	DrugTestsInBulk.Com		1,285.60
Check	12/26/2025	763765 Accounts Payable	End of the Road Group of AA		150.00
Check	12/26/2025	763766 Accounts Payable	Frontier		87.73
Check	12/26/2025	763767 Accounts Payable	Frontier Communications Corp		2,168.26
Check	12/26/2025	763768 Accounts Payable	G&R Pest Control		275.00
Check	12/26/2025	763769 Accounts Payable	Gardnerville Ranchos GID		144.26
Check	12/26/2025	763770 Accounts Payable	Genoa Trees & Landscape Materials Inc		155.00

Douglas County

12/26/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/26/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/26/2025	763771	Accounts Payable	Glasson , Richard		3,022.50
Check	12/26/2025	763772	Accounts Payable	Good Source Solutions Inc		639.95
Check	12/26/2025	763773	Accounts Payable	Guglielmo and Associates		237.68
Check	12/26/2025	763774	Accounts Payable	Hallam, Veronica - Petty Cash		9.99
Check	12/26/2025	763775	Accounts Payable	Harper , Susan		200.00
Check	12/26/2025	763776	Accounts Payable	Home Depot - 6978		3,383.71
Check	12/26/2025	763777	Accounts Payable	Howell's Lock and Safe		356.25
Check	12/26/2025	763778	Accounts Payable	Hunt Propane Inc		981.96
Check	12/26/2025	763779	Accounts Payable	Ingram Library Services LLC		2,207.98
Check	12/26/2025	763780	Accounts Payable	Kansas City Life Group		17,690.23
Check	12/26/2025	763781	Accounts Payable	KD Sound Co LLC		500.00
Check	12/26/2025	763782	Accounts Payable	Kelly , Carly		1,000.00
Check	12/26/2025	763783	Accounts Payable	Kimley-Horn and Associates Inc		7,000.00
Check	12/26/2025	763784	Accounts Payable	Kingsbury GID		4,187.88
Check	12/26/2025	763785	Accounts Payable	Laboratory Corporation of American Holdings		347.47
Check	12/26/2025	763786	Accounts Payable	Lake Tahoe South Shore Chamber of Commerce		6,250.00
Check	12/26/2025	763787	Accounts Payable	Lake Tahoe Visitors Authority		32,109.52
Check	12/26/2025	763788	Accounts Payable	Linde Gas & Equipment Inc		846.68
Check	12/26/2025	763789	Accounts Payable	M Scott Properties Inc		1,605.00
Check	12/26/2025	763790	Accounts Payable	Main Street Gardnerville		500.00
Check	12/26/2025	763791	Accounts Payable	Matthew Bender & Co Inc		327.31
Check	12/26/2025	763792	Accounts Payable	Meeks Lumber		67.58
Check	12/26/2025	763793	Accounts Payable	National Association for Court Management		250.00
Check	12/26/2025	763794	Accounts Payable	Nevada Department of Agriculture		538.09
Check	12/26/2025	763795	Accounts Payable	Nevada Water Resources Association		595.00
Check	12/26/2025	763796	Accounts Payable	NV Energy		137.22
Check	12/26/2025	763797	Accounts Payable	NV Energy		102.33
Check	12/26/2025	763798	Accounts Payable	NV Energy		70.18
Check	12/26/2025	763799	Accounts Payable	NV State Commission on POST		1,200.00
Check	12/26/2025	763800	Accounts Payable	NV State Department of Public Safety		4,243.50
Check	12/26/2025	763801	Accounts Payable	NV State Dept of Health & Human Services		12,174.00
Check	12/26/2025	763802	Accounts Payable	NV State Treasurer-PAYROLL		4.00
Check	12/26/2025	763803	Accounts Payable	ODP Business Solutions LLC		942.66
Check	12/26/2025	763804	Accounts Payable	Onward (ACH)		2,462.45

Douglas County

12/26/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/26/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/26/2025	763805	Accounts Payable	OverDrive Inc		581.61
Check	12/26/2025	763806	Accounts Payable	Parts House		235.51
Check	12/26/2025	763807	Accounts Payable	Parts House		111.45
Check	12/26/2025	763808	Accounts Payable	Parts Town LLC		153.11
Check	12/26/2025	763809	Accounts Payable	Peterbilt Truck Parts & Equipment		944.81
Check	12/26/2025	763810	Accounts Payable	Pitney Bowes Bank Inc Purchase Power		1,241.99
Check	12/26/2025	763811	Accounts Payable	Redwood Toxicology Laboratory Inc		51.80
Check	12/26/2025	763812	Accounts Payable	Refuse Inc		113.75
Check	12/26/2025	763813	Accounts Payable	Rosin , Bruce R		643.24
Check	12/26/2025	763814	Accounts Payable	Sani-Hut Company Inc		370.00
Check	12/26/2025	763815	Accounts Payable	SCaDU		333.50
Check	12/26/2025	763816	Accounts Payable	SCaDU		241.00
Check	12/26/2025	763817	Accounts Payable	Sierra Boiler Service Inc		2,060.00
Check	12/26/2025	763818	Accounts Payable	Sierra Nevada Construction Inc		34,490.52
Check	12/26/2025	763819	Accounts Payable	Silver State International Trucks		952.41
Check	12/26/2025	763820	Accounts Payable	Southwest Gas		6,456.31
Check	12/26/2025	763821	Accounts Payable	Stericycle Inc		123.84
Check	12/26/2025	763822	Accounts Payable	Stericycle Inc		80.00
Check	12/26/2025	763823	Accounts Payable	Summit Crest Apartments		1,125.00
Check	12/26/2025	763824	Accounts Payable	Sysco Food Services of Sacramento		949.65
Check	12/26/2025	763825	Accounts Payable	Sysco Food Services of Sacramento		4,351.93
Check	12/26/2025	763826	Accounts Payable	Sysco Food Services of Sacramento		1,344.83
Check	12/26/2025	763827	Accounts Payable	Sysco Food Services of Sacramento		10,134.73
Check	12/26/2025	763828	Accounts Payable	TactiTronics LLC		1,248.00
Check	12/26/2025	763829	Accounts Payable	Tahoe Douglas Visitors Authority		672,863.59
Check	12/26/2025	763830	Accounts Payable	Tessco Technologies Inc		4,292.00
Check	12/26/2025	763831	Accounts Payable	The Travelers Indemnity Company		2,360.00
Check	12/26/2025	763832	Accounts Payable	Tim Lewis Communities		13,035.00
Check	12/26/2025	763833	Accounts Payable	Topaz Ranch Estate Water Company		130.88
Check	12/26/2025	763834	Accounts Payable	Topaz Ranch Estates GID		150.00
Check	12/26/2025	763835	Accounts Payable	Topaz Sagehens		150.00
Check	12/26/2025	763836	Accounts Payable	TriZetto Provider Solutions LLC		726.03
Check	12/26/2025	763837	Accounts Payable	US Foods Inc		754.35
Check	12/26/2025	763838	Accounts Payable	US Foods Inc		4,112.87
Check	12/26/2025	763839	Accounts Payable	USABluebook		934.75

Douglas County

12/26/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/26/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Check	12/26/2025	763840	Accounts Payable	Verdek LLC		6,669.00
Check	12/26/2025	763841	Accounts Payable	Verizon Wireless		10,043.73
Check	12/26/2025	763842	Accounts Payable	VFW Post #3630		150.00
Check	12/26/2025	763843	Accounts Payable	VSP Vision Care Inc (AT)		6,391.19
Check	12/26/2025	763844	Accounts Payable	Washington National Insurance Co		35.76
Check	12/26/2025	763845	Accounts Payable	Washoe Tribe of Nevada & California		450.00
Check	12/26/2025	763846	Accounts Payable	Western Nevada Regional Youth Lyon County		106,677.75
Check	12/26/2025	763847	Accounts Payable	Wood Rodgers Inc		2,422.50
Check	12/26/2025	763848	Accounts Payable	Zane , Taskar Powell		4,175.00
Check	12/26/2025	763849	Accounts Payable	J Gunnell Law LLC (ACH)		66,250.00
EFT	12/26/2025	152215	Accounts Payable	A Sign Shop (ACH)		811.10
EFT	12/26/2025	152216	Accounts Payable	Amazon Capital Services Inc (ACH)		7,267.19
EFT	12/26/2025	152217	Accounts Payable	Animal Medical Services (ACH)		311.00
EFT	12/26/2025	152218	Accounts Payable	Armstrong Consultants Inc (ACH)		3,784.00
EFT	12/26/2025	152219	Accounts Payable	Aspen Developers Corp (ACH)		743,211.90
EFT	12/26/2025	152220	Accounts Payable	Banks Law Ltd (ACH)		787.50
EFT	12/26/2025	152221	Accounts Payable	BL Friedman Creative (ACH)		406.25
EFT	12/26/2025	152222	Accounts Payable	Blackstone Publishing (ACH)		580.26
EFT	12/26/2025	152223	Accounts Payable	Brown (ACH) , Richard		2,000.00
EFT	12/26/2025	152224	Accounts Payable	Capitol Reporters (ACH)		4,630.00
EFT	12/26/2025	152225	Accounts Payable	Cintas Corporation (ACH)		166.70
EFT	12/26/2025	152226	Accounts Payable	Cisco Air Systems Inc (ACH)		1,855.00
EFT	12/26/2025	152227	Accounts Payable	Concentra Medical Centers (ACH)		142.00
EFT	12/26/2025	152228	Accounts Payable	Construction Materials Engineers Inc (ACH)		3,516.45
EFT	12/26/2025	152229	Accounts Payable	Creative Conversations Mediation & Counseling LLC , (ACH)		500.00
EFT	12/26/2025	152230	Accounts Payable	DCS Protective Association (DCSPA) (ACH)		4,350.00
EFT	12/26/2025	152231	Accounts Payable	Desert Hills Fire & Security Systems (ACH)		190.00
EFT	12/26/2025	152232	Accounts Payable	Douglas County Employees Association (ACH)		1,590.00
EFT	12/26/2025	152233	Accounts Payable	DTS Fiber / Digital Technology Solutions Inc (ACH)		1,973.75
EFT	12/26/2025	152234	Accounts Payable	Empire Southwest LLC (ACH)		1,279.17
EFT	12/26/2025	152235	Accounts Payable	Ence Law Ltd (ACH)		66,250.00

Douglas County

12/26/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/26/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/26/2025	152236	Accounts Payable	Fife (ACH) , Nancy J		200.00
EFT	12/26/2025	152237	Accounts Payable	Flyers Energy LLC (ACH)		1,701.26
EFT	12/26/2025	152238	Accounts Payable	Great Basin Control Systems (ACH)		462.50
EFT	12/26/2025	152239	Accounts Payable	Guy P Bovard Private Investigator (ACH)		4,008.45
EFT	12/26/2025	152240	Accounts Payable	Hajoca Corporation (ACH)		806.64
EFT	12/26/2025	152241	Accounts Payable	Hamilton Business Machines (ACH)		300.00
EFT	12/26/2025	152242	Accounts Payable	HealthEquity Inc		20,897.78
EFT	12/26/2025	152243	Accounts Payable	J-U-B Engineers, Inc. (ACH)		63,103.81
EFT	12/26/2025	152244	Accounts Payable	Jacobs Engineering Group Inc (ACH)		7,850.67
EFT	12/26/2025	152245	Accounts Payable	Juniper & Sage Consulting LLC (ACH)		2,670.00
EFT	12/26/2025	152246	Accounts Payable	Knecht (ACH) , Raquel		226.90
EFT	12/26/2025	152247	Accounts Payable	Koch Elevator (ACH)		1,790.31
EFT	12/26/2025	152248	Accounts Payable	Kofile Technologies Inc (ACH)		618.75
EFT	12/26/2025	152249	Accounts Payable	LEHR (ACH)		44,298.35
EFT	12/26/2025	152250	Accounts Payable	Lumos & Associates Inc (ACH)		6,489.50
EFT	12/26/2025	152251	Accounts Payable	Marc Picker Law (ACH)		1,957.20
EFT	12/26/2025	152252	Accounts Payable	Merit Electric Company (ACH)		406.35
EFT	12/26/2025	152253	Accounts Payable	Midwest Tape (ACH)		218.23
EFT	12/26/2025	152254	Accounts Payable	Model Dairy LLC (ACH)		1,581.45
EFT	12/26/2025	152255	Accounts Payable	Multi Service Technology Solutions Inc (ACH)		66.87
EFT	12/26/2025	152256	Accounts Payable	National Center for Safety Initiatives LLC (NCSI) , (ACH)		227.50
EFT	12/26/2025	152257	Accounts Payable	Nichols (ACH) , Steven		599.00
EFT	12/26/2025	152258	Accounts Payable	NTC, a Limited-Liability Co (ACH)		500.00
EFT	12/26/2025	152259	Accounts Payable	Oracle America Inc (ACH)		20,836.44
EFT	12/26/2025	152260	Accounts Payable	Overhead Fire Protection Inc (ACH)		3,600.00
EFT	12/26/2025	152261	Accounts Payable	PacStates (ACH)		615.00
EFT	12/26/2025	152262	Accounts Payable	Paul Cavin Architect LLC (ACH)		1,375.00
EFT	12/26/2025	152263	Accounts Payable	Qualcon Contractors Inc (ACH)		1,200.00
EFT	12/26/2025	152264	Accounts Payable	R & S Optimum Offset (ACH)		1,464.00
EFT	12/26/2025	152265	Accounts Payable	RFI Enterprises Inc (ACH)		522.25
EFT	12/26/2025	152266	Accounts Payable	Sagebrush Sprouts Preschool		292.95
EFT	12/26/2025	152267	Accounts Payable	SGS Silver State Analytical Laboratories (ACH)		987.00
EFT	12/26/2025	152268	Accounts Payable	Skydio Inc (ACH)		738.00

Douglas County

12/26/2025 Payables

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/26/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
EFT	12/26/2025	152269	Accounts Payable	SPB Utility Services Inc		1,106.60
EFT	12/26/2025	152270	Accounts Payable	Summit Plumbing Co LLC (ACH)		955.57
EFT	12/26/2025	152271	Accounts Payable	Superior Plus Propane (ACH)		1,260.77
EFT	12/26/2025	152272	Accounts Payable	Taggart & Taggart Ltd (ACH)		2,172.43
EFT	12/26/2025	152273	Accounts Payable	Tahoe Supply Company (ACH)		755.96
EFT	12/26/2025	152274	Accounts Payable	Thatcher Company of Nevada Inc (ACH)		5,011.60
EFT	12/26/2025	152275	Accounts Payable	UBEO Business Services (ACH)		138.96
EFT	12/26/2025	152276	Accounts Payable	Uniformity of Nevada LLC (ACH)		71.97
EFT	12/26/2025	152277	Accounts Payable	Walkenhorst's (ACH)		221.40
EFT	12/26/2025	152278	Accounts Payable	WAM Software Inc (ACH)		49.86
EFT	12/26/2025	152279	Accounts Payable	West Coast Code Consultants Inc (ACH)		1,575.00
EFT	12/26/2025	152280	Accounts Payable	Western Detention Products Inc (ACH)		4,458.00
EFT	12/26/2025	152281	Accounts Payable	Western Industrial Parts Inc (ACH)		613.64
EFT	12/26/2025	152282	Accounts Payable	Western Nevada Supply Co (ACH)		62.64
EFT	12/26/2025	152283	Accounts Payable	Western Nevada Supply Co (ACH)		861.42
1-BOFA Bank of America Totals:				Transactions: 182		$2,305,839.53

Checks:	113	$1,248,309.28
EFTs:	69	$1,057,530.25

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE PAYROLL CHECK LISTING TOTALING $392.07 FOR CHECK #763736, DATED 12-26-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210.

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 13:04:46 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:50:21 -08'00'
ASSISTANT TREASURER

Payment Batch Register

Pay Date Range 12/06/25 - 12/19/25
Pay Batch 102

Employee	Check Number	Check Amount	Direct Deposit	Net Pay
3531 OHair, Kimberly	763736	392.07	.00	392.07
	Grand Totals	$392.07	$0.00	$392.07
	Total Checks 1			
	Total Direct Deposits 0			

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

Treasurer's Office
PO Box 3000
Minden, NV 89423
(775) 782-9017

TO: **DOUGLAS COUNTY BOARD OF COMMISSIONERS**

FROM: MEGHAN DORRIS, ASSISTANT TREASURER

KATHY KAISER, ACTING CHIEF FINANCIAL OFFICER

THE ATTACHED CUMULATIVE UTILITY REFUNDS CHECK LISTING TOTALING $3,995.33 FOR CHECKS #763850-763868, ALL DATED 12-29-2025, HAVE BEEN ISSUED AND ARE SUBMITTED FOR YOUR REVIEW PER NRS 244.210

RESPECTFULLY SUBMITTED,

AMY BURGANS
CLERK-TREASURER

Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2026.01.14 13:05:01 -08'00'
CHIEF FINANCIAL OFFICER

BY: Meghan Dorris Digitally signed by Meghan Dorris Date: 2026.01.14 15:50:46 -08'00'
ASSISTANT TREASURER

Douglas County

12/29/2025 Utility Refunds

Bank Account: 1-BOFA - Bank of America

Batch Date: 12/29/2025

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: 1-BOFA - Bank of America						
Check	12/29/2025	763850	Utility Management Refund	CARTER HILL HOMES LLC		73.91
Check	12/29/2025	763851	Utility Management Refund	CARTER HILL HOMES LLC		189.14
Check	12/29/2025	763852	Utility Management Refund	CARTER HILL HOMES LLC		100.00
Check	12/29/2025	763853	Utility Management Refund	CAVE ROCK JUNCTION LLC		61.74
Check	12/29/2025	763854	Utility Management Refund	GENOA LAKES BY DESERT WIND LP		150.00
Check	12/29/2025	763855	Utility Management Refund	GENOA LAKES BY DESERT WIND LP		150.00
Check	12/29/2025	763856	Utility Management Refund	HANIFAN , PHILIP & CAROL		167.50
Check	12/29/2025	763857	Utility Management Refund	JC VALLEY KNOLLS		145.20
Check	12/29/2025	763858	Utility Management Refund	JC VALLEY KNOLLS		50.91
Check	12/29/2025	763859	Utility Management Refund	LIBERTY HOMES, LLC		70.00
Check	12/29/2025	763860	Utility Management Refund	MAIN FAMILY TRUST		650.00
Check	12/29/2025	763861	Utility Management Refund	MILLER , LOREN & ERNESTINE		897.70
Check	12/29/2025	763862	Utility Management Refund	NEVADA DIVISION STATE PARKS		41.10
Check	12/29/2025	763863	Utility Management Refund	NORBERG GENERAL ENGINEERING, LLC		354.09
Check	12/29/2025	763864	Utility Management Refund	PANKEY , CHARLIE & WENDY		154.59
Check	12/29/2025	763865	Utility Management Refund	QUAIL CREEK ESTATES INC		41.10
Check	12/29/2025	763866	Utility Management Refund	THE HAHN TRUST		57.62
Check	12/29/2025	763867	Utility Management Refund	WHITE , MAUREEN		85.01
Check	12/29/2025	763868	Utility Management Refund	WYLIE FAMILY TRUST		555.72
1-BOFA Bank of America Totals:				Transactions: 19		$3,995.33

Checks:	19	$3,995.33

AGENDA ITEM NO. E.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve the first amendment to a contract between Douglas County and Oracle America, Inc., for permitting software, for an additional $29,265.80, increasing the total contract amount from $734,946.45 to $764,212.25, for software implementation and consulting services, and authorize the Director of Community Development to execute the required documents. (Tom Dallaire, Director of Community Development)

RECOMMENDED MOTION:
Approve an amendment to the contract between Douglas County and Oracle America, Inc., in the additional amount of $29,265.80, as presented, and authorize the Director of Community Development to execute the required documents.

FINANCIAL IMPACT:
The proposed first amendment to the contract with Oracle America, Inc. will increase the contract by $29,265.80, increasing the one-time implementation assistance from $734,946.45 to $764,212.25. The $29,265.80 will be a one-time implementation cost due on August 1, 2026. The original implementation cost of $734,946.45 will still be paid over a five-year period as originally agreed upon.

Per discussions with Finance, funds will be covered under the 410 County Construction Fund. This change was a 3.82% increase to the original contract cost.

BACKGROUND:
The Douglas County Community Development Department is currently under contract with Oracle America, Inc. to implement a new permitting software program. The contract was originally approved on January 28, 2025.

The "go-live" date for this software transition has been delayed from January 2026 to April 2026. To ensure the long-term success of this regulatory modernization project, staff made the strategic decision to extend the OPAL Project "go-live" date. This adjustment allows staff to address three critical areas

identified during the final testing phase:

- Infrastructure Build-out: Finalizing the high-performance cloud environments required for peak transaction volumes.
- System Remediation: Resolving technical defects identified during User Acceptance Testing (UAT) to ensure a "day-one" stable experience.
- Requirement Alignment: Integrating evolving business needs and compliance updates that surfaced during the pilot phase.

By prioritizing stability over speed, staff are mitigating the risk of operational downtime and ensuring that the final product will meet the high standards of our residents and staff.

Original Background Information from January 2025.
The Douglas County Community Development Department has utilized the Accela Permitting Software, DigEplan (Plan Review Software), CitizenServe (Code Enforcement Software), CityGov App (Building Inspection Software) and third-party contracts for software programming and assistance for the past several years. Community Development needs to change its permitting software to better serve County customers and increase staff efficiency. With the shift to the new Oracle software, both fire departments support the transition to the new program and plan review software change to Bluebeam. Research resulted in a better permitting software program and several meetings and product demonstrations were facilitated. Douglas County staff reviewed four alternative database programs: Open Gov, Oracle, iWorx and continuing with the current Accela program, separating from the ONENv Group.

Open Gov is a replacement of Accela and does not advance the current capabilities aside from the County being on its own and not a part of the ONENV.us. There is not a live dashboard to the web option, even if the County website supported it. The Oracle program is an improvement over Accela, makes it easy for staff to add and revise features of permits, and staff felt it was not as "clunky" as Accela. Open Gov offers many options to improve the permit process but does not streamline the permit process, nor does it provide a live web-based dashboard of current permit information.

The cost of this program is $123,000 annually plus 5% and $160,000 for implementation and data conversion. Staff believes that choosing the Oracle solution is an investment in public transparency and process improvement, which is linked to the County's strategic plan and meets goal BUSINESS AND ECONOMIC DEVELOPMENT: Enhance Customer Service by streamlining permitting processes.

The new program offers a live, easy to use dashboard which is customizable to each staff and manager, and the public. The Oracle program also has an easy-to-use question session if someone does not know what kind of permit is needed. The public is able to easily navigate to the correct permit based on how questions are answered prior to the application online being filled in.

Oracle is the more secure solution over the other two platforms. The County will receive unlimited data

storage space and the data is housed in Oracle's secure servers. The Oracle program allows for inspector scheduling, video inspections, and permit signoff and offers the contractor the ability to schedule permit inspections. This will also house code enforcement with an easier process of enforcement letter management and provide the ability with AI features to help staff generate staff reports more quickly and uniformly by using these features and sample forms. Document management including, submittal tracking and option for final document identification and searching, inspection records for easy archivable solutions. All the programs offer State of Nevada contractor's database uploaded daily for new contractors and licenses, GIS features for map and permit details links from the map, APN and property owner information uploaded daily, auto fill information from GIS features. Accounting and finance data import into New world systems. Blue Beam integration which is an additional cost (at a wash with DigEplan at $440 per user) and Document management can send the closeout permit to OnBase.

The current program (Accela) currently costs the department $188K annually with an increase up to 4% annually for the software. This cost also includes the other add-on software like: Citizen Serve, CityGov, and the maintenance contracts for Accela and DigEplan. Accela recently sent a proposed increase for the County's license renewals starting July 1, 2025, which will be a considerable increase from what is currently being paid, Currently, Douglas County is paying $75K annually for staff licenses for Accela, but this will be increasing to $156,671 annually for a one-year contract (208% increase) which is what is being proposed by the ONENv Group. Accela is reworking the numbers with our desire to leave the ONENv Group. The group discussed the need for a min of 3-year contract and most likely with 2 members wanting 5-year contract. Douglas County's costs for licensing will total $443,451 for those three years, unless a decision is made to move to Oracle.

Over the next five years, Oracle has proposed a total of $395,892.33, saving Douglas County more than $300,000 compared to Accela's increased costs, depending on increases from Accela. This is not including the other software, maintenance, and other services that will no longer be necessary by switching to Oracle. The longer the County keeps Oracle, the more savings it is estimated the County will have.

ATTACHMENTS:
262781 - Implementation Payment Schedule - 26Jan2026.pdf
US-ODA1-18888672-County of Douglas-v4 (1).pdf
Douglas County, CO 716.pdf
1. Oracle Contract.pdf

ORACLE

Implementation Payment Schedule

(Consulting) No. 262781

Customer:	Douglas County, Nevada
Address:	1594 Esmeralda Ave Minden, NV 89423 US
Contact:	
Phone:	
Email Notice:	
Order:	
PPA No.:	34111 Dated: 17-Jan-25

Executed by Customer (authorized signature)**:**

Signature: _____

Name: _____

Title: _____

Executed by Oracle:

Signature: _____

Name: _____

Title: _____

Contract Effective Date: _____

System Price:

Supply Facility:	$29,265.80
Total:	$29,265.80

Payment Schedule:

Payment Amount:	**Due Date:**
1 @ $29,265.80	01-Sept-26

1 payments due as set forth above.

Transaction Specific Terms (any terms specified in this section will supersede inconsistent terms elsewhere in the Contract):

Supply Facility Expiration Date: 31-Jul-26
Adjustment Percentage: 94%

This Contract shall be effective only if Customer fully executes it in the form prepared by Oracle (without any changes to any terms and conditions), and delivers it to Oracle together with all required documentation and an Order acceptable to Oracle by February 27, 2026.

This schedule ("Schedule") is entered into by Customer and Oracle America, Inc ("Oracle") for the acquisition of Customer's rights in the System from the applicable Supplier. This Schedule incorporates by reference the terms and conditions of the above-referenced PPA to create a separate Contract. Any reference in the PPA to Oracle Credit Corporation is a reference to Oracle America, Inc Any reference to "Order" or "Agreement" in this Contract shall mean the above-referenced Order above together with any other agreement governing Customer' s right in the System. Each component of the System specified herein is further described in the Order. Any non-Oracle products and services are included in the System in order to provide a solution that is based on Oracle products and/or cloud services. The System Price is the amount set forth above for the items that are paid for through this Contract.

A. SUPPLY FACILITY AND PAYMENTS: As of the Contract Effective Date, funds in the amount of the Supply Facility have been set aside for disbursement. The System Price will include a nonrefundable OFD Service fee (if applicable) due to Oracle to establish the Supply Facility. The Supply Facility will be used to pay on Customer's behalf, pursuant to this Contract, the fees and Taxes due under the Order, and taxes applicable to the OFD Service fee. In consideration for establishing the Supply Facility, Customer's obligation to pay amounts due hereunder commences on the Contract Effective Date. Customer agrees to pay the Payment Amounts on the Due Dates specified herein. Upon Customer's approval pursuant to this Contract of invoices for the System, funds from this Supply Facility will be disbursed to Supplier for the approved amounts and applied towards those invoices. Customer's obligation to pay pursuant to the terms of the Contract is independent of performance or completion of any services that are part of the System, or the performance of products or services acquired under another order. Customer acknowledges that it retains its rights as specified in the Order to make claims with respect to the System against Supplier, and that therefore Customer shall make any claims that it has relating to the Order or performance of the System solely against Supplier.

B. DISBURSEMENT PROCESS: The Supply Facility shall be used to disburse to Supplier amounts owed by Customer, up to the amount of the Supply Facility, pursuant to the terms of this Contract. When Oracle receives a fully executed Contract, Order, any other documents required by Oracle and a Payment Approval Certificate ("PAC") and related invoices for approved fees, expenses and any applicable Taxes, all in form and substance satisfactory to Oracle, funds shall be disbursed in accordance with these terms. Upon disbursement of amounts approved by Customer under a PAC, this Contract replaces Customer's payment terms under the Order to Supplier up to the approved amounts. Amounts due under the Order for which Customer does not submit PACs or that are not disbursed by Oracle shall be due and payable by the Customer in accordance with the terms of the Order. After the Supply Facility Expiration Date or if Customer defaults under this Contract, is in breach of an agreement with Supplier, or has an unresolved dispute with Supplier, then Oracle or its Assignee has no further obligation to make any disbursements to Supplier. After the earlier of the Supply Facility Expiration Date, or when Oracle or its Assignee has no further obligations to make any disbursements to Supplier (the "Adjustment Date"), any amount of the Supply Facility that has not been disbursed will be considered the "Undisbursed Amount". On the Adjustment Date, the Undisbursed Amount (adjusted using the Adjustment Percentage) will be credited against the remaining Payment Amounts by crediting the last Payment Amount. If the Undisbursed Amount exceeds the last Payment Amount, then any balance will be credited to each preceding Payment Amount until the adjusted Undisbursed Amount has been fully credited. Oracle or its Assignee shall provide Customer with written notice regarding application of the Undisbursed Amount within 30 days of the Adjustment Date.

C. SYSTEM: The System consists of all services specified in invoices approved under a PAC for which funds are disbursed pursuant to this Contract. Upon a Default, the System shall be subject to the terms of this Contract.

D. ADMINISTRATIVE: Customer agrees that Oracle may insert the appropriate administrative information to complete the Contract, and Oracle will provide a copy of the Contract upon request. For this Contract, the discount rate in the Remedies Section of the PPA shall be the lesser of the rate in the Contract or 2% (the "Index Rate"). Oracle will countersign this Schedule upon Customer's delivery of a fully

executed Order, PPA, and any other documentation required by Oracle (in form and substance acceptable to Oracle), and upon such countersignature, the Contract will be effective as of the Contract Effective Date. All notices or contact for Operations shall be sent to ofd-notice_ww@oracle.com.

CERTIFICATE OF INCUMBENCY AND AUTHORIZATION

Re: Payment Schedule No. 262781 dated _____ ("Schedule") to the Municipal Payment Plan Agreement No. 34111 dated January 17, 2025 ("PPA," and together with the Schedule, the ("Contract") by and between Oracle America, Inc. ("Oracle") and Douglas County, Nevada ("Customer")

I hold the position noted under my signature, have all authority necessary to execute and deliver this Certificate, and certify as follows:

1. This Certificate of Incumbency and Authorization is delivered in connection with the Contract.

2. Customer is authorized to execute and deliver the Contract.

3. The individual specified below holds the title beside his/her signature (a true and correct copy of which is below), and has the authority to execute and deliver the Contract in accordance with applicable procurement requirements.

Name	Title	Signature
		_____
		_____

This Certificate of Incumbency and Authorization is executed and delivered as of the Payment Schedule Effective Date.

By:_____*
Name:_____
Title:_____

*****To be executed by someone other than the person who executed the Contract.

ORDERING DOCUMENT
AMENDMENT ONE

Your Name: County of Douglas **Your Address:** 1594 Esmeralda Ave 105, Minden, NV 89423	Oracle America, Inc. 500 Oracle Parkway Redwood Shores, CA 94065

This amendment ("Amendment One") amends the order identified below and all amendments thereto (the "order") between You and Oracle America, Inc.("Oracle").

Offer Valid through: 24-FEB-2026.

A. AMENDMENT DETAILS

You and Oracle agree to amend the order as follows:

1. Ordering Document Number: **US-17986219**

   a. Delete the Services table in its entirety and replace it with the following:

"Services	**Reference**	**Fees**	**Estimated Expenses**	**Total Fees and Estimated Expenses**
Time and Materials Services	Exhibit 1	$734,946.45	$0.00	$734,946.45
Time and Materials Services	ODA 1	$29,265.80	$0.00	$29,265.80
			Total Fees and Estimated Expenses	**$764,212.25"**

2. Exhibit: **Exhibit 1**

   a. Section 1. Description of Services. – Delete the paragraph in its entirety and replace it with the following:

   "Oracle will provide You with Services to implement Oracle Permitting and Licensing ("OPAL"). This implementation approach will follow the Oracle True Cloud Method+ ("TCM+") methodology and is based on a collaborative method where Oracle Consulting Services ("OCS") designs and develops a predefined subset of Your record types (e.g. Building Permits, Planning Applications, etc.) and reports, including all data conversions and integrations. OCS will provide You enablement training that allows You to design and configure the remaining set of records and reports. As part of this approach OCS will make available advisory services to assist You with your work efforts to design and configure records and reports. This project is estimated for a timeline deployment of up to fifteen (15) months. Specifically, Oracle will provide the following:"

   b. Section 5. Project Assumptions., Subsection A. - Delete in its entirety and replace it with the following:

   "A. This project is estimated for a duration of fifteen (15) months."

"Signature page to follow."

B. ADDITIONAL TERMS

In the event of any inconsistencies between the order and this Amendment One, this Amendment One shall take precedence. Subject to the modifications herein, the order shall remain in full force and effect.

County of Douglas:	**Oracle America, Inc.:**
Authorized Signature: _____	Authorized Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Signature Date: _____	Signature Date: _____
Amendment Effective Date: _____ *{to be completed by Oracle}*	

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/05/2025

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
MARSH RISK & INSURANCE SERVICES
FOUR EMBARCADERO CENTER, SUITE 1100
CALIFORNIA LICENSE NO. 0437153
SAN FRANCISCO, CA 94111

CN101765515-STND-GAW-25-26 716

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co Pittsburgh PA	19445
INSURER B : Safety National Casualty Corp.	15105
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
ORACLE CORPORATION ORACLE AMERICA, INC
2300 Oracle Way
Austin, TX 78741

COVERAGES **CERTIFICATE NUMBER:** SEA-003280884-82 **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**			GL1728969	08/01/2025	08/01/2026	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 25,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	**AUTOMOBILE LIABILITY**			AL4594403 (AOS)	08/01/2025	08/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X 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			LDC4066354 (AOS)	08/01/2025	08/01/2026	X PER STATUTE [ ] OTH-ER	
B	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] **(Mandatory in NH)**	N / A		PS4066355 (WI)	08/01/2025	08/01/2026	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

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

CERTIFICATE HOLDER

Douglas County, CO
Attn: Michelle Gombas-Assistant County Attorney
100 Third Street
Castle Rock, CO 80104

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

Marsh Risk & Insurance Services

© 1988-2016 ACORD CORPORATION. All rights reserved.

DOUGLAS COUNTY, NV
This is a no fee document
NO FEE
DC/COMMUNITY SERVICES

2025-1017011
01/29/2025 09:23 AM
Pgs=72

00191789202510170110720726

SHAWNYNE GARREN, RECORDER

Recorder's Office Cover Sheet

Recording Requested By:

Name: Ann Reno

Department: Community Development

Item ID/Agreement #: DC-1669-2025

Type of Document: (please select one)

- [x] Agreement
- [ ] Contract
- [ ] Grant
- [ ] Change Order
- [ ] Easement
- [ ] Other specify:

** This document supersedes Document # 2025-1016771 that was missing pages. **

FILED
NO. DC-1669-2025
1/28/25
DATE
DOUGLAS COUNTY CLERK
MINDEN, NV
BY DEPUTY

ORACLE

ORDERING DOCUMENT

Oracle America, Inc.
500 Oracle Parkway
Redwood Shores, CA
94065

Name	County of Douglas	**Contact**	Jenifer Davidson
Address	1594 Esmeralda Ave 105 MINDEN NV 89423	**Phone Number**	775-782-9821
		Email Address	jrdavidson@douglasnv.us

New Subscription

Services Period: 60 months

Cloud Services	Data Center Region	Quantity	Term	Unit Net Price	Net Fee
B90142 - Oracle Fusion Public Sector Community Development Cloud Service - Hosted Named User	NORTH AMERICA	55	60 mo	71.18	234,907.16
B92535 - Oracle Fusion Business Licenses for Public Sector Community Development Cloud Service - Hosted Named User	NORTH AMERICA	55	60 mo	11.39	37,585.15
B93112 - Oracle PCI Compliance Cloud Service - Each	NORTH AMERICA	1	60 mo	90.00	5,400.00
B91205 Oracle Intelligent Advisor Cloud Service - 1,000 Interactions	NORTH AMERICA	10	60 mo	26.25	15,750.00
B91940 - Oracle Digital Assistant Platform for SaaS - 1000 Sessions	NORTH AMERICA	20	60 mo	28.88	34,650.00
			Subtotal		328,292.33

Services Period: 60 months

Cloud Services	Data Center Region	Credit Period	Credit Quantity	Term	Total Credit Value
B88206 - Oracle PaaS and IaaS Universal Credits	Customer Selected	Annual	13520	60 mo	67,600.00
				Subtotal	67,600.00

Fee Description	Net Fee
Cloud Services Fees	395,892.33
Net Fees	395,892.33

Fee Description	Net Fee
Total Fees	395,892.33

Rate Card Pricing for IaaS/PaaS Public Cloud Services

B88206 - Oracle PaaS and IaaS Universal Credits

Cloud Service Category Discounts

Cloud Service Category	Discount %
Roving Edge Services	0
Management Cloud Service	0
Big Data Cloud Service	0
Application Development Cloud Service	0
Content Management Cloud Service	0
Analytics Cloud Service	0
Storage Cloud Service	0
Security and Identity Management Cloud Service	0
Enterprise Integration Cloud Service	0
Data Integration Cloud Service	0
Network Cloud Service	0
Compute Cloud Service	0
Data Management Cloud Service	0
Not Discount Eligible	0

Usage Item Description	Metric	List Price	Overage Net Unit Price
Roving Edge Services			
B109492 - Roving Edge Device-RED.2 Compute	Resource Possession Per Day	80.0	80.0
B109493 - Roving Edge Device-RED.2 GPU	Resource Possession Per Day	100.0	100.0
B109494 - Roving Edge Device-RED 2 STG Storage	Resource Possession Per Day	95.0	95.0
B109496 - Roving Edge Device-RED 2 Ruggedized Case	Resource Possession Per Day	10.0	10.0
B92615 - Roving Edge Device-Compute Optimized-Ruggedized	Resource Possession Per Day	160.0	160.0
B93039 - Roving Edge Device-Compute Optimized-Standard	Resource Possession Per Day	160.0	160.0
B95228 - Roving Edge Ultra	Resource Possession Per Day	45.0	45.0
Management Cloud Service			
B109358 - Oracle Cloud Infrastructure-MySQL Database-Oracle Ops Insights for MySQL HeatWave	OCPU Per Hour	0.015	0.015
B109359 - Oracle Cloud Infrastructure-MySQL Database-Oracle Ops Insights for MySQL HeatWave	ECPU Per Hour	0.0075	0.0075
B92809 - Oracle Cloud Infrastructure Logging Analytics-Archival Storage			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Logging Analytics Storage Unit Per Hour	0.02	0.02
B92888 - Oracle Cloud Infrastructure Ops Insights for Oracle Autonomous Databases-Basic	OCPU Per Hour	0 0	0 0
B92889 - Oracle Cloud Infrastructure Ops Insights for Cloud Databases	OCPU Per Hour	0 015	0 015
B92890 - Oracle Cloud Infrastructure Ops Insights for External Oracle Databases and Host	Host CPU Core Per Hour	0.015	0 015
B92940 - Oracle Cloud Infrastructure Application Performance Monitoring Service-Tracing Data-Free	1,000 Events Per Hour	0 0	0 0
B92941 - Oracle Cloud Infrastructure Application Performance Monitoring Service-Tracing Data	100,000 Events Per Hour	0 65	0 65
B92942 - Oracle Cloud Infrastructure Application Performance Monitoring Service-Synthetic Usage	10 Monitor Runs Per Hour	0.02	0 02
B93082 - Oracle Cloud Infrastructure-Database Management-External DB BYOL	Host CPU Core Per Hour	0.025	0.025
B93083 - Oracle Cloud Infrastructure-Database Management-External DB	Host CPU Core Per Hour	0 05	0 05
B93426 - Oracle Cloud Infrastructure-Database Management-Cloud Databases	OCPU Per Hour	0 05	0.05
B93705 - Oracle Cloud Infrastructure Ops Insights for Warehouse-Extract	Gigabyte Per Month	2 0	2 0
B93706 - Oracle Cloud Infrastructure Ops Insights for Warehouse-Instance	OCPU Per Hour	0 5377	0 5377
B95634 - Oracle Cloud Infrastructure Logging Analytics-Active Storage	Logging Analytics Storage Unit Per Month 0 - 35	372 0	372.0
	Logging Analytics Storage Unit Per Month 35 - 103	260.4	260 4
	Logging Analytics Storage Unit Per Month 103 - 999999999999999	223 2	223.2
B96199 - Oracle Cloud Infrastructure Ops Insights for Oracle Autonomous Databases-Basic	ECPU Per Hour	0 0	0 0
B96200 - Oracle Cloud Infrastructure-Database Management-Autonomous Databases-ECPU	ECPU Per Hour	0 025	0 025

Usage Item Description	Metric	List Price	Overage Net Unit Price
B96629 - Oracle Cloud Infrastructure-Application Performance Monitoring Service-Synthetic Usage-Free	10 Monitor Runs Per Hour	0.0	0.0
B97140 - Oracle Cloud Infrastructure Ops Insights for Oracle Autonomous Databases-Full	ECPU Per Hour	0.0075	0.0075
B99259 - Oracle Cloud Infrastructure-Application Performance Monitoring Service-Stack Monitoring-Enterprise Edition	10 Monitored Resources Per Hour	0.38	0.38
Big Data Cloud Service			
B108080 - Oracle Cloud Infrastructure Generative AI-Large Meta	10,000 Transactions	0.015	0.015
B108085 - Oracle Cloud Infrastructure Generative AI-Large Meta-Dedicated	AI Unit Per Hour	12.0	12.0
B108711 - Oracle Cloud Infrastructure-Language-Dedicated Inferencing-Healthcare	Inferencing Unit Hour	20.0	20.0
B93423 - Oracle Cloud AI Services-Language-Pre-trained Inferencing	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	0.25	0.25
B93555 - Oracle Big Data Service	OCPU Per Hour	0.015	0.015
B94282 - Oracle Cloud Infrastructure-Data Labeling	Annotated Data Record 0 - 1000	0.0	0.0
	Annotated Data Record 1000 - 999999999999999	0.0002	0.0002
B94896 - Oracle Cloud Infrastructure-Speech	Transcription Hour 0 - 5	0.0	0.0
	Transcription Hour 5 - 999999999999999	0.5	0.5
B94973 - Oracle Cloud Infrastructure-Vision-Image Analysis	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	0.25	0.25
B94974 - Oracle Cloud Infrastructure-Vision-OCR	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	1.0	1.0
B94977 - Oracle Cloud Infrastructure-Vision-Custom Training	Training Hour 0 - 15	0.0	0.0
	Training Hour 15 - 999999999999999	1.5	1.5
B95917 - Oracle Cloud Infrastructure-Language-Custom Inferencing	1000 Transactions	3.5	3.5

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95918 - Oracle Cloud Infrastructure-Language-Custom Inferencing-Dedicated			
	Inferencing Unit Hour 0 - 15	0.0	0.0
	Inferencing Unit Hour 15 - 999999999999999	1.5	1.5
B95919 - Oracle Cloud Infrastructure-Language-Custom Training			
	Training Hour 0 - 15	0.0	0.0
	Training Hour 15 - 999999999999999	1.5	1.5
B95920 - Oracle Cloud Infrastructure-Language-Text Translation			
	1000 Transactions 0 - 1	0.0	0.0
	1000 Transactions 1 - 999999999999999	10.0	10.0
B96110 - Oracle Cloud Infrastructure-Document Understanding-OCR			
	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	1.0	1.0
B96111 - Oracle Cloud Infrastructure-Document Understanding-Document Properties			
	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	0.25	0.25
B96112 - Oracle Cloud Infrastructure-Document Understanding-Document Extraction			
	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	10.0	10.0
B96113 - Oracle Cloud Infrastructure-Document Understanding-Custom Training			
	Training Hour 0 - 15	0.0	0.0
	Training Hour 15 - 999999999999999	1.5	1.5
B97193 - Oracle Cloud Infrastructure-Document Understanding-Custom Document Properties			
	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	1.5	1.5
B97194 - Oracle Cloud Infrastructure-Document Understanding-Custom Document Extraction			
	1,000 Transactions 0 - 5	0.0	0.0
	1,000 Transactions 5 - 999999999999999	30.0	30.0
Application Development Cloud Service			
B108130 - Oracle Backend for Spring Boot and Microservices-Standard Edition-Marketplace	Each	0.0	0.0
B89646 - Oracle Visual Builder	OCPU Per Hour	1.2365	1.2365

Usage Item Description	Metric	List Price	Overage Net Unit Price
B90203 - Oracle Visual Builder Studio-Additional Storage	Gigabyte Storage Capacity Per Month	1.6	1.6
B90260 - Oracle Digital Assistant Cloud Service	Request	0.0232	0.0232
B90304 - Oracle Mobile Hub Cloud Service	Request	0.0028	0.0028
B91346 - Oracle WebLogic Server Enterprise Edition for Oracle Cloud Infrastructure	OCPU Per Hour	0.2581	0.2581
B91347 - Oracle WebLogic Suite for Oracle Cloud Infrastructure	OCPU Per Hour	0.4646	0.4646
B92302 - Oracle Cloud Infrastructure-Blockchain Platform Cloud Service-Standard	OCPU Per Hour	0.215	0.215
B92303 - Oracle Cloud Infrastructure-Blockchain Platform Cloud Service-Enterprise	OCPU Per Hour	0.4301	0.4301
B92304 - Oracle Cloud Infrastructure-Blockchain Platform Cloud Service-Storage	Terabyte Storage Capacity Per Month	70.4	70.4
B92305 - Oracle Cloud Infrastructure-Blockchain Platform Cloud Service-Enterprise-BYOL	OCPU Per Hour	0.3226	0.3226
B92913 - Oracle WebLogic Server Enterprise Edition for Oracle Cloud Infrastructure Container Engine for Kubernetes	OCPU Per Hour	0.2581	0.2581
B92914 - Oracle WebLogic Server Suite for Oracle Cloud Infrastructure Container Engine for Kubernetes	OCPU Per Hour	0.4646	0.4646
B96582 - Oracle Tuxedo for Oracle Cloud Infrastructure	OCPU Per Hour	0.5433	0.5433
B96583 - Oracle Tuxedo Enterprise Edition for Oracle Cloud Infrastructure	OCPU Per Hour	0.8149	0.8149
B96584 - Oracle Tuxedo Mainframe Modernization Runtimes for Oracle Cloud Infrastructure	OCPU Per Hour	1.0866	1.0866
Content Management Cloud Service			
B108776 - WebCenter Imaging For Oracle Cloud Infrastructure	OCPU Per Hour	0.6394	0.6394
B108777 - WebCenter Enterprise Capture For Oracle Cloud Infrastructure	OCPU Per Hour	0.417	0.417
B108778 - WebCenter Enterprise Capture Standard Edition For Oracle Cloud Infrastructure	OCPU Per Hour	0.2085	0.2085
B108779 - WebCenter Sites For Oracle Cloud Infrastructure			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	OCPU Per Hour	0.695	0.695
B108780 - WebCenter Sites Satellite Server For Oracle Cloud Infrastructure	OCPU Per Hour	0.1738	0.1738
B108781 - WebCenter Portal For Oracle Cloud Infrastructure	OCPU Per Hour	0.8688	0.8688
B108782 - WebCenter Forms Recognition For Oracle Cloud Infrastructure	OCPU Per Hour	0.695	0.695
B108783 - WebCenter Content For Oracle Cloud Infrastructure	OCPU Per Hour	1.1989	1.1989
B108784 - WebCenter Universal Content Management For Oracle Cloud Infrastructure	OCPU Per Hour	0.7993	0.7993
B95279 - Media Services-Media Flow-Standard-H264-SD-Below 30fps	Minute of Output Media Content	0.001	0.001
B95280 - Media Services-Media Flow-Standard-H264-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.002	0.002
B95281 - Media Services-Media Flow-Standard-H264-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.003	0.003
B95282 - Media Services-Media Flow-Standard-H264-HD-Below 30fps	Minute of Output Media Content	0.003	0.003
B95283 - Media Services-Media Flow-Standard-H264-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.004	0.004
B95284 - Media Services-Media Flow-Standard-H264-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.01	0.01
B95285 - Media Services-Media Flow-Standard-H264-4k-Below 30fps	Minute of Output Media Content	0.015	0.015
B95286 - Media Services-Media Flow-Standard-H264-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.018	0.018
B95287 - Media Services-Media Flow-Standard-H264-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.036	0.036
B95288 - Media Services-Media Flow-Standard-VP8-SD-Below 30fps	Minute of Output Media Content	0.003	0.003
B95289 - Media Services-Media Flow-Standard-VP8-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.004	0.004
B95290 - Media Services-Media Flow-Standard-VP8-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.007	0.007

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95291 - Media Services-Media Flow-Standard-VP8-HD-Below 30fps	Minute of Output Media Content	0.008	0.008
B95292 - Media Services-Media Flow-Standard-VP8-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.01	0.01
B95293 - Media Services-Media Flow-Standard-VP8-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.015	0.015
B95294 - Media Services-Media Flow-Standard-VP8-4k-Below 30fps	Minute of Output Media Content	0.036	0.036
B95295 - Media Services-Media Flow-Standard-VP8-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.04	0.04
B95296 - Media Services-Media Flow-Standard-VP8-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.05	0.05
B95297 - Media Services-Media Flow-Standard-H265VP9-SD-Below 30fps	Minute of Output Media Content	0.005	0.005
B95298 - Media Services-Media Flow-Standard-H265VP9-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.007	0.007
B95299 - Media Services-Media Flow-Standard-H265VP9-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.012	0.012
B95300 - Media Services-Media Flow-Standard-H265VP9-HD-Below 30fps	Minute of Output Media Content	0.01	0.01
B95301 - Media Services-Media Flow-Standard-H265VP9-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.02	0.02
B95302 - Media Services-Media Flow-Standard-H265VP9-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.03	0.03
B95303 - Media Services-Media Flow-Standard-H265VP9-4k-Below 30fps	Minute of Output Media Content	0.026	0.026
B95304 - Media Services-Media Flow-Standard-H265VP9-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.05	0.05
B95305 - Media Services-Media Flow-Standard-H265VP9-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.063	0.063
B95306 - Media Services-Media Flow-Speed-H264-SD-Below 30fps	Minute of Output Media Content	0.002	0.002
B95307 - Media Services-Media Flow-Speed-H264-SD-Above 30fps and Below 60fps			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Minute of Output Media Content	0.003	0.003
B95308 - Media Services-Media Flow-Speed-H264-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.004	0.004
B95309 - Media Services-Media Flow-Speed-H264-HD-Below 30fps	Minute of Output Media Content	0.004	0.004
B95310 - Media Services-Media Flow-Speed-H264-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.005	0.005
B95311 - Media Services-Media Flow-Speed-H264-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.012	0.012
B95312 - Media Services-Media Flow-Speed-H264 4k-Below 30fps	Minute of Output Media Content	0.018	0.018
B95313 - Media Services-Media Flow-Speed-H264-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.02	0.02
B95314 - Media Services-Media Flow-Speed-H264-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.04	0.04
B95315 - Media Services-Media Flow-Speed-VP8-SD-Below 30fps	Minute of Output Media Content	0.005	0.005
B95316 - Media Services-Media Flow-Speed-VP8-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.006	0.006
B95317 - Media Services-Media Flow-Speed-VP8-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.008	0.008
B95318 - Media Services-Media Flow-Speed-VP8-HD-Below 30fps	Minute of Output Media Content	0.012	0.012
B95319 - Media Services-Media Flow-Speed-VP8-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.015	0.015
B95320 - Media Services-Media Flow-Speed-VP8-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.018	0.018
B95321 - Media Services-Media Flow-Speed-VP8-4k-Below 30fps	Minute of Output Media Content	0.048	0.048
B95322 - Media Services-Media Flow-Speed-VP8-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.05	0.05
B95323 - Media Services-Media Flow-Speed-VP8-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.06	0.06

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95324 - Media Services-Media Flow-Speed-H265VP9-SD-Below 30fps	Minute of Output Media Content	0.006	0.006
B95325 - Media Services-Media Flow-Speed-H265VP9-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.008	0.008
B95326 - Media Services-Media Flow-Speed-H265VP9-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.015	0.015
B95327 - Media Services-Media Flow-Speed-H265VP9-HD-Below 30fps	Minute of Output Media Content	0.012	0.012
B95328 - Media Services-Media Flow-Speed-H265VP9-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.025	0.025
B95329 - Media Services-Media Flow-Speed-H265VP9-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.036	0.036
B95330 - Media Services-Media Flow-Speed-H265VP9-4k-Below 30fps	Minute of Output Media Content	0.05	0.05
B95331 - Media Services-Media Flow-Speed-H265VP9-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.06	0.06
B95332 - Media Services-Media Flow-Speed-H265VP9-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.075	0.075
B95333 - Media Services-Media Flow-Quality-H264-SD-Below 30fps	Minute of Output Media Content	0.003	0.003
B95334 - Media Services-Media Flow-Quality-H264-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.004	0.004
B95335 - Media Services-Media Flow-Quality-H264-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.005	0.005
B95336 - Media Services-Media Flow-Quality-H264-HD-Below 30fps	Minute of Output Media Content	0.005	0.005
B95337 - Media Services-Media Flow-Quality-H264-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.006	0.006
B95338 - Media Services-Media Flow-Quality-H264-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.015	0.015
B95339 - Media Services-Media Flow-Quality-H264-4k-Below 30fps	Minute of Output Media Content	0.024	0.024
B95340 - Media Services-Media Flow-Quality-H264-4k-Above 30fps and Below 60fps			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Minute of Output Media Content	0.03	0.03
B95341 - Media Services-Media Flow-Quality-H264-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.05	0.05
B95342 - Media Services-Media Flow-Quality-VP8-SD-Below 30fps	Minute of Output Media Content	0.006	0.005
B95343 - Media Services-Media Flow-Quality-VP8-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.008	0.008
B95344 - Media Services-Media Flow-Quality-VP8-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.01	0.01
B95345 - Media Services-Media Flow-Quality-VP8-HD-Below 30fps	Minute of Output Media Content	0.015	0.015
B95346 - Media Services-Media Flow-Quality-VP8-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.018	0.018
B95347 - Media Services-Media Flow-Quality-VP8-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.02	0.02
B95348 - Media Services-Media Flow-Quality-VP8-4k-Below 30fps	Minute of Output Media Content	0.054	0.054
B95349 - Media Services-Media Flow-Quality-VP8-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.06	0.06
B95350 - Media Services-Media Flow-Quality-VP8-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.07	0.07
B95351 - Media Services-Media Flow-Quality-H265VP9-SD-Below 30fps	Minute of Output Media Content	0.03	0.03
B95352 - Media Services-Media Flow-Quality-H265VP9-SD-Above 30fps and Below 60fps	Minute of Output Media Content	0.045	0.045
B95353 - Media Services-Media Flow-Quality-H265VP9-SD-Above 60fps and Below 120fps	Minute of Output Media Content	0.06	0.06
B95354 - Media Services-Media Flow-Quality-H265VP9-HD-Below 30fps	Minute of Output Media Content	0.06	0.06
B95355 - Media Services-Media Flow-Quality-H265VP9-HD-Above 30fps and Below 60fps	Minute of Output Media Content	0.09	0.09
B95356 - Media Services-Media Flow-Quality-H265VP9-HD-Above 60fps and Below 120fps	Minute of Output Media Content	0.12	0.12

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95357 - Media Services-Media Flow-Quality-H265VP9-4k-Below 30fps	Minute of Output Media Content	0.12	0.12
B95358 - Media Services-Media Flow-Quality-H265VP9-4k-Above 30fps and Below 60fps	Minute of Output Media Content	0.16	0.18
B95359 - Media Services-Media Flow-Quality-H265VP9-4k-Above 60fps and Below 120fps	Minute of Output Media Content	0.24	0.24
B95375 - Media Services-Media Streams	GB of Packaged Content	0.05	0.05
Analytics Cloud Service			
B89630 - Oracle Analytics Cloud-Professional	OCPU Per Hour	1.0753	1.0753
B89631 - Oracle Analytics Cloud-Enterprise	OCPU Per Hour	2.1506	2.1506
B89636 - Oracle Analytics Cloud-Professional-BYOL	OCPU Per Hour	0.3226	0.3226
B89637 - Oracle Analytics Cloud-Enterprise-BYOL	OCPU Per Hour	0.3226	0.3226
B92335 - Essbase for Oracle Cloud Infrastructure	OCPU Per Hour	1.3129	1.3129
B92682 - Oracle Analytics-Professional	User Per Month	16.0	16.0
B92683 - Oracle Analytics-Enterprise	User Per Month	80.0	80.0
B94568 - Oracle Analytics Server for Oracle Cloud Infrastructure	OCPU Per Hour	1.75	1.75
Storage Cloud Service			
B89057 - Oracle Cloud Infrastructure-File Storage	Gigabyte Storage Capacity per Month	0.3	0.3
B90938 - Oracle Cloud Infrastructure-Streaming-PUT or GET	Gigabytes of Data Transferred	0.025	0.025
B90939 - Oracle Cloud Infrastructure-Streaming-Storage	Gigabyte Per Hour	0.0002	0.0002
B91445 - Oracle Cloud Infrastructure-Block Volume-Free	Gigabyte Storage Capacity per Month	0.0	0.0
B91627 - Oracle Cloud Infrastructure-Object Storage-Requests	10,000 Requests per Month 0 - 5	0.0	0.0
	10,000 Requests per Month 5 - 999999999	0.0034	0.0034
B91628 - Oracle Cloud Infrastructure-Object Storage-Storage	Gigabyte Storage Capacity per Month 0 - 10	0.0	0.0
	Gigabyte Storage Capacity per Month 10 - 999999999	0.0255	0.0255
B91633 - Oracle Cloud Infrastructure-Archive Storage-Free			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Gigabyte Storage Capacity per Month 0 - 10	0.0	0.0
	Gigabyte Storage Capacity per Month 10 - 999999999	0.0026	0.0026
B91961 - Oracle Cloud Infrastructure-Block Volume Storage	Gigabyte Storage Capacity Per Month	0.0255	0.0255
B91962 - Oracle Cloud Infrastructure-Block Volume Performance	Performance Units Per Gigabyte Per Month	0.0017	0.0017
B93000 - Oracle Cloud Infrastructure-Infrequent Access Storage-Storage	Gigabyte Storage Capacity Per Month 0 - 10	0.0	0.0
	Gigabyte Storage Capacity Per Month 10 - 999999999999999	0.01	0.01
B93001 - Oracle Cloud Infrastructure-Data Retrieval-Storage	Gigabyte Storage Retrieved Per Month 0 - 10	0.0	0.0
	Gigabyte Storage Retrieved Per Month 10 - 999999999999999	0.01	0.01
B95410 - Oracle ZFS Storage-High Availability	Instance Per Hour	1.85	1.85
Security and Identity Management Cloud Service			
B108188 - Oracle Cloud Infrastructure Cloud Guard Workload Protection Standard	Node Per Hour	0.0069	0.0069
B108189 - Oracle Cloud Infrastructure Cloud Guard Workload Protection Limited	Node Per Hour	0.0	0.0
B108190 - Oracle Cloud Guard Instance Security Adhoc Queries Enterprise	Request 0 - 950000	0.0	0.0
	Request 950000 - 999999999999999	0.001	0.001
B90328 - Oracle Cloud Infrastructure-Key Management-Private Vault	Virtual Private Vault Per Hour	3.724	3.724
B90555 - Oracle Identity Cloud Service-Enterprise User	User Per Month	3.2	3.2
B90556 - Oracle Identity Cloud Service-Consumer User	User Per Month	0.016	0.016
B90557 - Oracle Identity Cloud Service-Enterprise User-BYOL	User Per Month	0.8	0.8
B90558 - Oracle Identity Cloud Service-Consumer User-BYOL	User Per Month	0.004	0.004
B90936 - Oracle Identity Foundation Cloud Service	Each	0.0	0.0
B92092 - Oracle Cloud Infrastructure-KMS Vault-Key Versions			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Key Version per Month 0 - 20	0.0	0.0
	Key Version per Month 20 - 999999999	0.5334	0.5334
B93493 - Oracle Cloud Infrastructure Identity and Access Management-External User	User Per Month	0.016	0.016
B93494 - Oracle Cloud Infrastructure Identity and Access Management-Oracle Apps Premium	User Per Month	0.25	0.25
B93495 - Oracle Cloud Infrastructure Identity and Access Management-Premium	User Per Month	3.2	3.2
B93496 - Oracle Cloud Infrastructure Identity and Access Management-SMS	1 SMS Message Sent 0 - 1000	0.0	0.0
	1 SMS Message Sent 1000 - 999999999999999	0.03	0.03
B93497 - Oracle Cloud Infrastructure Identity and Access Management-Token	Token 0 - 10000	0.0	0.0
	Token 10000 - 999999999999999	0.004	0.004
B93498 - Oracle Cloud Infrastructure Identity and Access Management-Replication	User Per Month	0.004	0.004
B94173 - Oracle Threat Intelligence Service	API Calls	0.0	0.0
B94277 - Oracle Cloud Infrastructure-Web Application Firewall-Requests	1,000,000 Incoming Requests Per Month 0 - 10	0.0	0.0
	1,000,000 Incoming Requests Per Month 10 - 999999999999999	0.6	0.6
B94579 - Oracle Cloud Infrastructure-Web Application Firewall-Instance	Instance Per Month 0 - 1	0.0	0.0
	Instance Per Month 1 - 999999999999999	5.0	5.0
B97172 - Oracle Access Governance for Oracle Cloud Infrastructure-Workforce User	Workforce User Per Month 0 - 100000	0.1	0.1
	Workforce User Per Month 100000 - 999999999999999	0.005	0.005
B97173 - Oracle Access Governance for Oracle Workloads-Workforce User	Workforce User Per Month 0 - 10000	2.0	2.0
	Workforce User Per Month 10000 - 30000	0.75	0.75

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Workforce User Per Month 30000 - 999999999999999	0.1	0.1
B97179 - Oracle Access Governance Premium-Consumer User	Consumer User Per Month	0.016	0.016
B97180 - Oracle Access Governance for Oracle Workloads-Consumer User	Consumer User Per Month	0.016	0.016
B97181 - Oracle Access Governance Premium-Workforce User	Workforce User Per Month 0 - 10000	3.0	3.0
	Workforce User Per Month 10000 - 30000	1.13	1.13
	Workforce User Per Month 30000 - 999999999999999	0.15	0.15
B98100 - Oracle Cloud Infrastructure-External Key Management	Key Version Per Month	3.0	3.0
B99597 - Oracle Cloud Infrastructure-Dedicated Key Management-(Minimum 3 HSM Partitions)	HSM Partition Per Hour	1.75	1.75
Enterprise Integration Cloud Service			
B89639 - Oracle Integration Cloud Service-Standard	5K Messages Per Hour	0.6452	0.6452
B89640 - Oracle Integration Cloud Service-Enterprise	5K Messages Per Hour	1.2903	1.2903
B89643 - Oracle Integration Cloud Service-Standard-BYOL	20K Messages Per Hour	0.3226	0.3226
B89644 - Oracle Integration Cloud Service-Enterprise-BYOL	20K Messages Per Hour	0.3226	0.3226
B92450 - Oracle SOA Suite for Oracle Cloud Infrastructure	OCPU Per Hour	0.7231	0.7231
B92451 - Oracle SOA Suite for Oracle Cloud Infrastructure-with B2B Adapter for EDI	OCPU Per Hour	1.2071	1.2071
B95504 - Oracle Cloud Infrastructure Process Automation-User	Active Process User Per Hour	0.1	0.1
B95505 - Oracle Cloud Infrastructure Process Automation-Execution Pack	Execution Pack Per Month 0 - 1	0.0	0.0
	Execution Pack Per Month 1 - 999999999999999	125.0	125.0
Data Integration Cloud Service			
B88299 - Oracle Data Integrator Cloud Service	OCPU Per Hour	0.7742	0.7742
B88406 - Oracle Data Integrator Cloud Service-BYOL	OCPU Per Hour	0.1935	0.1935
B92598 - Oracle Cloud Infrastructure-Data Integration-Workspace	Workspace Usage per Hour	0.16	0.16
B92599 - Oracle Cloud Infrastructure-Data Integration			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Gigabyte of Data Processed per Hour	0.04	0.04
B92695 - Oracle Stream Analytics for Oracle Cloud Infrastructure	OCPU Per Hour	0.9498	0.9498
B92992 - Oracle Cloud Infrastructure-GoldenGate	OCPU Per Hour	1.3441	1.3441
B92993 - Oracle Cloud Infrastructure-GoldenGate-BYOL	OCPU Per Hour	0.3226	0.3226
B93306 - Oracle Cloud Infrastructure-Data Integration-Pipeline Operator Execution	Execution Hour 0 - 30	0.0	0.0
	Execution Hour 30 - 999999999999999	0.3	0.3
Network Cloud Service			
B107975 - Oracle Cloud Infrastructure-FastConnect 400 Gbps	Port Hour	20.0	20.0
B88325 - Oracle Cloud Infrastructure-FastConnect 1 Gbps	Port Hour	0.2125	0.2125
B88326 - Oracle Cloud Infrastructure-FastConnect 10 Gbps	Port Hour	1.275	1.275
B88327 - Oracle Cloud Infrastructure-Outbound Data Transfer-Originating in North America, Europe, and UK	Gigabyte Outbound Data Transfer Per Month 0 - 10240	0.0	0.0
	Gigabyte Outbound Data Transfer Per Month 10240 - 999999999999999	0.0085	0.0085
B88523 - Oracle Cloud Infrastructure-Email Delivery	1,000 Emails Sent 0 - 3	0.0	0.0
	1,000 Emails Sent 3 - 999999999999999	0.085	0.085
B88525 - Oracle Cloud Infrastructure-DNS	1,000,000 Queries	0.85	0.85
B90323 - Oracle Cloud Infrastructure-Health Checks-Basic	Endpoints Per Month	0.3	0.3
B90325 - Oracle Cloud Infrastructure-Health Checks-Premium	Endpoints Per Month	1.3	1.3
B90327 - Oracle Cloud Infrastructure-DNS Traffic Management	1,000,000 DNS Traffic Management Queries	4.0	4.0
B90925 - Oracle Cloud Infrastructure-Monitoring-Ingestion	Million Datapoints 0 - 500	0.0	0.0
	Million Datapoints 500 - 999999999	0.0025	0.0025
B90926 - Oracle Cloud Infrastructure-Monitoring-Retrieval	Million Datapoints 0 - 1000	0.0	0.0
	Million Datapoints 1000 - 999999999	0.0015	0.0015

Usage Item Description	Metric	List Price	Overage Net Unit Price
B90940 - Oracle Cloud Infrastructure-Notifications-HTTPS Delivery	Million Delivery Operations 0 - 1	0 0	0.0
	Million Delivery Operations 1 - 999999999	0 6	0.6
B90941 - Oracle Cloud Infrastructure-Notifications-Email Delivery	1,000 Emails Sent 0 - 1	0 0	0.0
	1,000 Emails Sent 1 - 999999999	0.02	0.02
B92593 - Oracle Cloud Infrastructure-Logging-Storage	Gigabyte Log Storage Per Month 0 - 10	0 0	0 0
	Gigabyte Log Storage Per Month 10 - 999999999	0 05	0.05
B93004 - Oracle Cloud Infrastructure-Notifications-SMS Outbound to Country Zone 1	1 SMS Message Sent 0 - 100	0.0	0.0
	1 SMS Message Sent 100 - 999999999999999	0 015	0 015
B93005 - Oracle Cloud Infrastructure-Notifications-SMS Outbound to Country Zone 2	1 SMS Message Sent 0 - 100	0 0	0.0
	1 SMS Message Sent 100 - 999999999999999	0.045	0.045
B93006 - Oracle Cloud Infrastructure-Notifications-SMS Outbound to Country Zone 3	1 SMS Message Sent 0 - 100	0.0	0.0
	1 SMS Message Sent 100 - 999999999999999	0 086	0 086
B93007 - Oracle Cloud Infrastructure-Notifications-SMS Outbound to Country Zone 4	1 SMS Message Sent 0 - 100	0.0	0.0
	1 SMS Message Sent 100 - 999999999999999	0.12	0.12
B93008 - Oracle Cloud Infrastructure-Notifications-SMS Outbound to Country Zone 5	1 SMS Message Sent 0 - 100	0 0	0.0
	1 SMS Message Sent 100 - 999999999999999	0.24	0 24
B93030 - Oracle Cloud Infrastructure-Load Balancer Base	Load Balancer Hour 0 - 744	0.0	0 0
	Load Balancer Hour 744 - 999999999	0.0113	0.0113
B93031 - Oracle Cloud Infrastructure-Load Balancer Bandwidth	Mbps Per Hour 0 - 7440	0 0	0.0
	Mbps Per Hour 7440 - 999999999	0.0001	0 0001
B93126 - Oracle Cloud Infrastructure-FastConnect 100Gbps	Port Hour	10 75	10 75
B93455 - Oracle Cloud Infrastructure-Outbound Data Transfer-Originating in APAC, Japan, and South America			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Gigabyte Outbound Data Transfer Per Month 0 - 10240	0 0	0 0
	Gigabyte Outbound Data Transfer Per Month 10240 - 999999999999999	0.025	0.025
B93456 - Oracle Cloud Infrastructure-Outbound Data Transfer-Originating in Middle East and Africa			
	Gigabyte Outbound Data Transfer Per Month 0 - 10240	0 0	0.0
	Gigabyte Outbound Data Transfer Per Month 10240 - 999999999999999	0.05	0.05
B95697 - Oracle Cloud Infrastructure Queue			
	1,000,000 Requests 0 - 1	0 0	0.0
	1,000,000 Requests 1 - 999999999999999	0.22	0 22
Compute Cloud Service			
B109479 - Oracle Cloud Infrastructure-Compute-GPU-L40S	GPU Per Hour	3 5	3 5
B109485 - Oracle Cloud Infrastructure-Compute-GPU-MI300X	GPU Per Hour	6 0	6 0
B109529 - Oracle Cloud Infrastructure-Compute-Standard-A2 OCPU	OCPU Per Hour	0 014	0 014
B109530 - Oracle Cloud Infrastructure-Compute-Standard-A2 Memory	Gigabyte Per Hour	0.002	0 002
B88315 - Oracle Cloud Infrastructure-Compute-Bare Metal Standard-X5	OCPU Per Hour	0.0638	0 0638
B88317 - Oracle Cloud Infrastructure-Compute-Virtual Machine Standard-X5	OCPU Per Hour	0 0638	0 0638
B88513 - Oracle Cloud Infrastructure-Compute-Bare Metal Standard X7	OCPU Per Hour	0.0638	0.0638
B88514 - Oracle Cloud Infrastructure-Compute-Virtual Machine Standard-X7	OCPU Per Hour	0.0638	0.0638
B88515 - Oracle Cloud Infrastructure-Compute-Bare Metal Dense I/O-X7	OCPU Per Hour	0 1275	0.1275
B88516 - Oracle Cloud Infrastructure-Compute-Virtual Machine Dense I/O-X7	OCPU Per Hour	0 1275	0.1275
B88517 - Oracle Cloud Infrastructure-Compute-Bare Metal GPU Standard-X7	GPU Per Hour	1.275	1.275
B88518 - Oracle Cloud Infrastructure-Compute-Virtual Machine GPU Standard-X7			

Usage Item Description	Metric	List Price	Overage Net Unit Price
B89734 - Oracle Cloud Infrastructure-Compute-GPU Standard-V2	GPU Per Hour	1.275	1.275
B90398 - Oracle Cloud Infrastructure-Compute-HPC-X7	GPU Per Hour	2.95	2.95
B90425 - Oracle Cloud Infrastructure-Compute-Standard-E2	OCPU Per Hour	0.075	0.075
B90617 - Oracle Functions-Execution Time-10,000 Gigabyte Memory	Seconds 0 - 40	0.03	0.03
	Seconds 40 - 999999999	0.0 0.1417	0.0 0.1417
B90618 - Oracle Functions-Invocations	1,000,000 Function Invocations 0 - 2	0.0	0.0
	1,000,000 Function Invocations 2 - 999999999	0.2	0.2
B91119 Oracle Cloud Infrastructure-Compute-Bare Metal Standard-B1	OCPU Per Hour	0.0638	0.0638
B91120 - Oracle Cloud Infrastructure-Compute-Virtual Machine Standard-B1	OCPU Per Hour	0.0638	0.0638
B91372 - Oracle Cloud Infrastructure-Compute-Microsoft SQL Enterprise	OCPU Per Hour	1.47	1.47
B91373 - Oracle Cloud Infrastructure-Compute-Microsoft SQL Standard	OCPU Per Hour	0.37	0.37
B91444 - Oracle Cloud Infrastructure-Compute-Virtual Machine Standard-E2 Micro-Free	OCPU Per Hour	0.0	0.0
B92072 - Oracle Cloud Infrastructure-API Gateway-1,000,000 API Calls	1,000,000 API Calls Per Month	3.0	3.0
B92306 - Oracle Cloud Infrastructure-Compute-Standard-E3-OCPU	OCPU Per Hour	0.025	0.025
B92307 - Oracle Cloud Infrastructure-Compute-Standard-E3-Memory	Gigabyte Per Hour	0.0015	0.0015
B92740 - Oracle Cloud Infrastructure-Compute-GPU-E3	GPU Per Hour	3.05	3.05
B93113 - Oracle Cloud Infrastructure-Compute-Standard-E4	OCPU Per Hour	0.025	0.025
B93114 - Oracle Cloud Infrastructure-Compute-Standard-E4-Memory	Gigabyte Per Hour	0.0015	0.0015
B93121 - Oracle Cloud Infrastructure-Compute-Dense I/O-E4			

Usage Item Description	Metric	List Price	Overage Net Unit Price
B93122 - Oracle Cloud Infrastructure-Compute-Dense I/O-E4	OCPU Per Hour	0.025	0.025
	Gigabyte Memory Per Hour	0.0015	0.0015
B93123 - Oracle Cloud Infrastructure-Compute-Dense I/O-E4	NVMe Terabyte Per Hour	0.0612	0.0612
B93297 - Oracle Cloud Infrastructure-Compute-Standard-A1	OCPU Per Hour 0 - 3000	0 0	0 0
	OCPU Per Hour 3000 - 999999999999999	0 01	0 01
B93298 - Oracle Cloud Infrastructure-Compute-Standard-A1-Memory	Gigabyte Per Hour 0 - 18000	0 0	0 0
	Gigabyte Per Hour 18000 - 999999999999999	0 0015	0 0015
B93311 - Oracle Cloud Infrastructure-Compute-Optimized-X9	OCPU Per Hour	0.054	0.054
B93312 - Oracle Cloud Infrastructure-Compute-Optimized-X9-Memory	Gigabyte Per Hour	0 0015	0.0015
B93544 - Oracle Cloud Infrastructure-Compute-GPU-E4	GPU Per Hour	3 05	3.05
B93704 - Oracle Cloud Infrastructure-Compute-GPU-T1	GPU Per Hour	1 55	1 55
B94176 - Oracle Cloud Infrastructure-Compute-Standard-X9	OCPU Per Hour	0.04	0.04
B94177 - Oracle Cloud Infrastructure-Compute-Standard-X9-Memory	Gigabyte Per Hour	0.0015	0 0015
B95518 - Oracle Cloud Infrastructure-Secure Desktop	Desktop Per Month	5 0	5 0
B95907 - Oracle Cloud Infrastructure-Compute-GPU-A100-v2	GPU Per Hour	4 0	4 0
B95909 - Oracle Cloud Infrastructure-Compute-GPU-A10	GPU Per Hour	2 0	2 0
B96109 - Oracle Container Engine for Kubernetes-Virtual Node	Virtual Node Per Hour	0 015	0.015
B96479 - Oracle Compute Cloud@Customer-Compute-Standard-E5	OCPU Per Hour	0 03	0.03
B96480 - Oracle Compute Cloud@Customer-Compute-Standard-E5-Memory	Gibibyte Memory Per Hour	0.002	0 002
B96481 - Oracle Compute Cloud@Customer-Block Volume Storage-Balanced	Gigabyte Storage Capacity Per Month	0.0425	0.0425
B96482 - Oracle Compute Cloud@Customer-Block Volume Storage-Performance			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Gigabyte Storage Capacity Per Month	0.0595	0.0595
B96483 - Oracle Compute Cloud@Customer-File Storage	Gigabyte Storage Capacity Per Month	0.3	0.3
B96484 - Oracle Compute Cloud@Customer-Object Storage-Storage	Gigabyte Storage Capacity Per Month	0.0255	0.0255
B96485 - Oracle Compute Cloud@Customer-Load Balancer	Load Balancer Hour	0.0113	0.0113
B96531 - Oracle Cloud Infrastructure-Compute-HPC-E5	OCPU Per Hour	0.044	0.044
B96545 - Oracle Container Engine for Kubernetes-Enhanced Cluster	Cluster Per Hour	0.1	0.1
B97384 - Oracle Cloud Infrastructure-Compute-Standard-E5-OCPU	OCPU Per Hour	0.03	0.03
B97385 - Oracle Cloud Infrastructure-Compute-Standard-E5-Memory	Gigabytes Per Hour	0.002	0.002
B98202 - Oracle Cloud Infrastructure-Compute-Dense I/O-E5-OCPU	OCPU Per Hour	0.03	0.03
B98203 - Oracle Cloud Infrastructure-Compute-Dense I/O-E5-Memory	Gigabyte Per Hour	0.002	0.002
B98204 - Oracle Cloud Infrastructure-Compute-Dense I/O-E5-NVMe	NVMe Terabyte Per Hour	0.0612	0.0612
B98415 - Oracle Cloud Infrastructure-Compute-GPU-H100	GPU Per Hour	10.0	10.0
Data Management Cloud Service			
B107951 - Oracle Exadata Exascale VM Filesystem Storage	Gigabyte (GB) Storage Capacity Per Month	0.0425	0.0425
B107952 - Oracle Exadata Exascale Smart Database Storage	Gigabyte (GB) Storage Capacity Per Month	0.1156	0.1156
B108030 - MySQL Database-ECPU	ECPU Per Hour	0.0366	0.0366
B109166 - MySQL HeatWave-AWS-Storage	Gigabyte Storage Capacity Per Month	0.03	0.03
B109169 - MySQL Database-Outbound Data Transfer-Inter OCI Region	Gigabyte Outbound Data Transfer Per Month	0.04	0.04
B109187 - MySQL Database-AWS-Ingress private endpoint			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Endpoint Per Hour	0.0214	0.0214
B109188 - MySQL Database-AWS-Egress private endpoint	Endpoint Per Hour	0.0106	0.0106
B109355 - Oracle Exadata Exascale RDMA Compute Infrastructure	ECPU Per Hour	0.025	0.025
B109356 - Oracle Exadata Exascale Database ECPU	ECPU Per Hour	0.336	0.336
B109357 - Oracle Exadata Exascale Database ECPU-BYOL	ECPU Per Hour	0.0807	0.0807
B109375 - Oracle Exadata Exascale Additional Flash Cache	Gigabyte (GB) Per Hour	0.0005	0.0005
B109380 - MySQL Database-ECPU-Free	ECPU Per Hour	0.0	0.0
B109381 - Oracle Cloud Infrastructure HeatWave-Free	HeatWave Capacity Per Hour	0.0	0.0
B109382 - Oracle Cloud Infrastructure HeatWave-Storage-Free	Gigabyte Storage Capacity Per Month	0.0	0.0
B109383 - MySQL Database-Storage-Free	Gigabyte Storage Capacity Per Month	0.0	0.0
B109384 - MySQL Database-Backup Storage-Free	Gigabyte Storage Capacity Per Month	0.0	0.0
B109458 - MySQL Database-AWS-Private inbound and outbound network traffic	Gigabyte (GB) of Data Transferred	0.0086	0.0086
B88290 - Oracle Database Cloud Service-Enterprise Edition-General Purpose	OCPU Per Hour	0.4301	0.4301
B88291 - Oracle Database Cloud Service-Enterprise Edition Extreme Performance-General Purpose	OCPU Per Hour	1.3441	1.3441
B88292 - Oracle Database Cloud Service-Enterprise Edition High Performance-General Purpose	OCPU Per Hour	0.8871	0.8871
B88293 - Oracle Database Cloud Service-Standard Edition-General Purpose	OCPU Per Hour	0.215	0.215
B88294 - Oracle Database Backup Service Outbound Data Transfer	Gigabyte Outbound Data Transfer per Month 0 - 1	0.0	0.0
	Gigabyte Outbound Data Transfer per Month 1 - 10240	0.096	0.096
	Gigabyte Outbound Data Transfer per Month 10240 - 51200	0.072	0.072

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Gigabyte Outbound Data Transfer per Month 51200 - 153600	0.056	0.056
	Gigabyte Outbound Data Transfer per Month 153600 - 512000	0.04	0.04
	Gigabyte Outbound Data Transfer per Month 512000 - 999999999	0.04	0.04
B88295 - Oracle Database Backup Service-GET and all other Requests	10000 Requests Per Month	0.0032	0.0032
B88296 - Oracle Database Backup Service-PUT, COPY, POST or LIST Requests	1000 Requests Per Month	0.004	0.004
B88297 - Oracle Database Backup Service-Storage Capacity	Gigabyte Storage Capacity per Month 0 - 1024	0.0211	0.0211
	Gigabyte Storage Capacity per Month 1024 - 51200	0.0208	0.0208
	Gigabyte Storage Capacity per Month 51200 - 512000	0.0204	0.0204
	Gigabyte Storage Capacity per Month 512000 - 1024000	0.0201	0.0201
	Gigabyte Storage Capacity per Month 1024000 - 5120000	0.0197	0.0197
	Gigabyte Storage Capacity per Month 5120000 - 999999999	0.0194	0.0194
B88402 - Oracle Database Cloud Service-Enterprise Edition Extreme Performance RAC-BYOL	OCPU Per Hour	0.1935	0.1935
B88404 - Oracle Database Cloud Service-All Editions-BYOL	OCPU Per Hour	0.1935	0.1935
B88592 - Exadata Database OCPU-Dedicated Infrastructure	OCPU Per Hour	1.3441	1.3441
B88593 - Oracle Cloud Infrastructure-Database Exadata Quarter Rack-X6	Hosted Environment Per Hour	51.0753	51.0753
B88594 - Oracle Cloud Infrastructure-Database Exadata Half Rack-X6	Hosted Environment Per Hour	102.1506	102.1506
B88595 - Oracle Cloud Infrastructure-Database Exadata Full Rack-X6	Hosted Environment Per Hour	204.3011	204.3011
B88847 - Exadata Database OCPU-Dedicated Infrastructure-BYOL	OCPU Per Hour	0.3226	0.3226
B88854 - Oracle Cloud Infrastructure-Database Exadata Full Rack-X6-BYOL	Hosted Environment Per Hour	135.914	135.914
B88855 - Oracle Cloud Infrastructure-Database Exadata Half Rack-X6-BYOL	Hosted Environment Per Hour	67.957	67.957

Usage Item Description	Metric	List Price	Overage Net Unit Price
B88856 - Oracle Cloud Infrastructure-Database Exadata Quarter Rack-X6-BYOL	Hosted Environment Per Hour	33.9785	33.9785
B89737 - Oracle NoSQL Database Cloud Service-Write	Write Unit Per Month	0.1254	0.1254
B89738 - Oracle NoSQL Database Cloud Service-Read	Read Unit Per Month	0.0064	0.0064
B89739 - Oracle NoSQL Database Cloud Service-Storage	Gigabyte Storage Capacity Per Month	0.066	0.066
B89980 - Oracle Database Exadata Cloud at Customer-Database OCPU	OCPU Per Hour	1.3441	1.3441
B89981 - Oracle Database Exadata Cloud at Customer-Database OCPU-BYOL	OCPU Per Hour	0.3226	0.3226
B89999 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Quarter Rack-X7	Hosted Environment Per Hour	21.5054	21.5054
B90000 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Half Rack X7	Hosted Environment Per Hour	43.0107	43.0107
B90001 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Full Rack-X7	Hosted Environment Per Hour	86.0215	86.0215
B90230 - Oracle Database Backup Cloud-Object Storage	Gigabyte Storage Capacity Per Month	0.0051	0.005*
B90231 - Oracle Database Backup Cloud-Archive Storage	Gigabyte Storage Capacity Per Month	0.0005	0.0005
B90455 - Oracle Autonomous Transaction Processing-Exadata Storage	Terabyte Storage Capacity Per Month	118.4	118.4
B90569 - Oracle Base Database Service-Standard	OCPU Per Hour	0.215	0.215
B90570 - Oracle Base Database Service-Enterprise	OCPU Per Hour	0.4301	0.4301
B90571 - Oracle Base Database Service-High Performance	OCPU Per Hour	0.8871	0.8871
B90572 - Oracle Base Database Service-Extreme Performance	OCPU Per Hour	1.3441	1.3441
B90573 - Oracle Base Database Service-BYOL	OCPU Per Hour	0.1935	0.1935
B90777 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Base System	Hosted Environment Per Hour	10.7527	10.7527
B91121 - Oracle Cloud SQL-Compute Capacity			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	OCPU Per Hour	0.1075	0.1075
B91128 - Oracle Big Data Service-Compute-Standard			
	OCPU Per Hour	0.1344	0.1344
B91129 - Oracle Big Data Service-Compute-Dense I/O			
	OCPU Per Hour	0.214	0.214
B91130 - Oracle Big Data Service-Compute-HPC			
	OCPU Per Hour	0.1536	0.1536
B91363 - Gen 2 Exadata Cloud at Customer-Database OCPU			
	OCPU Per Hour	1.3441	1.3441
B91364 - Gen 2 Exadata Cloud at Customer-Database OCPU-BYOL			
	OCPU Per Hour	0.3226	0.3226
B91391 - Oracle Autonomous Data Warehouse-Free			
	OCPU Per Hour	0.0	0.0
B91392 - Oracle Autonomous Data Warehouse-Exadata Storage-Free			
	Terabyte Storage Capacity Per Month	0.0	0.0
B91393 - Oracle Autonomous Transaction Processing-Free			
	OCPU Per Hour	0.0	0.0
B91394 - Oracle Autonomous Transaction Processing-Exadata Storage-Free			
	Terabyte Storage Capacity Per Month	0.0	0.0
B91535 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Quarter Rack-X8			
	Hosted Environment Per Hour	14.5162	14.5162
B91536 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Half Rack-X8			
	Hosted Environment Per Hour	29.0323	29.0323
B91537 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Full Rack-X8			
	Hosted Environment Per Hour	58.0645	58.0645
B91631 - Oracle Cloud Infrastructure-Data Safe for Database Cloud Service-Audit Record Collection Over 1 Million Records			
	10,000 Audit Records Per Target Per Month	0.1	0.1
B91632 - Oracle Cloud Infrastructure-Data Safe for Database Cloud Service			
	Each	0.0	0.0
B92023 - MySQL HeatWave-Standard			
	Node Per Hour	0.3536	0.3536
B92024 - MySQL Database for HeatWave-Standard			
	Node Per Hour	0.3536	0.3536
B92181 - Oracle Autonomous Transaction Processing-Dedicated			
	OCPU Per Hour	1.3441	1.3441
B92182 - Oracle Autonomous Data Warehouse-Dedicated			
	OCPU Per Hour	1.3441	1.3441

Usage Item Description	Metric	List Price	Overage Net Unit Price
B92183 - Oracle Autonomous Transaction Processing-Dedicated-BYOL	OCPU Per Hour	0.3226	0.3226
B92184 - Oracle Autonomous Data Warehouse-Dedicated-BYOL	OCPU Per Hour	0.3226	0.3226
B92212 - Oracle Autonomous JSON Database	OCPU Per Hour	0.3226	0.3226
B92380 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Quarter Rack-X8M	Hosted Environment Per Hour	14.5162	14.5162
B92381 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Database Server-X8M	Hosted Environment Per Hour	2.9032	2.9032
B92382 - Oracle Cloud Infrastructure-Database Exadata Infrastructure-Storage Server-X8M	Hosted Environment Per Hour	2.9032	2.9032
B92418 - Exadata Cloud at Customer-Autonomous Transaction Processing	Database OCPU Per Hour	1.3441	1.3441
B92419 - Exadata Cloud at Customer-Autonomous Data Warehouse	Database OCPU Per Hour	1.3441	1.3441
B92420 - Exadata Cloud at Customer-Autonomous Transaction Processing-Database OCPU-BYOL	OCPU Per Hour	0.3226	0.3226
B92421 - Exadata Cloud at Customer-Autonomous Data Warehouse-Database OCPU-BYOL	OCPU Per Hour	0.3226	0.3226
B92425 - MySQL Database-Standard-E2	OCPU Per Hour	0.0467	0.0467
B92426 - MySQL Database-Storage	Gigabyte Storage Capacity per Month	0.04	0.04
B92483 - MySQL Database-Backup Storage	Gigabyte Storage Capacity per Month	0.04	0.04
B92627 - Oracle NoSQL Database Cloud-Write-Free	Write Unit Per Month	0.0	0.0
B92628 - Oracle NoSQL Database Cloud-Read-Free	Read Unit Per Month	0.0	0.0
B92629 - Oracle NoSQL Database Cloud-Storage-Free	Gigabyte Storage Capacity Per Month	0.0	0.0
B92733 - Oracle Cloud Infrastructure-Data Safe for On-Premises Databases & Databases on Compute	Target Database Per Month 0 - 100	200.0	200.0
	Target Database Per Month 100 - 300	150.0	150.0

Usage Item Description	Metric	List Price	Overage Net Unit Price
	Target Database Per Month 300 - 500	100.0	100.0
	Target Database Per Month 500 - 999999999999999	50.0	50.0
B92734 - Oracle Cloud Infrastructure Data Safe for On-Premises Databases & Databases on Compute	10,000 Audit Records Per Target Per Month	0.1	0.1
B92759 - MySQL Analytics-Bare Metal Standard-E2	Node Per Hour	0.5018	0.5018
B92807 - MySQL Database-Bare Metal Standard-E2	Node Per Hour	0.5018	0.5018
B92911 - Oracle APEX Application Development	OCPU Per Hour	0.3226	0.3226
B92962 - MySQL Database-Standard-E3	OCPU Per Hour	0.038	0.038
B92963 - MySQL Database-Standard-E3-Memory	Gigabyte Per Hour	0.0022	0.0022
B93199 - Oracle Cloud Infrastructure Database Migration	Migration Hour	0.2	0.2
B93320 - Oracle APEX Application Development-Free	OCPU Per Hour	0.0	0.0
B93380 - Exadata Cloud Infrastructure-Quarter Rack-X9M	Hosted Environment Per Hour	14.5162	14.5162
B93381 - Exadata Cloud Infrastructure-Database Server-X9M	Hosted Environment Per Hour	2.9032	2.9032
B93382 - Exadata Cloud Infrastructure-Storage Server-X9M	Hosted Environment Per Hour	2.9032	2.9032
B93546 - MySQL Database for HeatWave-Bare Metal Standard	Node Per Hour	2.2144	2.2144
B93709 - Oracle Cloud Infrastructure Search with OpenSearch HA	Node Per Hour	0.25	0.25
B93710 - Oracle NoSQL Database Cloud-Write-Auto	Write Unit Per Month	3.135	3.135
B93711 - Oracle NoSQL Database Cloud-Read-Auto	Read Unit Per Month	0.16	0.16
B93712 - Oracle NoSQL Database Cloud-Hosted Environment	Hosted Environment Per Month	28,796.0	28,796.0
B95240 - Oracle Database Autonomous Recovery Service	Virtualized GB Per Month	0.0306	0.0306
B95241 - Oracle Database Zero Data Loss Autonomous Recovery Service	Virtualized GB Per Month	0.04	0.04
B95264 - Oracle Cloud Infrastructure Application Performance Monitoring Service-Stack Monitoring	Standard Edition	0.075	0.075
B95427 - MySQL Database-AWS-Storage			

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95428 - MySQL Database-AWS-Backup Storage	Gigabyte Storage Capacity Per Month	0.132	0.132
B95435 - MySQL Database-Standard-AMD E4-Compute	Gigabyte Storage Capacity Per Month	0.0476	0.0476
B95436 - MySQL Database-Standard-AMD E4-Memory	OCPU Per Hour	0.038	0.038
B95437 - MySQL Database-Standard-Intel X7-Compute	Gigabyte Per Hour	0.0022	0.0022
B95438 - MySQL Database-Standard-Intel X7-Memory	OCPU Per Hour	0.062	0.062
B95439 - MySQL Database-Standard-Intel X9-Compute	Gigabyte Per Hour	0.0022	0.0022
B95440 - MySQL Database-Standard-Intel X9-Memory	OCPU Per Hour	0.062	0.062
B95441 - MySQL Database-Optimized-Intel X9-Compute	Gigabyte Per Hour	0.0022	0.0022
B95442 - MySQL Database-Optimized-Intel X9-Memory	OCPU Per Hour	0.082	0.082
B95485 - Oracle Cloud Infrastructure Full Stack Disaster Recovery Service	Gigabyte Per Hour	0.0022	0.0022
B95701 - Oracle Autonomous Data Warehouse-ECPU	OCPU Per Hour	0.0128	0.0128
B95702 - Oracle Autonomous Transaction Processing-ECPU	ECPU Per Hour	0.336	0.336
B95703 - Oracle Autonomous Data Warehouse-ECPU-BYOL	ECPU Per Hour	0.336	0.336
B95704 - Oracle Autonomous Transaction Processing-ECPU-BYOL	ECPU Per Hour	0.0807	0.0807
B95706 - Oracle Autonomous Database Storage for Transaction Processing	ECPU Per Hour	0.0807	0.0807
B95708 - Oracle Autonomous Data Warehouse-Exadata Cloud@Customer-ECPU	Gigabyte Storage Capacity Per Month	0.1156	0.1156
B95709 - Oracle Autonomous Transaction Processing-Exadata Cloud@Customer-ECPU	ECPU Per Hour	0.336	0.336
B95710 - Oracle Autonomous Data Warehouse-Exadata Cloud@Customer-ECPU-BYOL	ECPU Per Hour	0.336	0.336
B95711 - Oracle Autonomous Transaction Processing-Exadata Cloud@Customer-ECPU-BYOL	ECPU Per Hour	0.0807	0.0807
	ECPU Per Hour	0.0807	0.0807

Usage Item Description	Metric	List Price	Overage Net Unit Price
B95712 - Oracle Autonomous Data Warehouse-Dedicated-ECPU	ECPU Per Hour	0.336	0.336
B95713 - Oracle Autonomous Transaction Processing-Dedicated-ECPU	ECPU Per Hour	0.336	0.336
B95714 - Oracle Autonomous Data Warehouse-Dedicated-ECPU-BYOL	ECPU Per Hour	0.0807	0.0807
B95715 - Oracle Autonomous Transaction Processing-Dedicated-ECPU-BYOL	ECPU Per Hour	0.0807	0.0807
B95754 - Oracle Autonomous Database Storage	Gigabyte Storage Capacity Per Month	0.0244	0.0244
B96157 - MySQL HeatWave-AWS	HeatWave Capacity Per Hour	0.049	0.049
B96158 - MySQL Database-AWS-ECPU	ECPU Per Hour	0.049	0.049
B96159 - MySQL Database-AWS-Outbound Data Transfer-Inter AWS Region	Gigabyte of Data Transferred	0.0504	0.0504
B96160 - MySQL Database-AWS-Outbound Data Transfer-To Internet	Gigabyte of Data Transferred	0.0911	0.0911
B96625 - Oracle Cloud Infrastructure-HeatWave-Storage	Gigabyte Storage Capacity Per Month	0.02	0.02
B96626 - Oracle Cloud Infrastructure-HeatWave	HeatWave Capacity Per Hour	0.011	0.011
B97191 - Oracle NoSQL Database Cloud-Regional Replicated Write	Write Unit Per Month	0.36	0.36
B97197 - Oracle Base Database Service on Arm-Enterprise	OCPU Per Hour	0.2151	0.2151
B97198 - Oracle Base Database Service on Arm-High Performance	OCPU Per Hour	0.4436	0.4436
B97199 - Oracle Base Database Service on Arm-Extreme Performance	OCPU Per Hour	0.6721	0.6721
B97200 - Oracle Base Database Service on Arm-BYOL	OCPU Per Hour	0.0968	0.0968
B98217 - Oracle Cloud Infrastructure Cache with Redis-Low Memory (up to 10 GB per node)	Redis Memory Gigabyte Per Hour	0.0194	0.0194
B98277 - Oracle Autonomous Transaction Processing-Exadata Cloud@Customer-Developer	Instance Per Hour	0.0	0.0

Usage Item Description	Metric	List Price	Overage Net Unit Price
B98278 - Oracle Autonomous Data Warehouse-Exadata Cloud@Customer-Developer	Instance Per Hour	0 0	0.0
B98279 - Oracle Autonomous Transaction Processing-Dedicated-Developer	Instance Per Hour	0 0	0.0
B98280 - Oracle Autonomous Data Warehouse-Dedicated-Developer	Instance Per Hour	0 0	0 0
B99060 - Oracle Cloud Infrastructure Database with PostgreSQL-X86	OCPU Per Hour	0 098	0 098
B99062 - Oracle Cloud Infrastructure Database Optimized Storage	Gigabyte Storage Capacity Per Month	0 072	0.072
B99591 - Oracle Cloud Infrastructure Cache with Redis-High Memory (over 10 GB per node)	Redis Memory Gigabyte Per Hour	0 0136	0.0136
B99593 - Oracle Globally Distributed Autonomous Transaction Processing-Dedicated	ECPU Per Hour	0.3864	0 3864
B99594 - Oracle Globally Distributed Autonomous Transaction Processing-Dedicated-BYOL	ECPU Per Hour	0.0928	0.0928
B99595 - Oracle Globally Distributed Autonomous Data Warehouse-Dedicated	ECPU Per Hour	0.3864	0.3864
B99596 - Oracle Globally Distributed Autonomous Data Warehouse-Dedicated-BYOL	ECPU Per Hour	0.0928	0.0928
B99708 - Oracle Autonomous JSON Database-ECPU	ECPU Per Hour	0.0807	0.0807
B99709 - Oracle APEX Application Development-ECPU	ECPU Per Hour	0.0807	0.0807
Not Discount Eligible			
B108077 - Oracle Cloud Infrastructure Generative AI-Large Cohere	10,000 Transactions	0.0219	0.0219
B108078 - Oracle Cloud Infrastructure Generative AI-Small Cohere	10,000 Transactions	0.004	0.004
B108079 - Oracle Cloud Infrastructure Generative AI-Embed Cohere	10,000 Transactions	0.001	0.001
B108082 - Oracle Cloud Infrastructure Generative AI-Large Cohere-Dedicated	AI Unit Per Hour	24.0	24.0
B108083 - Oracle Cloud Infrastructure Generative AI-Small Cohere-Dedicated			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	AI Unit Per Hour	6.5	6.5
B108084 - Oracle Cloud Infrastructure Generative AI-Embed Cohere-Dedicated	AI Unit Per Hour	10.9	10.9
B108806 - Oracle Cloud VMware Solution-BM GPU.A10.64-Monthly Commit	Node Per Hour	16.0	16.0
B108807 - Oracle Cloud VMware Solution-BM.GPU.A10.64-1 Year Commit	Node Per Hour	13.0	13.0
B108808 - Oracle Cloud VMware Solution-BM.GPU.A10.64-3 Year Commit	Node Per Hour	11.0	11.0
B108809 - Oracle Cloud VMware Solution-Base-BM.Standard.E5.48-Hourly Commit	Node Per Hour	16.6617	16.6617
B108810 - Oracle Cloud VMware Solution-Base-BM.Standard.E5.48-1 Year Commit	Node Per Hour	13.1604	13.1604
B108811 - Oracle Cloud VMware Solution-Base-BM.Standard.E5.48-3 Year Commit	Node Per Hour	10.6119	10.6119
B109495 - Roving Edge Device-RED.2 Non-Return Fee	Each	25,000.0	25,000.0
B88318 - Oracle Cloud Infrastructure-Compute-Windows OS	OCPU Per Hour	0.092	0.092
B92386 - Oracle Cloud VMware Solution	OCPU Per Hour	0.2031	0.2031
B92686 - Oracle Analytics for Fusion Applications-Free	Hosted Named User	0.0	0.0
B93040 - Roving Edge Device-Compute Optimized-Unreturnable/Loss Fee	Each	45,000.0	45,000.0
B93288 - Oracle Cloud VMware Solution-BM.DenseIO2.52-Hourly Commit	OCPU Per Hour	0.2437	0.2437
B93289 - Oracle Cloud VMware Solution-BM.DenseIO2.52-1 Year Commit	OCPU Per Hour	0.1625	0.1625
B93290 - Oracle Cloud VMware Solution-BM.DenseIO2.52-3 Year Commit	OCPU Per Hour	0.132	0.132
B93307 - Autonomous JSON Database-Free	OCPU Per Hour	0.0	0.0
B93421 - Oracle Cloud VMware Solution-HCX Enterprise-Monthly	OCPU Per Hour	0.0126	0.0126
B95178 - Oracle Cloud VMware Solution-BM.DenseIO.E4.64-Hourly Commit			

Usage Item Description	Metric	List Price	Overage Net Unit Price
	OCPU Per Hour	0.2437	0.2437
B95179 - Oracle Cloud VMware Solution-BM.DenseIO.E4.64-Monthly Commit	OCPU Per Hour	0.2031	0.2031
B95180 - Oracle Cloud VMware Solution-BM.DenseIO.E4.64-1 year Commit	OCPU Per Hour	0.1625	0.1625
B95181 - Oracle Cloud VMware Solution-BM.DenseIO.E4.64-3 year Commit	OCPU Per Hour	0.132	0.132
B95229 - Roving Edge Ultra Non-Return or Loss Fee	Each	35,000.0	35,000.0
B95403 - Oracle Cloud Infrastructure-Network Firewall Instance	Instance Per Hour	2.75	2.75
B95404 - Oracle Cloud Infrastructure-Network Firewall Data Processing	Gigabyte of Data Processed 0 - 10240	0.0	0.0
	Gigabyte of Data Processed 10240 - 999999999999999	0.01	0.01
B95411 - Oracle Cloud VMware Solution-BM.DenseIO.E4.32-Hourly Commit	OCPU Per Hour	0.3047	0.3047
B95412 - Oracle Cloud VMware Solution-BM.DenseIO.E4.32-Monthly Commit	OCPU Per Hour	0.2539	0.2539
B95413 - Oracle Cloud VMware Solution-BM.DenseIO.E4.32-1 year Commit	OCPU Per Hour	0.2031	0.2031
B95414 - Oracle Cloud VMware Solution-BM.DenseIO.E4.32-3 year Commit	OCPU Per Hour	0.165	0.165
B95415 - Oracle Cloud VMware Solution-BM.DenseIO.E4.128-Hourly Commit	OCPU Per Hour	0.195	0.195
B95416 - Oracle Cloud VMware Solution-BM.DenseIO.E4.128-Monthly Commit	OCPU Per Hour	0.1625	0.1625
B95417 - Oracle Cloud VMware Solution-BM.DenseIO.E4.128-1 year Commit	OCPU Per Hour	0.13	0.13
B95418 - Oracle Cloud VMware Solution-BM.DenseIO.E4.128-3 year Commit	OCPU Per Hour	0.1056	0.1056
B97102 - Oracle Cloud VMware Solution-Base-BM.Standard2.12-Hourly Commit	Node Per Hour	4.714	4.714
B97103 - Oracle Cloud VMware Solution-Base-BM.Standard2.12-1 Year Commit	Node Per Hour	3.7144	3.7144

Usage Item Description	Metric	List Price	Overage Net Unit Price
B97104 - Oracle Cloud VMware Solution-Base-BM.Standard2 12-3 Year Commit	Node Per Hour	2.953	2.953
B97105 - Oracle Cloud VMware Solution-Base-BM.Standard3.16-Hourly Commit	Node Per Hour	5.554	5.554
B97106 - Oracle Cloud VMware Solution-Base-BM.Standard3 16-1 Year Commit	Node Per Hour	4.2943	4.2943
B97107 - Oracle Cloud VMware Solution-Base-BM.Standard3.16-3 Year Commit	Node Per Hour	3.3522	3.3522
B97108 - Oracle Cloud VMware Solution-Base-BM.Standard.E4.32-Hourly Commit	Node Per Hour	9.2565	9.2565
B97109 - Oracle Cloud VMware Solution-Base-BM.Standard.E4.32-1 Year Commit	Node Per Hour	6.9223	6.9223
B97110 - Oracle Cloud VMware Solution-Base-BM.Standard.E4.32-3 Year Commit	Node Per Hour	5.2233	5.2233
B97111 - Oracle Cloud VMware Solution-Expansion-Hourly Commit	OCPU Per Hour	0.1605	0.1605
B97112 - Oracle Cloud VMware Solution-Expansion-1 Year Commit	OCPU Per Hour	0.1092	0.1092
B97113 - Oracle Cloud VMware Solution-Expansion-3 Year Commit	OCPU Per Hour	0.0739	0.0739

A. Terms of Your Order

1. Applicable Agreement:

a. Public Sector Agreement for Cloud Services US-CSA-CPQ-3554996

2. Cloud Payment Terms:

a. Net 30 days from invoice date

3. Cloud Payment Frequency:

a. Quarterly in Arrears

4. Currency:

a. US Dollars

5. Offer Valid through:

a. 28-FEB-2025

6. Service Specifications

a. The Service Specifications applicable to the Cloud Services and the Consulting/Professional Services ordered may be accessed at http://www.oracle.com/contracts.

7. Services Period

a. The Services Period for the Services commences on the date stated in this order. If no date is specified then the "Cloud Services Start Date" for each Service will be the date that you are issued access that enables you to activate your Services, and the "Consulting/Professional Services Start Date" is the date that Oracle begins performing such services.

B. Additional Order Terms

1. No Auto-Renewal

Notwithstanding any statement to the contrary in the Service Specifications, the parties expressly agree that the Services acquired under this order will not Auto-Renew.

2. Linking Language

Oracle agrees that if, concurrent with the delivery of this Ordering Document you deliver Payment Schedule 226812 that is satisfactory to Oracle America, Inc., then the payment terms in Payment Schedule 226812 shall replace the payment terms of this Ordering Document to the extent specified in Payment Schedule 226812. The Fees due hereunder for the Oracle programs and services that are subject to the Payment Schedule will not be considered fully paid until all sums due under Payment Schedule 226812 have been paid.

3. Data Center Region Availability

Platform and Data Center Region availability information for Oracle Platform as a Service (PaaS) Cloud Services and for Oracle Infrastructure as a Service (IaaS) Cloud Services is provided on the Oracle Cloud Portal at https://cloud.oracle.com/data-regions.

4. Non-Appropriation

In the event funds are not appropriated for a new fiscal year period, You may terminate this order immediately without penalty or expense; provided, however, that: (a) for each of the 12-month terms of the order, You must provide a purchase order, and (b) Your issuance of each 12-month purchase order shall signify to Oracle that all funds for the given 12-month term have been fully appropriated and encumbered. Notwithstanding the foregoing, You agree to pay for all Services performed by Oracle prior to Oracle's receipt of Your notice of non-appropriation.

5. Customer Selected Data Center Region

A Data Center Region refers to the geographic region in which the applicable Services environment is physically located. The Oracle PaaS and IaaS Universal Credit Cloud Services will be provisioned in the Data Center Region You select in the Oracle Cloud Portal for such Services and will remain in such region until the applicable Service are terminated.

6. End of Universal Credits Services Period

At the end of the Services Period of this order, if You decide not to replenish Your Cloud Services Account and You do not wish to have Oracle convert Your Cloud Services Account to Pay as You Go, You may end Your Cloud Services under this order by sending an email to Oracle at: cloudterminations_ww@oracle.com. You are not entitled to a refund for any unused Cloud Services credits that may remain at the end of Your Services Period and You are responsible for all fees due to Oracle for the entire Annual Universal Credit amount that may be owed and unpaid at the end of Your Services Period under this order.

7. Annual Universal Credit Additional Terms

As described in the Oracle PaaS and IaaS Universal Credits Service Descriptions, available at http://www.oracle.com/contracts, Oracle allows You the flexibility to commit the "Annual Universal Credit" to be applied towards the future usage of eligible Oracle IaaS and PaaS Cloud Services specified in the rate card attached to Your order or as seen in the Cloud Portal, provided such Cloud Services are available in production release when ordered, at the fees specified in the rate card. The total Annual Universal Credits acquired under Your order (the "Total Credit Value") and the applicable Services Period for those credits will be as specified in Your order. An Annual Universal Credit amount must be used within its applicable yearly Credit Period during the Services Period and will expire at the end of that yearly Credit Period (typically 12 months or as specified in Your order); any unused amounts are non-refundable. The Total Credit Value will be decremented on a monthly basis reflecting Your actual usage for the prior month at the rates for each activated Oracle IaaS and PaaS Cloud Service as defined in Your order.

Overage

If, at the end of any month during the Services Period, You have exceeded the applicable Annual Universal Credit amount, Oracle will invoice You for the excess usage of the Oracle IaaS and PaaS Cloud Service at the Overage Unit Net Price specified in the rate card of Your order or as seen in the Cloud Portal.

a. You must provide additional funding for Your usage or You must cease to use the applicable Cloud Services.

b. You will be invoiced directly for the additional fees applicable to such excess usage, monthly in arrears.

c. Such invoice shall not require a separate ordering document, and Your use of such excess usage will be pursuant to the terms and conditions of this order and the Agreement.

Additional Services

If Oracle adds additional service offerings to the list of eligible Oracle IaaS and PaaS Cloud Services within Your Cloud Services Account during the Services Period, You may activate and use those service offerings and the discount will be applied based on the Cloud Service category discount specified in the rate card attached to Your order or as seen in the Cloud Portal. The development, release and timing of any future features, functionality or service offerings remains at the sole discretion of Oracle Corporation.

Replenishment of Account at End of Services Period

At the end of Your Services Period, Oracle will convert Your Cloud Services Account to Pay as You Go unless You replenish Your Annual Universal Credit amount. Upon replenishment of Your Cloud Services Account, Oracle will no longer charge You at the Pay as You Go rate and You will receive the Cloud Services category discounts specified in the rate card attached to Your order (via a New Order (as defined below) or a modification to your existing order) or as seen in the Cloud Portal.

New Order

When placing an order for additional Oracle PaaS and IaaS Universal Credits (the "New Order") to increase the Credit Quantity of an existing order, unless stated otherwise in the New Order, the most recent rate card included in the New Order will supersede the rate card of the existing order. As such, You may be entitled to a higher Cloud Service Category Discount (as specified in the Rate Card Pricing Table in the New Order) for the remainder of the Services Period of the existing order and the New Order.

Roving Edge Parts. Roving Edge Infrastructure parts are limited-availability parts. This order is not eligible for any Roving Edge Infrastructure products or services, even if a Roving Edge part number is specified in the Rate Card of this order or seen in the Cloud Portal.

County of Douglas		Oracle America, Inc.	
Signature		Signature	DocuSigned by: Samantha Aranda FSCACAFE76374D2
Name	Jenifer Davidson	Name	Samantha Aranda
Title	County Manager	Title	Contract Specialist
Signature Date	01.17.2025	Signature Date	13-Dec-2024 | 8:55 AM CST

BILL TO / SHIP TO INFORMATION

Bill To		Ship To	
Customer Name	County of Douglas	**Customer Name**	County of Douglas
Customer Address	1594 Esmeralda Ave 105 MINDEN NV 89423	**Customer Address**	1594 Esmeralda Ave 105 MINDEN NV 89423
Contact Name	Jenifer Davidson	**Contact Name**	Jenifer Davidson
Contact Phone	775-782-9821	**Contact Phone**	775-782-9821
Contact Email	jrdavidson@douglasnv.us	**Contact Email**	jrdavidson@douglasnv.us

docusign

Certificate Of Completion

Envelope Id: E62C5DE0-D1B6-4A66-95B7-DF1F9E795986
Subject: Complete with Docusign: CPQ-3554996 - County of Douglas_12-Dec-2024.pdf
Sales Rep Letter FY25
Source Envelope:
Document Pages: 37
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator
Asvanth Seetharam
500 Oracle Pkwy
Redwood City, CA 94065-1675
asvanth.seetharam@oracle.com
IP Address: 196.15.23.14

Record Tracking

Status: Original
12/12/2024 2:47:59 PM

Holder: Asvanth Seetharam
asvanth.seetharam@oracle.com

Location: DocuSign

Signer Events

Samantha Aranda
samantha.aranda@oracle.com
Contract Specialist
Oracle America, Inc.
Signing Group:
Signature-request-name: _us@oracle.com
Security Level: Email, Account Authentication (None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Signature

DocuSigned by:
Samantha Aranda

Signature Adoption: Pre-selected Style
Using IP Address: 129.145.50.57

Timestamp

Sent: 12/12/2024 2:51:29 PM
Viewed: 12/13/2024 6:50:26 AM
Signed: 12/13/2024 6:55:11 AM

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Witness Events	**Signature**	**Timestamp**
Notary Events	**Signature**	**Timestamp**

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/12/2024 2:51:33 PM
Envelope Updated	Security Checked	12/12/2024 3:07:40 PM
Envelope Updated	Security Checked	12/12/2024 3:07:40 PM
Certified Delivered	Security Checked	12/13/2024 6:50:26 AM
Signing Complete	Security Checked	12/13/2024 6:55:11 AM
Completed	Security Checked	12/13/2024 6:55:11 AM
Payment Events	**Status**	**Timestamps**

ORACLE

Municipal Payment Plan Agreement

Customer:	Douglas County, Nevada
Address:	1594 Esmeralda Ave
	Minden, NV 89423
Phone:	775 782 9821
PPA No.:	34111
Effective Date:	

Executed by Customer (authorized signature):

Signature:

Name: Jennifer Davidson

Title: County Manager

Executed by Oracle America, Inc.

Signature: Robbie Mitchell

Name: Robbie Mitchell

Title: Oracle Financing Sr. Manager, NA Operatic

This Payment Plan Agreement ("PPA") is entered into by Customer and Oracle America, Inc. ("Oracle") for payment of Customer's acquisition of the System. Each Schedule will incorporate the terms of this PPA to form a single contract ("Contract") and provide transaction specific information, including the System Price and the System. The System is acquired from Oracle Corporation, one of its affiliates, an authorized distribution partner or any other party providing the System (each, a "Supplier"). Customer has acquired the System from the applicable Supplier pursuant to the Order, which is subject to an agreement (together, the "Order") governing the terms and conditions of Customer's right in the System. The Order will be specified in the Schedule. Customer agrees that the System consists of all products and services specified in the Order for which fees are included in the System Price, together with software upgrades, and updates received from support related to the System ("System"). Customer retains its right against Supplier under the Order to make any claims and therefore agrees to make such claims solely against the Supplier. Except as provided under this Contract, such rights and Customer's remedies against Supplier under the Order, including Supplier's warranty provisions, shall not be affected.

1. APPROPRIATION OF FUNDS: As an agency or a political subdivision of the state in which Customer is located, Customer's payment obligations hereunder are subject to the appropriation of funds. Customer may terminate its obligation to pay the Payment Amounts due under a Contract if funds are not appropriated or otherwise made available in subsequent fiscal periods for all Payment Amounts due during that fiscal period. The obligation to pay the Payment Amounts due under the applicable Contract as well as Customer's right to use any part of the System shall terminate on the last day of the fiscal period for which appropriations were received, without penalty or expense to Customer of any kind. Customer shall be responsible for any obligations outstanding prior to termination for which funds have been appropriated. Customer shall provide Oracle with written notice of such non-appropriation within thirty (30) days of Customer's receipt of notice of non-appropriation, together with reasonable details regarding the non-appropriation of funds, as requested by Oracle or as mandated by applicable law.

To the extent permitted by law, Customer agrees that: (i) it has funds available to pay all Payment Amounts due during the current fiscal period; (ii) it intends to obtain funds for payment of Payment Amounts from its governing body in each subsequent fiscal period; and (iii) if funds are appropriated, Customer shall use such funds to pay the Payment Amounts due hereunder.

2. ESSENTIAL USE: Customer represents to Oracle as of the Contract Effective Date, and presently intends throughout the term of each Contract, that: (i) the use of the System is essential to the proper, efficient and economic functioning of Customer or to the services that Customer provides; (ii) the System shall only be used by the Customer to perform its governmental functions; and (iii) Customer will use the System during the current fiscal period, and intends to use it for the term of this Contract. In reliance on Customer's representations regarding the essential use of the System and other representations and agreements herein, Oracle has entered into this Contract.

3. PAYMENT SCHEDULE: Upon acceptance, except as provided in Section 1, Customer agrees to pay the Payment Amounts in accordance with the Contract. If full payment of each Payment Amount and other amounts payable is not received within 10 days of the applicable Due Date, Customer agrees to pay interest from the Due Date on the overdue amount at the rate equal to the lesser of: 1.5% per month, or the maximum amount allowed by applicable prompt payment laws (a copy of which Customer will provide Oracle, if applicable). Taxes will mean any applicable sales, use, property, value added tax, or any other tax or charge allocable to the System, Order or the Contract ("Taxes"). Unless stated otherwise, Payment Amounts exclude Taxes. If Customer provides Oracle an exemption certificate (in form acceptable to Oracle), Customer shall not be liable for any Taxes exempted therein. Any amounts payable under the Order, which are not paid through this Contract, are payable by Customer pursuant to the Order. Customer's obligation to remit Payment Amounts and applicable Taxes paid through this Contract to Oracle in accordance with this Contract is absolute, unconditional, noncancellable, and independent, and shall not be subject to any set-off, recoupment, claim or defense for any reason, including, but not limited to, any termination of or dispute arising under the Order or any related agreements, or performance of the System, or any claim(s) against Supplier.

4. DEFAULT: Except as provided under Section 1, any of the following will constitute a Default under the Contract: (a) Customer fails to pay when due any sums due under any Contract, (b) Customer fails to perform any material obligation or breaches any representation in any Contract, (c) Customer no longer has the right to use any part of the System as a result of a material breach of an agreement with Supplier or termination of Customer's right to use any part of the System; and (d) Customer becomes insolvent or is subject to bankruptcy, reorganization or insolvency proceedings.

5. REMEDIES: In the event of a Default that is not cured within 30 days of its occurrence, Oracle or its Assignee may: (i) subject to limitations imposed by applicable law, require an amount equal to the sum of all amounts then due and owing and the unpaid remaining Payment Amounts specified in the Contract (discounted at the lesser of the rate in the Contract or the Index Rate specified in the Schedule) per annum simple interest to become immediately due and payable; (ii) terminate all of Customer's rights to use the System and related support and (iii) pursue any other rights or remedies legally available. Upon termination of the right to use the System, as a result of non-appropriation or otherwise, Customer shall cease use and return the System as directed by Oracle and promptly deliver to Oracle a certificate of non-use signed by an authorized signatory. Customer agrees that if Customer does not pay under the Contract, then pursuant to the Order, Supplier is not obliged to continue providing services that are a part of the System. If Oracle or its Assignee takes any action related to claims under the Contract and if authorized by statute and awarded by a court, there shall be due from Customer, in addition to the amounts due above, all costs and expenses of such action including reasonable attorneys' fees. Failure or delay by Oracle or its Assignee to exercise any right or remedy will not operate as a waiver thereof, or of any breach, and all remedies are cumulative and not exclusive. Customer acknowledges that no party shall license, lease, transfer or use any software or other licensed products included in the System in mitigation of damages resulting from Customer's Default, except as allowed under the Order, subject to applicable law.

6. ASSIGNMENT: Customer consents to the sale or assignment of all or a portion of Oracle's rights in the Contract or in the System, including the right to exercise remedies, to third parties ("Assignee"). Oracle shall provide Customer notice thereof, which shall be sufficient if it discloses the name of the Assignee, and no further action shall be required to complete the assignment. Assignee will not assume any of Supplier's obligations under the Order. Customer agrees to pay all amounts due under the Contract, and agrees not to assert against Assignee any claim, defense, or setoff that

Customer may have against Supplier. Customer agrees not to make any claims against Assignee for any loss, damage of the System or breach of any warranty, express or implied with respect to the System, including the System and service performance, functionality, features, and warranties of merchantability and fitness for a particular purpose, if any, or any indirect, incidental or consequential damages or loss of business.

7. MISCELLANEOUS: Customer represents and warrants that this Contract has been duly authorized and constitutes a legal, valid and binding agreement of the Customer, and does not constitute a debt of Customer under applicable laws; Customer has the authority to enter into and carry out its obligations under the Contract, and has duly authorized and executed the Contract in accordance with state law and applicable procurement requirements; the Contract has been signed by a duly authorized representative of Customer; the execution and performance of the Contract does not violate Customers' charter or by-laws, any law, judgment, regulation or other agreement binding upon Customer, and no further consent or approval is needed. Customer agrees that it will not assert that any terms in the Order or related agreement (including subsequent amendments) affect its payment obligation or Oracle's rights under the Contract and in the System. Any transfer of obligations under this Contract shall require Oracle's and Assignee's prior written consent. Until all sums due under the Contract have been paid, the System remains subject to the Contract. Customer agrees, with respect to the Contract, to promptly execute and deliver any ancillary documents (including acceptance certificates, confirmation of delivery, proof of authorization, notices of assignment, opinions of counsel, essential use certificates, and any agreement related to the System) and take further actions, such as registrations and filings, as Oracle or Assignee may reasonably request. Customer agrees to provide Oracle or Assignee copies of its financial statements or other financial information as Oracle or Assignee may reasonably request. The Contract constitutes the entire agreement between Customer and Oracle regarding the subject matter herein, and is separate from, and will supersede any inconsistent terms set forth in the Order, any supply agreement, Customer purchase orders and all prior oral and written understandings. Capitalized terms not defined herein will have the meaning set forth in the Schedule. If any provision of the Contract is invalid, such invalidity will not affect the enforceability of the remaining terms of the Contract. Customer shall provide all notices, including bankruptcy or administrative notices, to Operations as specified in the Schedule. All parties may treat executed faxes, scanned images, or photocopies as original documents. The Contract may be executed in counterparts, which, when taken together, will constitute a completely executed copy of the Contract. This Contract will be governed by the laws of state where Customer is located.

docusign

Certificate Of Completion

Envelope Id: 2CEA06F1-53BA-4525-A582-C923CFB40235
Subject: Complete with Docusign: Complete_with_Docusign_Douglas_County_PS_226.pdf
Sales Rep Letter FY25:
Source Envelope:
Document Pages: 3
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Tony Ngo
500 Oracle Pkwy
Redwood City, CA 94065-1675
tony.ngo@oracle.com
IP Address: 148.87.23.5

Record Tracking

Status: Original
1/13/2025 1:51:08 PM

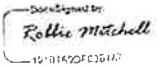
Holder: Tony Ngo
tony.ngo@oracle.com

Location: DocuSign

Signer Events

Robbie Mitchell
robbie.mitchell@oracle.com
Oracle Financing Sr. Manager, NA Operations
Oracle America, Inc.
Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Pre-selected Style
Using IP Address: 148.87.23.12

Timestamp

Sent: 1/13/2025 1:51:42 PM
Viewed: 1/13/2025 2:11:43 PM
Signed: 1/13/2025 2:11:53 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	**Signature**	**Timestamp**
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Witness Events	**Signature**	**Timestamp**
Notary Events	**Signature**	**Timestamp**
Envelope Summary Events	**Status**	**Timestamps**
Envelope Sent	Hashed/Encrypted	1/13/2025 1:51:42 PM
Certified Delivered	Security Checked	1/13/2025 2:11:43 PM
Signing Complete	Security Checked	1/13/2025 2:11:53 PM
Completed	Security Checked	1/13/2025 2:11:53 PM
Payment Events	**Status**	**Timestamps**

ORACLE

Payment Schedule
(Software) No. 226812

Customer:	Douglas County, Nevada
Address	1594 Esmeralda Ave
	Minden, NV 89423
Contact:	Thomas Dallaire
Phone:	775-782-6201
Email Notice:	tdallaire@douglasnv.us
Order:	CPQ-3554996 - 1
PPA No.:	34111 Dated: 01.17.2025

Executed by Customer (authorized signature):

Signature:
Name: Jenifer Davidson
Title: County Manager

Executed by Oracle:

Signature: Robbie Mitchell
Name: Robbie Mitchell
Title: Oracle Financing Sr. Manager, NA Operations
Contract Effective Date:

System Price:

Cloud Services:	$395,892.33
Total:	$395,892.33

Payment Schedule:

Payment Amount:	Due Date:
19 @ $20,836.43	Quarterly from 01-Jul-25 to 01-Jan-30

19 payments due as set forth above.

Taxes: An amount equal to Taxes shall be payable through the Contract with each Payment Amount. The Supplier shall issue invoice(s) as per the Order and Taxes shall be charged at the applicable tax rate on invoice date

Transaction Specific Terms (any terms specified in this section will supersede inconsistent terms elsewhere in the Contract):

In order to provide Customer the payment terms set forth in this Contract, an invoice for the fees due under the Order will be created.

This Contract shall be effective only if Customer fully executes it in the form prepared by Oracle (without any changes to any terms and conditions), and delivers to Oracle together with the Opinion of Counsel along with all required documentation and an Order acceptable to Oracle by February 28, 2025.

Oracle directs Customer to pay all sums due under this Contract to the bank account established by Oracle's affiliate, Oracle Credit Corporation All payments under this Contract shall be made by wire transfer to Oracle as follows

Oracle Credit Corporation (OFD Contracts), Bank of America N.A. Reno, NV Branch, ABA: 026009593, ACCT #: 1291081391

This schedule ("Schedule") is entered into by Customer and Oracle America, Inc. ("Oracle") for the acquisition of Customer's rights in the System from the applicable Supplier. The System Price is the amount set forth above for the products and services that are paid for through this Contract. This Schedule incorporates by reference the terms and conditions of the above-referenced PPA to create a separate Contract and any reference to Oracle Credit Corporation or OCC shall mean Oracle America, Inc. Any reference to "Order" or "Agreement" in this Contract shall mean the above-referenced Order, together with any other agreement governing Customer's right in the System. Each component of the System specified herein is further described in the Order. Cloud services are subscription rights, which may include SaaS, PaaS or IaaS that are paid through this Contract. The System includes any cloud services that replace the cloud services included in the System and the Order includes orders for such replacement cloud services.

A. **SYSTEM:** For the purposes of this Contract, the software, services, and cloud services are accepted. Upon delivery of the System, if the total amount invoiced by Supplier is less than the fees specified in the Order, then Oracle will decrease the System Price and Payment Amounts accordingly. If any portion of the System has not been delivered (or, for cloud services, the services period has not commenced) 45 days after the Contract Effective Date, then Oracle may, with written notice, remove the fees for that portion from the System Price and reduce the Payment Amounts by the amount attributable to that portion of the System. Oracle and Customer may agree to mutually acceptable terms and enter into a new, separate Contract for any portion of the System that was removed from this Contract, otherwise, Customer will pay the Supplier for the removed portion as per the Order. Until all sums due under this Contract are paid, Customer agrees that Customer's access to all cloud services provided under the Order, including any renewals or extensions (and their replacements), are subject to Customer's full performance of the terms of this Contract. Before any part of the System is converted, replaced or traded in by Customer or any other party, Customer shall contact Operations to make arrangements to fulfill all its financial obligations under the Contract.

If the System Price includes fees for renewal periods of services after the first period of services (as such period is defined in the Order), such services will be "Renewal Services" and will be ordered through this Contract. At the start of each Renewal Services period, Renewal Services for that period will become a part of the System and are accepted for purposes of Customer's payment obligations under the Contract. Renewal Services fees (and applicable Taxes) will be paid to Supplier (pursuant to the Supplier invoice) through this Contract, from the Payment Amounts (and applicable Taxes) received in the applicable Renewal Service period. Future increases in fees for Renewal Services (if any) are not included in the System Price or Payment Amounts, and shall be due separately to the applicable Supplier from Customer. Each Payment Amount (net of fees for Renewal Services, if any) is comprised of a proportional amount of each component of the System Price (net of total fees for Renewal Services, if any). The term Order also includes orders (in whatever form) for Renewal Services included in the System.

If Supplier reduces the Order fees due to Customer's termination of cloud services, Customer will promptly notify Operations, and the fees for the terminated cloud services that are removed from the Order fees shall be the "Reduction Amount". The Reduction Amount will be removed from the System Price and applied to reduce the last Payment Amount, and if it exceeds the last Payment Amount, any excess amounts will be applied to each preceding Payment Amount until the Reduction Amount has been fully utilized. Since the Payment Amounts will be reduced pursuant to the above, Customer will not be entitled to any refunds from Supplier for such terminated services. On the effective date of termination, all remaining Payment Amounts (as adjusted for the Reduction Amount) which are for fees that are payable through this Contract for cloud services that are not terminated under the Order, will become immediately due and payable.

B. **ADMINISTRATIVE:** Customer agrees that Oracle may insert the appropriate administrative information to complete the Contract, and Oracle will provide a copy of the Contract upon request. For this Contract, the discount rate in the Remedies Section of the PPA shall be the lesser of the rate in the Contract or 2% (the "Index Rate"). Oracle will countersign this Schedule upon Customer's delivery of a fully executed Order, PPA, and any other documentation required by Oracle (in form and substance acceptable to Oracle), and upon such countersignature, the Contract will be effective as of the Contract Effective Date. All notices or contact for Operations shall be sent to old-notice_ww@oracle.com

OPINION OF COUNSEL LETTER

(TO BE FURNISHED ON LETTERHEAD OF CUSTOMER'S COUNSEL)

Oracle America, Inc. and Assigns
500 Oracle Parkway, MS IP501
Redwood Shores, CA 94065

Re: Payment Schedule No. 226812 and 226813 to the Municipal Payment Plan Agreement (collectively "Contract") by and between Oracle America, Inc. ("Oracle") and Douglas County, Nevada ("Customer")

Ladies and Gentlemen:

As of the effective date of the Contract, my opinion is as follows:

I have acted as counsel to Customer with respect to the Contract, and other documents executed in connection with the Contract. Based upon the examination of these and such other documents as I deem relevant, it is my opinion that:

(1) Customer is an agency or a political subdivision of the state in which it is located ("State") and is duly organized, existing and operating under the constitution and laws of the State. Customer has the authority to enter into and to carry out its obligations under the Contract, and has duly authorized and executed the Contract in accordance with State law and applicable procurement requirements. Customer is further authorized to consent to the assignment of the Contract pursuant to the terms of the Contract. Each person signing the Contract has the authority to do so, is acting with the full authorization of Customer's governing body, and holds the office indicated below their signature, each of which is genuine.

(2) The Contract is a legal, valid and binding contract of Customer enforceable in accordance with its terms, except to the extent limited by applicable Local, State and Federal laws affecting remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.

This Opinion can be relied on by Oracle and its assigns in connection with the Contract.

Sincerely,

AJ Hames, Assistant Deputy District Attorney
(Customer Counsel - Title)

(Note: If applicable, please attach resolutions, board minutes, incumbency certificates or other related documents).

OFFICE OF THE DISTRICT ATTORNEY
DOUGLAS COUNTY
Mark B. Jackson
District Attorney

January 31, 2025

Oracle America, Inc. and Assigns
500 Oracle Parkway, MS IP501
Redwood Shores, CA 94065

Re: Payment Schedule No. 226812 and Payment Schedule No. 226813 (each, a "PS") to the Municipal Payment Plan Agreement ("PPA," and together with each PS, a "Contract") by and between Oracle America, Inc. ("Oracle") and Douglas County Nevada ("Customer")

Ladies and Gentlemen:

As of the effective date of the Contracts, my opinion is as follows:

I have acted as counsel to Customer with respect to the Contracts, and other documents executed in connection with the Contracts. Based upon the examination of these and such other documents as I deem relevant, it is my opinion that:

(1) Customer is an agency or a political subdivision of the state in which it is located ("State") and is duly organized, existing and operating under the constitution and laws of the State. Customer has the authority to enter into and to carry out its obligations under the Contracts, and has duly authorized and executed the Contracts in accordance with State law and applicable procurement requirements. Customer is further authorized to consent to the assignment of the Contracts pursuant to the terms of the Contracts. Each person signing the Contracts has the authority to do so, is acting with the full authorization of Customer's governing body, and holds the office indicated below their signature, each of which is genuine.

(2) The Contracts are legal, valid and binding contracts of Customer enforceable in accordance with their terms, except to the extent limited by applicable Local, State and Federal laws affecting remedies and by bankruptcy, reorganization or other laws of general application relating to or affecting the enforcement of creditors' rights.

//

//

//

This Opinion can be relied on by Oracle and its assigns in connection with the Contracts.

Sincerely,

MARK B. JACKSON
Douglas County District Attorney

By: /s/ A.J. Hames
A.J. Hames
Deputy District Attorney

Attachments:
Douglas County Board of County Commissioners, Action Summary, January 6, 2025

ORACLE

Essential Use Certificate

Software as a Service

Customer:	Douglas County, Nevada	Name:	Jenifer Davidson
	Community Development	Title:	County Manager
		Signature:	
Date:	11.25.2024	Phone:	775 782 9821

To decide whether to offer extended payment terms to the customer, Oracle America, Inc. needs to have an understanding of: a) the essential functions of the Customer, b) the intended use of the SaaS being acquired, c) why it is critical to the Customer's functions, and d) the source(s) of funding which will be used to pay for the SaaS. To assist us in this decision, please answer the following questions:

Customer

Describe your agency/department and the primary function or services that you provide:
Douglas County Nevada Community Development Department • Processing Permits, Development Applications & Plan Reviews • The mission of the Community Development Department is to enhance the quality of life for the citizens of Douglas County by providing the highest quality and professional service in the areas of Building, Engineering, Planning, Code Enforcement, Stormwater, and Administration.

Oracle Relationship

How long have you been an Oracle customer?					
New	X	1 – 5 Years		Greater than 5 Years	
What Oracle products and cloud services do you currently use?					
Applications (list below)		Database		Hardware	
None.					

Project

Project Description:
Douglas County Nevada Community Development Department's permitting software to include all areas of Community Development: Building, Engineering, Planning, Code Enforcement, Stormwater, and Administration and to include, Fire Reviews, Liquor Licensing, Health Department processes, etc.
Provide the RFI/RFP for SaaS (if issued)
N/A
Provide background on the IT systems transformation project and decision process (assessment, planning, and design)
Douglas County IT will be involved in the implementation of new software.
What SAAS products are being acquired?
Opal permitting software, BlueBeam Plan Review software, finance integration with New World Systems.
What essential functions will the SaaS solution help you carry out?
• Processing Permits, Development Applications & Plan Reviews • Fees and processing payments • Customer portal for permitting and development applications • Building Inspections and scheduling

• Code Enforcement complaints and files • File storage
What benefits do you envision receiving from the SaaS solution (including technical, economic, process, etc.)?
More streamlined processes and ease of access for customers and staff alike. We would like processes to be cleaner and straightforward for all users. All divisions within our department will have one program/software to use, not several. This will allow each division to be on the same page and in the loop on all projects.
Describe the current systems that the SaaS products will replace
Accela, CitizenServe, CityGovApp, DigEplan
During the implementation, will you be able to go back to your current system, and what will be the technical and economic ramifications of returning to the current system?
Yes and none.
Describe the Project Timeline and Key Dates

Project Approval:	End of January 2025
SaaS Vendor Selection:	End of January 2025
Implementation Vendor Selection:	February 1st, 2025

Implementation Plan

Describe the Implementation Plan, including module rollout plans
This is still to be discussed and agreed upon. We are hoping to rollout each module timely and with appropriate training for our staff.
Provide the RFI/RFP for Implementation (if issued)
N/A
Has the implementation provider(s) been selected?
Yes
Will the SaaS solution be out-of-the-box or customized?
Both
When will the implementation start and how long do you expect it to take?
Start in February and approximately 6 months to a year for completion.

Approvals and Project Funding

Describe the approval process for SaaS and Implementation
Once the contract and terms are reviewed internally and with our legal and finance departments then we will need to take the contract/agreement to our Internal Review Committee (IRC) and to our Board of County Commissioners (BOCC). Once all is agreed upon and signed, then we can start the implementation process. Timeline: • IRC- December 2024 • BOCC- Late January 2025 • Begin Implementation- February 2025
Source of Funds to be used for the SaaS and Implementation Project?
Douglas County Nevada General Fund Budget
What is the current fiscal period funds appropriation status?

Our finance department is aware and on track with the funds. Status to be determined based on contract agreement.
Describe the future fiscal period budget process.
Each budget cycle is the same. Each department reviews its budget and ensures funds are accounted for and all contracts and professional service agreements are funded based on the agreed-upon budget.

ORACLE

Customer Payment Information

Schedule No. 226812

Company Name: Douglas County, Nevada

Thank you for utilizing one of our payment solutions for your recent IT acquisition. In an effort to offer excellent customer care to your company, we will need contacts for billing, notification and tax. Please complete and submit this form within 3 days of signing the Contract to ofd-fso_us@oracle.com. Direct any questions regarding this form or the administration of your payment agreement to ofd-fso_us@oracle.com.

INVOICES should be sent to:
Attn. to Name: Andrea Pawling
Title: Deputy Director, Community Development
Email: apawling@douglasnv.us
Company: Douglas County
Address: 1594 Esmeralda Ave.
PO Box 218, Minden NV 89423
Phone: 775 782 6210
Fax: 775 782 9007

CONTACT PERSON: If you prefer that we work with someone directly to obtain the information requested on this form, please provide their information here:
Name: Ann Reno
Title: Administrative Assistant
Email: areno@douglasnv.us
Phone: 775-782-6230

TAX ID Number	88-6000031
TAX STATUS (Please select one. If unsure, leave blank and provide a tax contact below)	
☐ **Taxable.** Add taxes to payment amounts due under this contract if taxes are included on the Supplier invoice.	
☐ **Taxable.** Customer will pay applicable taxes separately and directly to Supplier. Do not add taxes to payment amounts due under the contract.	
☐ **Taxable - Direct Pay.** Customer has a Direct Pay Permit.	
☒ **Tax Exempt.** Customer has a Tax Exemption Certificate.	
TAX CONTACT – if required to confirm tax treatment	
Name: Kathy Lewis	
Email: KMLewis@douglasnv.us	
Phone: 775 782 - 6212	

COUNTERSIGNED AGREEMENT AND ANY NOTIFICATIONS should be sent to:
Attn. to Name:
Title:
Email:
Address:
Phone:
Fax:

Form completed by:
Name: Thomas Dallaire
Title: Director of Community Development
Email: tdallaire@douglasnv.us
Phone: 775 782 6201

INVOICING INSTRUCTIONS:
Will a Purchase Order be issued? ☒ Yes ☐ No If yes, please forward a copy to ofd-fso_us@oracle.com or submit with this form.
P.O. # 2025-00000280
Does your company process payables through an online Portal System? ☐ Yes ☒ No
If yes, portal name & site link:

ADDITIONAL INVOICING INSTRUCTIONS (if applicable):

ORACLE

PROFESSIONAL SERVICES ORDERING DOCUMENT

Ordering Document Number: US-17986219

Oracle America, Inc. 500 Oracle Parkway Redwood Shores, CA 94065	**Your Name:** County of Douglas **Your Address:** 1594 Esmeralda Ave 105, Minden, NV 89423

Oracle Representative:	Matt Boutcher	**Your Billing Contact:**	Andrea Pawling
Address:	1910 Oracle Way Reston, VA 20190	**Address:**	1594 Esmeralda Ave 105, Minden, NV 89423
Phone Number:	270-929-7380	**Phone Number:**	775-782-6210
Email Address:	matt.boutcher@oracle.com	**Email Address:**	apawling@douglasnv.us

You have ordered the Services listed in the table below and detailed in the attached exhibit(s), which are incorporated herein by reference.

Services	Reference	Fees	Estimated Expenses	Total Fees and Estimated Expenses
Time and Materials Services	Exhibit 1	$734,946.45	$0.00	$734,946.45
Total Fees and Estimated Expenses				**$734,946.45**

A. TERMS

1. **Applicable Master Agreement:**
This order incorporates by reference the Master Agreement **US-CSA-CPQ-3554996** and all amendments and addenda thereto (collectively, the "Master Agreement").

   You and Oracle acknowledge and agree that the rights and duties of the parties under this ordering document do not arise unless You sign the Master Agreement on or before the date You sign this ordering document and Oracle accepts the terms of the Master Agreement and the ordering document.

2. **Professional Services Delivery Policies:** The Oracle Professional Services Delivery Policies ("Policies") available at https://www.oracle.com/a/ocom/docs/corporate/professional-services-delivery-policies.pdf apply to and are incorporated into this order.

3. **Payment Terms:** Net 30 days from invoice date.

4. **Currency:** US Dollars.

5. **Offer Valid through: 28-FEB-2025.**

6. **Service Specifications:** The Service Specifications shall include any exhibit(s) attached to this order (including referenced or incorporated Oracle documents) and the Policies.

7. **Order of Precedence:** In the event of any inconsistencies, priority shall be established in the following descending order: (a) any exhibit(s) attached to this order; (b) this order; (c) the Policies; and (d) the Master Agreement.

8. **Rights Granted:**
Upon payment, You have the non-exclusive, non-assignable, royalty-free, worldwide, limited right to use the services and anything developed and delivered by Oracle under this order ("services and deliverables") for Your internal business operations. You may allow Your agents and contractors to use the services and deliverables for

Your internal business operations, and You are responsible for their compliance in such use. The services and deliverables may be related to Your right to use cloud or hosted/managed services or Products owned or distributed by Oracle which You acquired under a separate order. The agreement referenced in that order shall govern Your use of such services or Products, and nothing in this order is intended to grant a right to use such services or Products in excess of the terms of that order, such as the services period or number and type of environments specified in a cloud or hosted/managed service order.

You retain all ownership and intellectual property rights to Your confidential and proprietary information that You provide to Oracle under this order.

B. ADDITIONAL ORDER TERMS

1. When services will be performed on-site at customer location in the US, as required by US Department of Labor regulations (20 CFR 655.734), You will allow Oracle to post a notice regarding Oracle H-1B employee(s) at the work site prior to the employee's arrival on-site.

County of Douglas		Oracle America, Inc.	
Authorized Signature		Authorized Signature:	DocuSigned by: Jim Crummer
Name:	Jenifer Davidson	Name:	Jim Crummer
Title:	County Manager	Title:	Sr. Manager
Signature Date:	01.17.2025	Signature Date:	20-Dec-2024 | 11:09 AM PST
Ordering Document Effective Date:			*{to be completed by Oracle}*

Your Name: County of Douglas
Ordering Document Number: US-17986219
Exhibit Number: 1

1. Description of Services

Oracle will provide You with Services to implement Oracle Permitting and Licensing ("OPAL"). This implementation approach will follow the Oracle True Cloud Method+ ("TCM+") methodology and is based on a collaborative method where Oracle Consulting Services ("OCS") designs and develops a predefined subset of Your record types (e.g. Building Permits, Planning Applications, etc.) and reports, including all data conversions and integrations. OCS will provide You enablement training that allows You to design and configure the remaining set of records and reports. As part of this approach OCS will make available advisory services to assist You with Your work efforts to design and configure records and reports. This project is estimated for a timeline deployment of up to twelve (12) months. Specifically, Oracle will provide the following:

A. **Project Management:**

OCS has included a part-time Project Manager ("PM") for this implementation. The OCS PM will provide project planning, resource management, timeline tracking, issue and risk management, and status reporting through a series of documents, meetings, and communication paths. You will assign a PM to work in tandem with the OCS PM who will represent Your workstreams, staff, and general interests.

In collaboration with Your PM, the OCS PM will lead the development of a project schedule (maintained in Microsoft Project), resource management plan, and risk and issue management plan, as well as schedule and lead requisite status reporting, project meetings, and workstreams for work efforts led by OCS. Conversely, Your PM will lead tasks, meetings, and all general activities that are Your responsibility.

B. **Record Design and Configuration:**

The following records will be deployed accordingly by OCS, while You deploy the remaining:

1. OCS will deploy up to four (4) Building Permit records.
2. OCS will deploy up to two (2) Planning Development records.
3. OCS will deploy up to one (1) Engineering Application records.
4. OCS will deploy up to one (1) Vacation Rental Home Permit records.
5. OCS will deploy one (1) Liquor License record and process for the Douglas County Sheriff's Office.
6. OCS will deploy up to one (1) code enforcement case and up to one (1) violation process.
7. OCS will design and configure Oracle Intelligent Advisor for the records that OCS is responsible for deploying.
8. OCS will provide a budget of one hundred and forty-four (144) hours of advisory services to assist primarily with the design and development of in-scope record types and reports. Requests for advisory services outside of records and report development will be considered on a case-by-case basis.

C. **Reporting:**

You will have access to more than 200 Out Of The Box ("OOTB") reports, dashboards, and analytics. These OOTB reports will require modification to be applicable to Your specific deployment. OCS will deploy up to ten (10) custom developed reports, while You are responsible for the remaining reporting, analytic, and dashboard development.

D. **Integrations and Data Conversions:**

OCS will lead the design and development of the following integrations and data conversions, while You provide collaborative and supporting efforts as necessary:

1. Integrations:
   a. Hyland OnBase Document Management.
   b. New World (Tyler) Financials General Ledger ("GL") Integration.
   c. Nevada State Contractor's Licensing Board Batch Integration
   d. ESRI GIS technical setup.
   e. Bluebeam Electronic Document Review technical setup.
   f. Address/Parcel/Owner master data set reoccurring data loader technical setup

g. Oracle Standard Payment Processor Integration (Cybersource or SnapPay) technical setup

2. Data Conversion:
   a. Legacy Accela data for Building Permits and licensed professionals.
   b. One (1) data source (Access/Excel) of low complexity and volume of requirements for Sheriff's Licensing data.
   c. One (1) data source of moderate complexity and volume of requirements for Code Enforcement and Violation data.

E. **Training:**
OCS will include up to eleven (11) days of Product Suite training including the following courses:
1. Product Familiarization Training - Oracle will provide a product training course of up to eight (8) hours that occurs at the beginning of the implementation of OPAL to establish a baseline understanding of core design concepts, usability, and terminology. This training accommodates up to fifteen (15) participants per course.
2. End User Training - Oracle will provide two (2) end user training courses for up to two (2) days to review daily end user functionality including: creating permits and licenses, assessing fees, managing workflow, and issuing permits and licenses. This training accommodates up to twelve (12) participants.
3. Train the Trainer - Oracle will provide two (2) Train the Trainer courses for up to three (3) days to review daily end user functionality including: creating permits, assessing fees, creating and completing inspections, managing workflow, and issuing permits. This course prepares the County to train extended end user bases in the operation of OPAL. This training accommodates up to seven (7) participants.
4. Report Development Training - Oracle will conduct two (2) courses, totaling up to two (2) days for report development and data model training, using real examples and standard reports, to prepare You for development and deployment of report outputs required for system use. This training accommodates up to seven (7) participants per course.
5. Administration Training - Oracle will provide two (2) Product Administration courses, totaling up to three (3) days to learn administration toolsets including: setting up permit types, modifying and creating workflow, fee setup, user defined fields. This training accommodates up to seven (7) participants per course.

F **User Acceptance Testing:**
OCS will provide a test strategy, test script templates, and process for user acceptance testing activities. OCS will provide up to one (1) week of user acceptance/end-to-end testing support. It is expected these testing efforts may be distributed across a two – three (2-3) week time-period in total to support the collaborative nature of this engagement.

G **Production Go-Live Preparation and Cutover:**
OCS will provide a high-level cutover strategy and process for the Production environment go-live, as well as prepare the Production environment with configurations, data migrations, and integrations that have been thoroughly tested and validated by You. OCS will provide up to two (2) weeks of post go-live support and assistance, though it is expected this may be distributed across up to four (4) weeks total.

2. Rates, Estimated Fees and Expenses, and Taxes.
A. The Services are performed on a time and materials ("T&M") basis; that is, You shall pay Oracle for the actual time spent performing the Services, plus materials, taxes, and expenses.

B. Rates.
For a period of one (1) year from the ordering document effective date, the Services will be provided at the rates set forth below. Thereafter, unless otherwise agreed by You and Oracle in an amendment, the Services will be provided at Oracle's consulting rates in effect when the Services are performed.

Standard Rates	
Price Level	**Hourly Rate**
Director	$375.20
Managing Consultant	$304.85
Advanced Consultant	$246.23

C. Estimated Fees and Expenses.
All fees and expenses will be invoiced monthly. The fee and expense estimates specified in Your order are intended only to be for Your budgeting and Oracle's resource scheduling purposes, and may exceed the specified totals; these estimates do not include taxes. Once fees for Services reach the estimate, Oracle will cooperate with You to provide continuing Services on a T&M basis.

3. Project Management.
You and Oracle each agree to designate a project manager who shall work together to facilitate an efficient delivery of the Services.

4. Your Cooperation.
A. You will modify Your processes as necessary to comply with the Oracle Modern Best Practice processes and standard functionality of the Oracle Cloud Application
B. You will assign a project sponsor and a PM to be responsible for Your team's project resources, assignments, and deliverables.
C. Ensure Your Oracle Cloud environments are provisioned and accessible prior to the commencement of Services.
D. Your technical and functional resources have the necessary process knowledge and are empowered to make decisions.
E. Ensure that Your team members are dedicated to completing their tasks related to these Services.
F. Make requisite staff available as necessary to receive enablement training, as well as for designing, configuring, deploying, and testing of records and reports for Building, Planning, Sheriff's Office licensing, and Code Enforcement.
G. Planning, executing, and managing all aspects of End-to-End and Final reviews, including preparing and executing test cases, developing testing plans, and reviewing test results.
H. Make requisite staff available as necessary to receive "Train-the-trainer" enablement training that will perform end user training to support the needs of the project.
I. Provide Legacy data extracts from the data from source systems, cleanse it as necessary, and assist with translation to Oracle Cloud.
J. You will coordinate and ensure all 3rd party systems involved in integration, including but not limited to up-taking and supporting our application programming interface, are fully prepared and compliant. This includes managing communication, providing access, and facilitating any required work or updates to the 3rd party systems to enable integration with OPAL. You will supply data extracts from third-party systems in a specified format to support integrations.
K. Provide necessary translations for integrations between Oracle Cloud Application and Your systems.
L. Limit Oracle's access to any production environments or shared development environments to the extent necessary for Oracle to perform Services.
M. The Services scope in this exhibit is limited to up to one (1) non-production environments and one (1) production environment procured separately by You.

5. Project Assumptions
A. This project is estimated for a duration of twelve (12) months.
B. A person day is defined as one (1) person working for up to eight (8) hours, which need not be continuous.
C. Services will be performed on-site at Your Minden, NV facility and remotely, as mutually agreed upon.
D. Any timelines or completion dates discussed, referenced in this exhibit, or set forth in a document described in this exhibit are estimated dates and are intended for planning purposes only. Oracle does not guarantee that these estimated dates will be met; however, Oracle will use commercially reasonable efforts to meet the estimated dates.
E. Oracle resources will not typically perform Services on holidays recognized by Oracle or on weekends. However, with Your permission, Oracle resources may choose to perform Services during such periods.
F. All project documentation, presentations and project communication will be in the English language.
G. Oracle Cloud Services will be used for application deployment and infrastructure management, the cost of which has been provided in a separate estimate and/or proposal.
H. Oracle staffing may include a mix of onshore and offshore resources, and will be shared with other projects.
I. Oracle will endeavor to work remotely as much as possible.
J. One (1) process may be leveraged for multiple record types.

K. All standard reports, dashboards, and analytics will require modification to become functional for use within Your Cloud Application environment. This will be Your task, unless otherwise requested as part of ongoing advisory services.
L. Advisory services are made available specifically to aid in Your efforts to develop Your record types and reports. However, requests for assistance for work outside of records and reports will be considered on a case-by-case basis.
M. Oracle will, at its sole reasonable discretion, determine the number and manner in which resources are assigned to perform its obligations.
N. Anything not expressly identified in Section 1. above is not included in the scope of, or fees for, the Services.

ORACLE

Customer Payment Information

Schedule No. 226813

Company Name: Douglas County, Nevada

Thank you for utilizing one of our payment solutions for your recent IT acquisition. In an effort to offer excellent customer care to your company, we will need contacts for billing, notification and tax. Please complete and submit this form within 3 days of signing the Contract to ofd-fso_us@oracle.com. Direct any questions regarding this form or the administration of your payment agreement to ofd-fso_us@oracle.com.

INVOICES should be sent to:
Douglas County Community Development
Attn. to Name: Andrea Pawling
Title: Deputy Director
Email: Apawling@douglasnv.us
Company: Douglas County Nevada
Address: PO Box 218
Minden NV, 89423
Phone: 775-782-6210
Fax: 775-782-9007

CONTACT PERSON: If you prefer that we work with someone directly to obtain the information requested on this form, please provide their information here:
Name: Ann Reno
Title: Adminstrative Assistant
Email: areno@douglasnv.us
Phone: 775 782 6230

TAX ID Number	88-6000031

TAX STATUS (Please select one. If unsure, leave blank and provide a tax contact below)

- ☐ **Taxable.** Add taxes to payment amounts due under this contract if taxes are included on the Supplier invoice.
- ☐ **Taxable.** Customer will pay applicable taxes separately and directly to Supplier. Do not add taxes to payment amounts due under the contract.
- ☐ **Taxable - Direct Pay.** Customer has a Direct Pay Permit.
- ☒ **Tax Exempt.** Customer has a Tax Exemption Certificate.

TAX CONTACT – if required to confirm tax treatment
Name: Kathy lewis
Email: KMLewis@douglasnv.us
Phone: (775) 783-6028

COUNTERSIGNED AGREEMENT AND ANY NOTIFICATIONS should be sent to:
Attn. to Name:
Title:
Email:
Address:
Phone:
Fax:

Form completed by:
Name: Thomas Dallaire
Title: Director Community Development
Email: tdallaire@douglasnv.us
Phone: 775 782 6201

INVOICING INSTRUCTIONS:
Will a Purchase Order be issued? ☒ Yes ☐ No If yes, please forward a copy to ofd-fso_us@oracle.com or submit with this form.
P.O. # 2025-00000280
Does your company process payables through an online Portal System? ☐ Yes ☒ No
If yes, portal name & site link:

ADDITIONAL INVOICING INSTRUCTIONS (if applicable):
invoices received prior to Thursday are paid and mailed on the following Friday.

ORACLE

Implementation Payment Schedule

(Consulting) No. 226813

Customer:	Douglas County, Nevada
Address:	1594 Esmeralda Ave Minden, NV 89423
Contact:	Jenifer Davidson
Phone:	775-782-9821
Email Notice:	JRDavidson@douglasnv.us
Order:	US-17986219
PPA No.:	34111 Dated: 01.17.2025

Executed by Customer (authorized signature):

Signature:
Name: Jenifer Davidson
Title: County Manager

Executed by Oracle:

Signature: Robbie Mitchell
Name: Robbie Mitchell
Title: Oracle Financing Sr. Manager, NA Operati
Contract Effective Date:

System Price:

Supply Facility:	$734,946.45
OFD Service:	
Total:	$734,946.45

Payment Schedule:

Payment Amount:	Due Date:
1 @ $183,750.00	Later of 01-Jul-25 or 90 days after Oracle receipt of the first executed PAC
2 @ $183,750.00	01-Jul-26, 01-Jul-27
1 @ $183,696.45	01-Jul-28

4 payments due as set forth above.

Transaction Specific Terms (any terms specified in this section will supersede inconsistent terms elsewhere in the Contract):

Supply Facility Expiration Date: April 1, 2026
Adjustment Percentage: 88%

In order to provide Customer the payment terms set forth in this Contract, an invoice for the fees due under the Order will be created.

This Contract shall be effective only if Customer fully executes it in the form prepared by Oracle (without any changes to any terms and conditions), and delivers to Oracle together with the Opinion of Counsel along with all required documentation and an Order acceptable to Oracle by February 28, 2025.

Oracle directs Customer to pay all sums due under this Contract to the bank account established by Oracle's affiliate, Oracle Credit Corporation. All payments under this Contract shall be made by wire transfer to Oracle as follows:

Oracle Credit Corporation (OFD Contracts), Bank of America N.A. Reno, NV Branch, ABA: 026009593, ACCT #: 1291081391.

This schedule ("Schedule") is entered into by Customer and Oracle America, Inc. ("Oracle") for the acquisition of Customer's rights in the System from the applicable Supplier. This Schedule incorporates by reference the terms and conditions of the above-referenced PPA to create a separate Contract. Any reference in the PPA to Oracle Credit Corporation is a reference to Oracle America, Inc. Any reference to "Order" or "Agreement" in this Contract shall mean the above-referenced Order above together with any other agreement governing Customer's right in the System. Each component of the System specified herein is further described in the Order. Any non-Oracle products and services are included in the System in order to provide a solution that is based on Oracle products and/or cloud services. The System Price is the amount set forth above for the items that are paid for through this Contract.

A. SUPPLY FACILITY AND PAYMENTS: As of the Contract Effective Date, funds in the amount of the Supply Facility have been set aside for disbursement. The System Price will include a nonrefundable OFD Service fee (if applicable) due to Oracle to establish the Supply Facility. The Supply Facility will be used to pay on Customer's behalf, pursuant to this Contract, the fees and Taxes due under the Order, and taxes applicable to the OFD Service fee. In consideration for establishing the Supply Facility, Customer's obligation to pay amounts due hereunder commences on the Contract Effective Date. Customer agrees to pay the Payment Amounts on the Due Dates specified herein. Upon Customer's approval pursuant to this Contract of invoices for the System, funds from this Supply Facility will be disbursed to Supplier for the approved amounts and applied towards those invoices. Customer's obligation to pay pursuant to the terms of the Contract is independent of performance or completion of any services that are part of the System, or the performance of products or services acquired under another order. Customer acknowledges that it retains its rights as specified in the Order to make claims with respect to the System against Supplier, and that therefore Customer shall make any claims that it has relating to the Order or performance of the System solely against Supplier.

B. DISBURSEMENT PROCESS: The Supply Facility shall be used to disburse to Supplier amounts owed by Customer, up to the amount of the Supply Facility, pursuant to the terms of this Contract. When Oracle receives a fully executed Contract, Order, any other documents required by Oracle and a Payment Approval Certificate ("PAC") and related invoices for approved fees, expenses and any applicable Taxes, all in form and substance satisfactory to Oracle, funds shall be disbursed in accordance with these terms. Upon disbursement of amounts approved by Customer under a PAC, this Contract replaces Customer's payment terms under the Order to Supplier up to the approved amounts. Amounts due under the Order for which Customer does not submit PACs or that are not disbursed by Oracle shall be due and payable by the Customer in accordance with the terms of the Order. After the Supply Facility Expiration Date or if Customer defaults under this Contract, is in breach of an agreement with Supplier, or has an unresolved dispute with Supplier, then Oracle or its Assignee has no further obligation to make any disbursements to Supplier. After the earlier of the Supply Facility Expiration Date, or when Oracle or its Assignee has no further obligations to make any disbursements to Supplier (the "Adjustment Date"), any amount of the Supply Facility that has not been disbursed will be considered the "Undisbursed Amount". On the Adjustment Date, the Undisbursed Amount (adjusted using the Adjustment Percentage) will be credited against the remaining Payment Amounts by crediting the last Payment Amount. If the Undisbursed Amount exceeds the last Payment Amount, then any balance will be credited to each preceding Payment Amount until the adjusted Undisbursed Amount has been fully credited. Oracle or its Assignee shall provide Customer with written notice regarding application of the Undisbursed Amount within 30 days of the Adjustment Date.

C. SYSTEM: The System consists of all services specified in invoices approved under a PAC for which funds are disbursed pursuant to this Contract. Upon a Default, the System shall be subject to the terms of this Contract.

D. ADMINISTRATIVE: Customer agrees that Oracle may insert the appropriate administrative information to complete the Contract, and Oracle will provide a copy of the Contract upon request. For this Contract, the discount rate in the Remedies Section of the PPA shall be the lesser of the rate in the Contract or 2% (the "Index Rate"). Oracle will countersign this Schedule upon Customer's delivery of a fully executed Order, PPA, and any other documentation required by Oracle (in form and substance acceptable to Oracle), and upon such countersignature, the Contract will be effective as of the Contract Effective Date. All notices or contact for Operations shall be sent to ofd-notice_ww@oracle.com.

docusign

Certificate Of Completion

Envelope Id: BFC76B43-C2BC-445E-A599-DC065320ACF7
Subject: Complete with Docusign: Douglas County IPS 226813 13Jan2025.pdf
Sales Rep Letter FY25:
Source Envelope:
Document Pages: 2
Certificate Pages: 1
AutoNav: Enabled
EnvelopeId Stamping: Disabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 1
Initials: 0

Status: Completed

Envelope Originator:
Tony Ngo
500 Oracle Pkwy
Redwood City, CA 94065-1675
tony.ngo@oracle.com
IP Address: 148.87.23.5

Record Tracking

Status: Original
1/13/2025 1:34:21 PM

Holder: Tony Ngo
tony.ngo@oracle.com

Location: DocuSign

Signer Events

Robbie Mitchell
robbie.mitchell@oracle.com
Oracle Financing Sr. Manager, NA Operations
Oracle America, Inc.
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Robbie Mitchell

Signature Adoption: Pre-selected Style
Using IP Address: 148.87.23.12

Timestamp

Sent: 1/13/2025 1:36:43 PM
Viewed: 1/13/2025 1:49:48 PM
Signed: 1/13/2025 1:50:03 PM

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	**Signature**	**Timestamp**
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Witness Events	**Signature**	**Timestamp**
Notary Events	**Signature**	**Timestamp**
Envelope Summary Events	**Status**	**Timestamps**
Envelope Sent	Hashed/Encrypted	1/13/2025 1:36:43 PM
Certified Delivered	Security Checked	1/13/2025 1:49:48 PM
Signing Complete	Security Checked	1/13/2025 1:50:03 PM
Completed	Security Checked	1/13/2025 1:50:03 PM
Payment Events	**Status**	**Timestamps**

ORACLE

PUBLIC SECTOR AGREEMENT FOR ORACLE CLOUD SERVICES

This Public Sector Agreement for Oracle Cloud Services (this "Agreement") is between Oracle America, Inc. ("Oracle," "we," "us," or "our") and the entity that has executed this Agreement as identified in the signature block below ("You" or "Your"). This Agreement sets forth the terms and conditions that govern orders placed under this Agreement.

1. USE OF THE SERVICES

1.1. We will make the Oracle services listed in Your order (the "Services") available to You pursuant to this Agreement and Your order. Except as otherwise stated in this Agreement or Your order, You have the non-exclusive, worldwide, limited right to use the Services during the period defined in Your order, unless earlier terminated in accordance with this Agreement or Your order (the "Services Period"), solely for Your internal business operations. You may allow Your Users (as defined below) to use the Services for this purpose, and You are responsible for their compliance with this Agreement and Your order.

1.2. The Service Specifications describe and govern the Services. During the Services Period, we may update the Services and Service Specifications to reflect changes in, among other things, laws, regulations, rules, technology, industry practices, patterns of system use, and availability of Third Party Content (as defined below). Oracle updates to the Services or Service Specifications will not materially reduce the level of performance, functionality, security or availability of the Services during the Services Period of Your order.

1.3. You may not, and may not cause or permit others to: (a) use the Services to harass any person; cause damage or injury to any person or property; publish any material that is false, defamatory, harassing or obscene; violate privacy rights; promote bigotry, racism, hatred or harm; send unsolicited bulk e-mail, junk mail, spam or chain letters; infringe intellectual or other property rights; sell, manufacture, market and/or distribute any product or service in violation of applicable laws; or otherwise violate applicable laws, ordinances or regulations; (b) perform or disclose any benchmarking or availability testing of the Services, except as permitted in the Service Specifications; (c) perform or disclose any performance or vulnerability testing of the Services without Oracle's prior written approval, except as permitted in the Service Specifications, or perform or disclose network discovery, port and service identification, vulnerability scanning, password cracking or remote access testing of the Services; or (d) use the Services to perform cyber currency or crypto currency mining ((a) through (d) collectively, the "Acceptable Use Policy"). In addition to other rights that we have in this Agreement and Your order, we have the right to take remedial action if the Acceptable Use Policy is violated, and such remedial action may include removing or disabling access to material that violates the policy.

2. FEES AND PAYMENT

2.1. All fees payable are due within 30 days from the invoice date. Once placed, Your order is non-cancelable and the sums paid nonrefundable, except as provided in this Agreement or Your order. You will pay any sales, value-added or other similar taxes imposed by applicable law that we must pay based on the Services You ordered, except for taxes based on our income. Fees for Services listed in an order are exclusive of taxes and expenses, unless expressly stated otherwise in Your order.

2.2. If You exceed the quantity of Services ordered, then You promptly must purchase and pay fees for the excess quantity.

2.3. You understand that You may receive multiple invoices for the Services. Invoices will be submitted to You pursuant to Oracle's Invoicing Standards Policy, available at https://www.oracle.com/contracts/cloud-services.

3. OWNERSHIP RIGHTS AND RESTRICTIONS

3.1. You or Your licensors retain all ownership and intellectual property rights in and to Your Content (as defined below). We or our licensors retain all ownership and intellectual property rights in and to the Services, derivative works thereof, and anything developed or delivered by or on behalf of us under this Agreement.

3.2. You may have access to Third Party Content through use of the Services. Unless otherwise stated in Your order, all ownership and intellectual property rights in and to Third Party Content and the use of such content is governed by separate third party terms between You and the third party.

3.3. You have the authority to and do grant us the right to host, use, process, display and transmit Your Content to provide the Services pursuant to and in accordance with this Agreement and Your order. You have sole responsibility for the accuracy, quality, integrity, legality, reliability, and appropriateness of Your Content, and for obtaining all rights related to Your Content required by Oracle to perform the Services.

3.4. Except as permitted by this Agreement or Your order, You may not, and may not cause or permit others to: (a) modify, make derivative works of, disassemble, decompile, reverse engineer, reproduce, republish, download, or copy any part of the Services (including data structures or similar materials produced by programs); (b) access or use the Services to build or support, directly or indirectly, products or services competitive to Oracle; or (c) license, sell, transfer, assign, distribute, outsource, permit timesharing or service bureau use of, commercially exploit, or make available the Services to any third party.

4. NONDISCLOSURE

4.1. By virtue of this Agreement, the parties may disclose to each other information that is confidential ("Confidential Information"). Confidential Information shall be limited to the terms and pricing under this Agreement and Your order, Your Content residing in the Services, and all information clearly identified as confidential at the time of disclosure.

4.2. A party's Confidential Information shall not include information that: (a) is or becomes a part of the public domain through no act or omission of the other party; (b) was in the other party's lawful possession prior to the disclosure and had not been obtained by the other party either directly or indirectly from the disclosing party; (c) is lawfully disclosed to the other party by a third party without restriction on the disclosure; or (d) is independently developed by the other party.

4.3 Subject to applicable law, each party agrees not to disclose the other party's Confidential Information to any third party other than as set forth in the following sentence for a period of five years from the date of the disclosing party's disclosure of the Confidential Information to the receiving party; however, we will protect the confidentiality of Your Content residing in the Services for as long as such information resides in the Services. Each party may disclose Confidential Information only to those employees, agents or subcontractors who are required to protect it against unauthorized disclosure in a manner no less protective than required under this Agreement, and each party may disclose the other party's Confidential Information in any legal proceeding or to a governmental entity as required by law.

4.4 The parties acknowledge and agree that You and this Agreement are subject to applicable freedom of information or open records laws. Should You receive a request under such law for Oracle's Confidential Information, You agree to give Oracle adequate prior notice of the request and before releasing Oracle's Confidential Information to a third party, in order to allow Oracle sufficient time to seek injunctive relief or other relief against such disclosure.

5. PROTECTION OF YOUR CONTENT

5.1. In order to protect Your Content provided to Oracle as part of the provision of the Services, Oracle will comply with the applicable administrative, physical, technical and other safeguards, and other applicable aspects of system and content management, available at https://www.oracle.com/contracts/cloud-services.

5.2. To the extent Your Content includes Personal Information (as that term is defined in the applicable data privacy policies and the Data Processing Agreement (as defined below)), Oracle will furthermore comply with the following:

a. the relevant Oracle privacy policies applicable to the Services, available at http://www.oracle.com/us/legal/privacy/overview/index.html; and

b. the applicable version of the Data Processing Agreement for Oracle Services (the "Data Processing Agreement"), unless stated otherwise in Your order. The version of the Data Processing Agreement applicable to Your order (i) is available at https://www.oracle.com/contracts/cloud-services and is incorporated herein by reference, and (ii) will remain in force during the Services Period of Your order. In

the event of any conflict between the terms of the Data Processing Agreement and the terms of the Service Specifications (including any applicable Oracle privacy policies), the terms of the Data Processing Agreement shall take precedence.

5.3. Without prejudice to Sections 5.1 and 5.2 above, You are responsible for (a) any required notices, consents and/or authorizations related to Your provision of, and our processing of, Your Content (including any Personal Information) as part of the Services, (b) any security vulnerabilities, and the consequences of such vulnerabilities, arising from Your Content, including any viruses, Trojan horses, worms or other harmful programming routines contained in Your Content, and (c) any use by You or Your Users of the Services in a manner that is inconsistent with the terms of this Agreement and/or Your order. To the extent You disclose or transmit Your Content to a third party, we are no longer responsible for the security or confidentiality of such content outside of Oracle's control.

5.4. Unless otherwise specified in Your order (including in the Service Specifications), Your Content may not include any data that imposes specific data security, data protection, or regulatory obligations on Oracle in addition to or different from those specified in the Data Processing Agreement, Service Specifications or this Agreement. If Your Content includes any of the foregoing data (e.g., certain regulated health or payment card information), Oracle will process such data only pursuant to the terms of Your order, the Data Processing Agreement, Service Specifications and this Agreement. You are responsible for complying with Your specific regulatory, legal or data security obligations which may apply to such data. If available for the Services, You may purchase additional services from us (e.g., Oracle Payment Card Industry Compliance Services) designed to address specific data security, data protection or regulatory requirements applicable to such data.

6. WARRANTIES, DISCLAIMERS AND EXCLUSIVE REMEDIES

6.1. Each party represents that it has validly entered into this Agreement and that it has the power and authority to do so. We warrant that during the Services Period we will perform the Services using commercially reasonable care and skill and in all material respects as described in the Service Specifications (the "Services Warranty"). If the Services provided to You were not performed as warranted, You must promptly provide us with a written notice that describes the deficiency in the Services (including, as applicable, the service request number notifying us of the deficiency in the Services).

6.2. WE DO NOT WARRANT THAT THE SERVICES WILL BE PERFORMED ERROR-FREE OR UNINTERRUPTED, THAT WE WILL CORRECT ALL SERVICES ERRORS, OR THAT THE SERVICES WILL MEET YOUR REQUIREMENTS OR EXPECTATIONS. WE ARE NOT RESPONSIBLE FOR ANY ISSUES RELATED TO THE PERFORMANCE, OPERATION OR SECURITY OF THE SERVICES THAT ARISE FROM YOUR CONTENT OR THIRD PARTY CONTENT OR SERVICES PROVIDED BY THIRD PARTIES.

FOR ANY BREACH OF THE SERVICES WARRANTY, YOUR EXCLUSIVE REMEDY AND OUR ENTIRE LIABILITY SHALL BE THE CORRECTION OF THE DEFICIENT SERVICES THAT CAUSED THE BREACH OF WARRANTY, OR, IF WE CANNOT SUBSTANTIALLY CORRECT THE DEFICIENCY IN A COMMERCIALLY REASONABLE MANNER, YOU MAY END THE DEFICIENT SERVICES AND WE WILL REFUND TO YOU THE FEES PAID FOR THE DEFICIENT SERVICES FOR THE PERIOD OF TIME DURING WHICH THE SERVICES WERE DEFICIENT.

6.3. TO THE EXTENT NOT PROHIBITED BY LAW, THESE WARRANTIES ARE EXCLUSIVE AND THERE ARE NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, INCLUDING FOR SOFTWARE, HARDWARE, SYSTEMS, NETWORKS OR ENVIRONMENTS OR FOR MERCHANTABILITY, SATISFACTORY QUALITY AND FITNESS FOR A PARTICULAR PURPOSE.

7. LIMITATION OF LIABILITY

7.1. IN NO EVENT WILL EITHER PARTY OR ITS AFFILIATES BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES, OR ANY LOSS OF REVENUE, PROFITS (EXCLUDING FEES UNDER THIS AGREEMENT), SALES, DATA, DATA USE, GOODWILL, OR REPUTATION.

7.2. IN NO EVENT SHALL THE AGGREGATE LIABILITY OF ORACLE AND OUR AFFILIATES ARISING OUT OF OR RELATED TO THIS AGREEMENT OR YOUR ORDER, WHETHER IN CONTRACT, TORT, OR OTHERWISE, EXCEED THE TOTAL AMOUNTS ACTUALLY PAID UNDER YOUR ORDER FOR THE ORACLE

PRODUCTS OR SERVICES GIVING RISE TO THE LIABILITY DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING THE DATE OF THE EVENT GIVING RISE TO SUCH LIABILITY.

8. INDEMNIFICATION

If a third party makes a claim against either You or Oracle ("Recipient," which may refer to You or us, depending upon which party received the Material), that any information, design, specification, instruction, software, service, data, hardware, or material (collectively, "Material") furnished by either You or us ("Provider," which may refer to You or us depending on which party provided the Material) infringes the third party's intellectual property rights, the Provider, at the Provider's sole cost and expense, will, to the extent not prohibited by law, defend the Recipient against the claim and indemnify the Recipient from the damages, liabilities, costs and expenses awarded by the court to the third party claiming infringement or the settlement agreed to by the Provider, if the Recipient does the following:

a. notifies the Provider promptly in writing, not later than 30 days after the Recipient receives notice of the claim (or sooner if required by applicable law);
b. gives the Provider sole control of the defense and any settlement negotiations to the extent permitted by law; and
c. gives the Provider the information, authority and assistance the Provider needs to defend against or settle the claim.

8.1. If the Provider believes or it is determined that any of the Material may have violated a third party's intellectual property rights, the Provider may choose to either modify the Material to be non-infringing (while substantially preserving its utility or functionality) or obtain a license to allow for continued use, or if these alternatives are not commercially reasonable, the Provider may end the license for, and require return of, the applicable Material and refund any unused, prepaid fees the Recipient may have paid to the other party for such Material. If such return materially affects our ability to meet obligations under the relevant order, then we may, upon 30 days' prior written notice, terminate the order and refund any unused, prepaid fees for the Services under the terminated order. If such Material is third party technology and the terms of the third party license do not allow us to terminate the license, then we may, upon 30 days' prior written notice, end the Services associated with such Material and refund any unused, prepaid fees for such Services.

8.2. The Provider will not indemnify the Recipient if the Recipient (a) alters the Material or uses it outside the scope of use identified in the Provider's user or program documentation or Service Specifications, or (b) uses a version of the Material which has been superseded (and the Recipient has been notified in writing of the new version), if the infringement claim could have been avoided by using an unaltered current version of the Material which was made available to the Recipient. The Provider will not indemnify the Recipient to the extent that an infringement claim is based upon any material not furnished by the Provider. We will not indemnify You to the extent that an infringement claim is based on Third Party Content or any material from a third party portal or other external source that is accessible or made available to You within or by the Services (e.g., a social media post from a third party blog or forum, a third party web page accessed via a hyperlink, marketing data from third party data providers, etc.).

8.3. This Section 8 provides the parties' exclusive remedy for any claims or damages under Section 8.1.

9. TERM AND TERMINATION

9.1. Unless this Agreement is terminated earlier, You may place orders governed by this Agreement for a period of five years from the date You accept this Agreement. Even if terminated, this Agreement will continue to govern any order for the duration of the Services Period of such order.

9.2. Services shall be provided for the Services Period defined in Your order. Notwithstanding anything to the contrary in the Service Specifications, the Services You order will not be automatically renewed.

9.3. We may suspend Your and/or Your Users' access to, or use of, the Services if we believe that (a) there is a significant threat to the functionality, security, integrity, or availability of the Services or any content, data, or applications in the Services; (b) You or Your Users are accessing or using the Services to commit an illegal act; (c) there is a violation of the Acceptable Use Policy; or (d) You provided false account or payment information or Your digital payment method is refused. When reasonably practicable and lawfully permitted, we will provide You with advance notice of any such suspension. For Services with the applicable operational capability, Oracle will

use reasonable efforts to limit any suspension only to the portion of the Services related to the issue causing suspension. We will use reasonable efforts to re-establish the Services promptly after we determine that the issue causing the suspension has been resolved. During any suspension period, we will make Your Content (as it existed on the suspension date) available to You. Any suspension under this Section shall not excuse You from Your payment obligations.

9.4. If either of us breaches a material term of this Agreement or any order and fails to correct the breach within 30 days of written specification of the breach (provided in accordance with Section 16.1 below), then the breaching party is in default and the non-breaching party may terminate (a) in the case of breach of any order, the order under which the breach occurred; or (b) in the case of breach of this Agreement, this Agreement and any orders that have been placed under this Agreement. If we terminate any orders as specified in the preceding sentence, You must pay within 30 days all amounts that have accrued prior to such termination, as well as all sums remaining unpaid for the terminated order(s) plus related taxes and expenses. Except for nonpayment of fees, the non-breaching party may agree in its sole discretion to extend the 30 day period for so long as the breaching party continues reasonable efforts to cure the breach. You agree that if You are in default under this Agreement and/or Your order, You may not use those Services ordered.

9.5 You may terminate this Agreement at any time without cause by giving Oracle 30 days prior written notice of such termination. Termination of the Agreement will not affect orders that are outstanding at the time of termination. Those orders will be performed according to their terms as if this Agreement were still in full force and effect. However, those orders may not be renewed or extended subsequent to termination of this Agreement.

9.6 At the end of the Services Period, we will make Your Content (as it existed at the end of the Services Period) available for retrieval by You during a retrieval period specified in the Service Specifications. Following the retrieval period, and except as may be required by law, we will delete any of Your Content that remains in the Services. Our data deletion practices are described in more detail in the Service Specifications.

9.7 Provisions that survive termination or expiration of this Agreement are those relating to limitation of liability, indemnification, payment and others which by their nature are intended to survive.

10. THIRD PARTY CONTENT, SERVICES AND WEBSITES

10.1. The Services may enable You to link to, transfer Your Content or Third Party Content to, or otherwise access, third parties' websites, platforms, content, products, services, and information ("Third Party Services"). Oracle does not control and is not responsible for Third Party Content or Third Party Services. You are solely responsible for complying with the terms of access and use of Third Party Services, and if Oracle accesses or uses any Third Party Services on Your behalf to facilitate performance of the Services, You are solely responsible for ensuring that such access and use, including through passwords, credentials or tokens issued or otherwise made available to You, is authorized by the terms of access and use for such services. If You transfer or cause the transfer of Your Content or Third Party Content from the Services to a Third Party Service or other location, that transfer constitutes a distribution by You and not by Oracle.

10.2. Any Third Party Content we make accessible is provided on an "as-is" and "as available" basis without any warranty of any kind. We disclaim all liabilities arising from or related to Third Party Content.

10.3. You acknowledge that: (a) the nature, type, quality and availability of Third Party Content may change at any time during the Services Period, and (b) features of the Services that interoperate with Third Party Services, such as Facebook™, YouTube™ and Twitter™, etc., depend on the continuing availability of such third parties' respective application programming interfaces (APIs). We may need to update, change or modify the Services under this Agreement as a result of a change in, or unavailability of, such Third Party Content, Third Party Services or APIs. Any change to Third Party Content, Third Party Services or APIs, including their unavailability, during the Services Period does not affect Your obligations under this Agreement or the applicable order, and You will not be entitled to any refund, credit or other compensation due to any such changes.

11. SERVICE MONITORING, ANALYSES AND ORACLE-PROVIDED SOFTWARE

11.1. We continuously monitor the Services to facilitate Oracle's operation of the Services; to help resolve Your service requests; to detect and address threats to the functionality, security, integrity, and availability of the Services as well as any content, data, or applications in the Services; and to detect and address illegal acts or violations of the Acceptable Use Policy. Oracle monitoring tools do not collect or store any of Your Content residing

in the Services, except as needed for such purposes. Oracle does not monitor, and does not address issues with, non-Oracle software provided by You or any of Your Users that is stored in, or run on or through, the Services. Information collected by Oracle monitoring tools (excluding Your Content) may also be used to assist in managing Oracle's product and service portfolio, to help Oracle address deficiencies in its product and service offerings, and for license management purposes.

11.2. We may (a) compile statistical and other information related to the performance, operation and use of the Services, and (b) use data from the Services in aggregated form for security and operations management, to create statistical analyses, and for research and development purposes (above clauses (a) and (b) are collectively referred to as "Service Analyses"). We retain all intellectual property rights in Service Analyses.

11.3. We may provide You with the ability to obtain certain Oracle-provided Software (as defined below) for use with the Services. Unless we specify that separate terms will apply to Oracle-provided Software, any Oracle-provided Software is provided as part of the Services and You have the non-exclusive, worldwide, limited right to use, and allow Your Users to use, such Oracle-provided Software, subject to the terms of this Agreement and Your order, solely to facilitate Your authorized use of the Services. Your right to use any Oracle-provided Software will terminate upon the earlier of our notice (by web posting or otherwise) or the end of the Services associated with the Oracle-provided Software. Your right to use any part of the Oracle-provided Software that is licensed under the separate terms is not restricted in any way by this Agreement.

12. HARDWARE DEVICES

The terms in this Section 12 (Hardware Devices) only apply to an order which includes a Hardware Device.

12.1. Your order may include a Hardware Device (as defined below), which You may use with the applicable Services as described in the Service Specifications. The terms of this Agreement and Your order (including those terms that refer to Services) govern Hardware Devices, the Operating System and Integrated Software (both as defined below), unless expressly stated otherwise in this Section 12, or if the terms by their nature would be inapplicable to Hardware Devices.

12.2. We provide a limited warranty for Hardware Devices as described in the Oracle Hardware Warranty available at http://www.oracle.com/contracts/hardware. Any changes to the Oracle Hardware Warranty will not apply to Hardware Devices ordered prior to such change.

12.3. We provide technical support services for Hardware Devices as described in the Service Specifications and/or Oracle's Hardware and Systems Support Policies in effect at the time the technical support services are provided (available at http://www.oracle.com/contracts/hardware), as applicable.

12.4. With respect to our indemnification for Hardware Devices under Section 8, notwithstanding the provisions of Section 8.2, if we believe or it is determined that the Hardware Device (or portion thereof) may have violated a third party's intellectual property rights, we may choose to either replace or modify the Hardware Device (or portion thereof) to be non-infringing (while substantially preserving its utility or functionality) or obtain a right to allow for continued use, or if these alternatives are not commercially reasonable, we may remove the applicable Hardware Device (or portion thereof) and refund the net book value for the Hardware Device.

12.5. "Hardware Device" is defined as hardware that meets both of the following requirements: (a) the hardware is managed by or used as part of the Services, and (b) the hardware is designated as a Hardware Device by Oracle. Title to Hardware Devices will transfer to You upon delivery to You unless otherwise specified in Your order.

12.6. "Operating System" refers to the software that manages the Hardware Device. You have the right to use the Operating System delivered with the Hardware Device (and any updates acquired through our technical support services) only as incorporated in, and as part of, the Hardware Device and subject to the terms of the license agreement(s) delivered with or on the Hardware Device. Current versions of the license agreements are located in the documentation for the Hardware Device.

12.7. "Integrated Software" refers to any software or programmable code that is embedded or integrated in a Hardware Device and enables the functionality of the Hardware Device. Integrated Software does not include and You do not have rights to (a) code or functionality for diagnostic, maintenance, repair or technical support services; or (b) separately licensed applications, development tools, or system management software or other code that is separately licensed by us or a third party. You have the limited, non-exclusive right to use Integrated Software

delivered with a Hardware Device (and any updates acquired through our technical support services) only as incorporated in, and as part of, the Hardware Device and subject to any terms delivered with or on the Hardware Device and/or in the applicable documentation.

12.8. We or our licensors retain all ownership and intellectual property rights in and to the Operating System and Integrated Software. The Hardware Device may contain or require the use of third party technology that is provided with or pre-installed on the Hardware Device. Third party technology is licensed under terms which we may provide to You (i) with or on the Hardware Device, (ii) in the applicable product documentation, (iii) in the readme files, or (iv) in the notice files. Your right to use this third party technology under separate license terms are not restricted in any way by this Agreement. We do not warrant or provide any technical support services for this third party technology.

12.9. The Operating System or Integrated Software may include separate works, identified in a readme file, notice file or the applicable documentation, which are licensed under open source or similar license terms; Your rights to use the Operating System and Integrated Software under such terms are not restricted in any way by this Agreement. The appropriate terms associated with these separate works can be found in the readme files, notice files or in the documentation accompanying the Operating System and Integrated Software. For software (i) that is part of the Operating System or Integrated Software and (ii) that You receive from us in binary form and (iii) that is licensed under an open source license that gives You the right to receive the source code for that binary, You may obtain a copy of the applicable source code from https://oss.oracle.com/sources/ or http://www.oracle.com/goto/opensourcecode. If the source code for the software was not provided to You with the binary, You may also receive a copy of the source code on physical media by submitting a written request pursuant to the instructions in the "Written Offer for Source Code" section of the latter website.

13. EXPORT

13.1. Export control and economic sanctions laws and regulations ("export laws") of the United States and any other relevant local export laws apply to the Oracle Products and Services ordered under this Agreement. Such export laws govern use of the Oracle Products and Services (including technical data) and any Oracle products or services deliverables provided under this Agreement, and You and we each agree to comply with all such export laws (including "deemed export" and "deemed re-export" regulations). You agree that no data, information, software programs and/or materials resulting from the Oracle products or services (or direct product thereof) will be exported, directly or indirectly, in violation of these laws, or will be used for any purpose prohibited by these laws including, without limitation, nuclear, chemical, or biological weapons proliferation, or development of missile technology.

13.2. You acknowledge that the Services are designed with capabilities for You and Your Users to access the Services without regard to geographic location and to transfer or otherwise move Your Content between the Services and other locations such as User workstations. You are solely responsible for the authorization and management of User accounts across geographic locations, as well as export control and geographic transfer of Your Content.

14. FORCE MAJEURE

Neither You nor we shall be responsible for failure or delay of performance if caused by: an act of war, hostility, or sabotage; act of God; pandemic; electrical, internet, or telecommunication outage that is not caused by the obligated party; government restrictions (including, without limitation, an embargo, economic sanction or the denial or cancelation of any export, import or other license); or other event outside the reasonable control of the obligated party. Both You and we will use reasonable efforts to mitigate the effect of a force majeure event. If such event continues for more than 30 days, either of You or we may cancel unperformed Services and affected orders upon written agreement. This Section does not excuse either party's obligation to take reasonable steps to follow its normal disaster recovery procedures or Your obligation to pay for the Services.

15. UCITA

The Uniform Computer Information Transactions Act does not apply to this Agreement or to orders placed under it.

16. NOTICE

16.1. Any notice required under this Agreement shall be provided to the other party in writing. If You have a legal dispute with us or if You wish to provide a notice under the Indemnification Section of this Agreement, or if You become subject to insolvency or other similar legal proceedings, You will promptly send written notice to: Oracle America, Inc., 500 Oracle Parkway Redwood Shores, CA 94065, Attention: General Counsel, Legal Department.

16.2. We may give notices applicable to our Services customers by means of a general notice on the Oracle portal for the Services, and notices specific to You (a) by electronic mail to Your e-mail address on record in our account information or (b) by written communication sent by first class mail or pre-paid post to Your address on record in our account information.

16.3. You may register to receive notice of updates to the Oracle Cloud Hosting and Delivery Policies and the Data Processing Agreement (and certain other Service Specifications made available by Oracle) at http://www.oracle.com/contracts/cloud-services.

17. ASSIGNMENT

You may not assign this Agreement or give or transfer the Services or any interest in the Services to another individual or entity.

18. OTHER

18.1. We are an independent contractor, and each party agrees that no partnership, joint venture, or agency relationship exists between the parties.

18.2. Our business partners and other third parties, including any third parties with which the Services have integrations or that are retained by You to provide consulting services, implementation services or applications that interact with the Services, are independent of Oracle and are not Oracle's agents. Even if recommended by us, we are not liable for, bound by, or responsible for any problems with the Services or Your Content arising due to any acts or omissions of any business partner or third party, unless the business partner or third party is providing Services as our subcontractor or is otherwise engaged by Oracle in connection with performance of its obligations under this Agreement, and, if so, then only to the same extent as we would be responsible for our resources under this Agreement.

18.3. If any term of this Agreement is found to be invalid or unenforceable, the remaining provisions will remain effective and such term shall be replaced with another term consistent with the purpose and intent of this Agreement.

18.4. Except for actions for nonpayment or breach of Oracle's proprietary rights, no action, regardless of form, arising out of or relating to this Agreement may be brought by either party more than two years after the cause of action has accrued.

18.5. Prior to entering into an order governed by this Agreement, You are solely responsible for determining whether the Services meet Your technical, business or regulatory requirements. Oracle will cooperate with Your efforts to determine whether use of the standard Services are consistent with those requirements. Additional fees may apply to any additional work performed by Oracle or changes to the Services. You remain solely responsible for Your regulatory compliance in connection with Your use of the Services.

19. ENTIRE AGREEMENT

19.1. You agree that this Agreement and the information which is incorporated into this Agreement by written reference (including reference to information contained in a URL or referenced policy), together with the applicable order, is the complete agreement for the Oracle Products and Services ordered by You and supersedes all prior or contemporaneous agreements, proposals, negotiations, demonstrations or representations, written or oral, regarding such Oracle Products and Services.

19.2. It is expressly agreed that the terms of this Agreement and any Oracle order shall supersede the terms in any purchase order, procurement internet portal, or other similar non-Oracle document, and no terms included in

any such purchase order, portal, or other non-Oracle document shall apply to Your order. In the event of any inconsistencies between the terms of an order and the Agreement, the order shall take precedence; however, unless expressly stated otherwise in an order, the terms of the Data Processing Agreement shall take precedence over any inconsistent terms in an order. This Agreement and orders hereunder may not be modified and the rights and restrictions may not be altered or waived except in a writing signed or accepted online by authorized representatives of You and of Oracle; however, Oracle may update the Service Specifications, including by posting updated documents on Oracle's websites. No third party beneficiary relationships are created by this Agreement.

20. AGREEMENT DEFINITIONS

20.1. **"Oracle-provided Software"** means any software agent, application or tool that Oracle makes available to You specifically for purposes of facilitating Your access to, operation of, and/or use with, the Services.

20.2. "**Program Documentation**" refers to the user manuals, help windows, readme files for the Services and any Oracle-provided Software. You may access the documentation online at http://oracle.com/contracts or such other address specified by Oracle.

20.3. "**Service Specifications**" means the following documents, as applicable to the Services under Your order: (a) the Oracle Cloud Hosting and Delivery Policies, the Program Documentation, the Oracle service descriptions, and the Oracle Corporate Security Practices; (b) Oracle's privacy policies; and (c) any other Oracle documents that are referenced in or incorporated into Your order. The following do not apply to any non-Cloud Oracle service offerings acquired under Your order, such as professional services: the Oracle Cloud Hosting and Delivery Policies and Program Documentation. The following do not apply to any Oracle-provided Software: the Oracle Cloud Hosting and Delivery Policies.

20.4. "**Third Party Content**" means all software, data, text, images, audio, video, photographs and other content and material, in any format, that are obtained or derived from third party sources outside of Oracle that You may access through, within, or in conjunction with Your use of, the Services. Examples of Third Party Content include data feeds from social network services, rss feeds from blog posts, Oracle data marketplaces and libraries, dictionaries, and marketing data. Third Party Content includes third-party sourced materials accessed or obtained by Your use of the Services or any Oracle-provided tools.

20.5. "**Users**" means, for Services, those employees, contractors, and end users, as applicable, authorized by You or on Your behalf to use the Services in accordance with this Agreement and Your order. For Services that are specifically designed to allow Your clients, agents, customers, suppliers or other third parties to access the Services to interact with You, such third parties will be considered "Users" subject to the terms of this Agreement and Your order.

20.6. "**Your Content**" means all software, data (including Personal Information), text, images, audio, video, photographs, non-Oracle or third party applications, and other content and material, in any format, provided by You or any of Your Users that is stored in, or run on or through, the Services. Services under this Agreement, Oracle-provided Software, other Oracle Products and Services, and Oracle intellectual property, and all derivative works thereof, do not fall within the meaning of the term "Your Content." Your Content includes any Third Party Content that is brought by You into the Services by Your use of the Services or any Oracle-provided tools.

21. CLOUD SERVICES AGREEMENT EFFECTIVE DATE

The Effective Date of this Cloud Services Agreement is _____. (DATE TO BE COMPLETED BY ORACLE)

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK. THE SIGNATURE BLOCK FOR THIS AGREEMENT FOLLOWS IMMEDIATELY ON THE NEXT PAGE.

Company Name: County of Douglas

Authorized Signature: _____

Name: Jenifer Davidson

Title: County Manager

Signature Date: January 28, 2025

Oracle America, Inc.

Authorized Signature: DocuSigned by: Michael E. Estrada

Name: Michael E. Estrada

Title: Director - Customer Deal Desk

Signature Date: 28-Jan-2025 | 10:00 AM PST

Agreement No.: US-CSA-CPQ-3554996

ORACLE

ESSENTIAL USE
Consulting Questionnaire - Page 1

Customer: Douglas County Community Development

Date: 11.22.2024

Signature:
Name: Jenifer Davison
Title: County Manager

Customer's Payment Plan Agreement ("PPA") provides for the financing of the of Consulting Services which are essential to the implementation of the System providing the services the Customer provides its citizens. Further, the Customer has an immediate need for the services, and expects to make immediate use of the System, the need for which is not temporary or expected to diminish in the foreseeable future. As evidence of your intent to retain the System and obtain funding throughout the PPA term, we need a description of your understanding of the essential governmental use intended for the software and the Consulting services, together with an understanding of the sources from which payments will be made.

(See answers in RED below)

Current Information:
How long has the user been an Oracle customer?

We are not current Oracle customers.

What is the cost of the Oracle software currently installed?
Software: **N/A**

Support: **N/A**

Which Oracle applications are currently installed by the User?

No current applications.

Has Oracle performed any other Consulting services for you in the past? (please describe)

No.

What functions does Oracle's installed software perform?

None currently.

To what extent have the current applications been customized, and by whom (outside Consultants or internal staff)?

No current applications.

New Software and Consulting Services:
Is the software new, upgraded, additional, or replacement? If a replacement, how old are applications being replaced?

New Software.

What is the cost of the new software?
Please refer to Oracle, and Greg Damron for this answer.

What is the estimated cost of the Consulting project for this software?

Please refer to Oracle, and Greg Damron for this answer.

To what extent will the software be customized by the Consulting services, and what is the User's estimated annual cost for customizing the software?

This will vary once we start the implementation process. At this time, we do not have an estimated annual cost as this will be included the cost and contract breakdown. Again, refer to Oracle, Greg Damron for this answer.

Describe the expected timetable for the entire implementation of the Consulting services:

We are hopeful this will take no longer than one year to implement the new software and build it out for our jurisdiction. In discussions with members of the Oracle Team, we have been told implementation can be as little as 6 months.

Project Background:

When did your agency start planning for this project and the Consulting/Implementation?

Our Team began looking into alternate software in the last year and we have been planning for this project after we selected Oracle as our permitting software since September 2024.

What type of analysis/review was done to determine that the Consulting service was required by your agency?

We had several meetings with the Oracle Team and reviewed several Demos that were provided by the Oracle Team. We decided this was a needed service for a department.

Who performed the analysis/review? Was this done by in house staff and/or was an outside Consultant involved? What were the costs involved (if any) for this analysis (manpower/staff costs, fees, etc.)?

The Community Development Team performed the review in-house. No consultants were used and no costs other than our time and salary were involved.

Essential Use:

Describe how the Consulting will facilitate the use and function of the software:

Please refer to Oracle's Scope of Work regarding this answer.

What overall benefits will the Consulting services provide to the software/system?

Streamlining processes with all permitting software needs and plan approvals. The number one benefit is utilizing one program/software for all our permitting and application needs.

Describe the primary functions of each department using the System and the specific applications developed:

The Community Development Department: Administration, Engineering, Building, Planning, Code Enforcement, Vacation Home Rentals, Stormwater & GIS, Sheriff's Office, Fire Departments, Health Department. All will be used for the review of applications, processing fees, issuing permits, and approvals of applications and plans.

Why is this System that the Consulting will implement essential to the daily operation of the organization?

It is essential for our daily tasks as staff and for our customers' ease of use because this will assist all of us in utilizing one program for all permitting purposes and will streamline all our reviews, applications, and processes.

Governmental Users:

When the System is fully operational, will it be utilized for development, production, etc. (please describe)?

Yes, it will be used for development and production for all community development department's needs.

If Production:

- What are the specific jobs the System will do and why is it important to the daily operation?
  Application submittals, permitting, plan review, approvals, Code Enforcement complaints, building inspections & scheduling, communication between agencies, customers, developers, etc.

- How were these tasks done previously?
  These tasks were done using alternate programs, such as, Accela, DigEplan, CitizenServe, CityGov App, OnBase, etc.

- Once you convert to the new System will you be able to revert to any prior or existing Systems to perform the required functions?
  Yes we will for a certain period of time.

What is the source of repayment, and is the source specialized (e.g. grants, special funds, tuitions, etc.) or continuing-based funding (e.g. general fund appropriation)?

The source of repayment is out of the Douglas County General Fund Budget.
Has the project been budgeted for and/or funds appropriated for all scheduled payments due in your next immediate fiscal year? Is a certificate or statement of such appropriation available? If not, please explain.

Our Finance Department and Team are working out the details to ensure this software is budgeted for this fiscal year (FY24-25). No, there is no certificate or statement available at this time. We will need to agree to terms in an outlined contract of professional services between Douglas County & Oracle/Opal.

Describe the Approval Process (e.g..., the timetable and levels of review/approval)

Once the contract and terms are reviewed internally and with our legal and finance departments then we will need to take the contract/agreement to our Internal Review Committee (IRC) and to our Board of County Commissioners (BOCC). Once all is agreed upon and signed, then we can start the implementation process.

Timeline:

- IRC- December 2024
- BOCC- Late January 2025
- Begin Implementation- February 2025

Douglas County State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this 28th day of January, 20 25

By Tanya Balda Deputy

Consulting Esst Use_Muni

AGENDA ITEM NO. F.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion on the Public Administrator's 2025 Fourth-Quarter Report for the period beginning October 1, 2025, and ending December 31, 2025, per Douglas County Code 2.23. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Accept the Public Administrator's 2025 Fourth-Quarter Report for the period beginning October 1, 2025, and ending December 31, 2025, per Douglas County Code 2.23.

FINANCIAL IMPACT:
None.

BACKGROUND:
The Public Administrator's 2025 Fourth-Quarter Report, reflecting 56 active cases as of December 31, 2025, is attached for the public's review.

ATTACHMENTS:
DC PA BOCC Report Q4-01.07.26.pdf

DOUGLAS COUNTY
Public Administrator
P.O. Box 570
Minden, NV 89423
(775)783-6410 (775)782-9031 (f)

DOUGLAS COUNTY PUBLIC ADMINISTRATOR
Quarterly Report for Period Ending
December 31, 2025

In Nevada there are 4 types of Probate (after Special Administration), those being:

1. **Affidavit of Entitlement:** Any estate that has NO real property – and is total value less than $25,000.
2. **Set Aside Estate:** Has real property and/or is total value over $25,000 but LESS than $100,000 (or has a pour-over will to a trust). A pour-over will is a type of will used in conjunction with a revocable living trust. It ensures that any assets not already held within the trust at the time of the grantor's death are "poured over" into the trust to be distributed according to the trust's terms.
3. **Summary Administration:** Any estate that is over $100,000 but less than $300,000.
4. **General Administration:** Any estate over $300,000.

Active Cases:	**56**
-Affidavit of Entitlement	16
-Set Aside	0
-General Administration	40
Closed Cases:	**1**
-Closed due to transfer of estate case to private administration	1

AGENDA ITEM NO. G.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion regarding the Public Guardian's 2025 Fourth Quarter Report for the period beginning October 1, 2025, and ending December 31, 2025, per Douglas County Code 2.22.135. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Accept the Public Guardian's 2025 Fourth Quarter Report, as presented.

FINANCIAL IMPACT:
Guardianship fees received for the quarter ending December 31, 2025, totaled $6,423.06.

BACKGROUND:
Attached is the Public Guardian's 2025 Fourth Quarter Report for the period of October 1, 2025, through December 31, 2025. A total of $6,423.06 were collected in fees. Currently, there are 22 clients and one limited Co-Guardianship under the administration of the Office of the Public Guardian.

ATTACHMENTS:
2025.10-12 Quarterly Report October, November, December.pdf

DOULGAS COUNTY
Public Guardian
P.O. Box 1929
Minden, NV 89423
(775)782-6213 (775)782-9031 (f)

DOUGLAS COUNTY PUBLIC GUARDIAN
Quarterly Report for Period Ending
December 31ST, 2025

Number of Protected Persons:

Active (Living) Guardianships (12/31/2025)	22- Full Guardianships
Active (Deceased) Guardianships (12/31/2025)	3- Full Guardianships
Active Guardianships of Person	0- Person Only
Active Guardianships of Estate	0- Estate Only
Active Trustee Service	1
Active Administration	0
Active Temporary / Co-Guardianships	1
Guardianships received this quarter	4
Protected Persons deceased this quarter	1
Guardianship dismissed (other than death)	0
Referrals Pending	3
Estates to Close	3
Trusts to Close	1
Administration to Close	0
Estates Converted to Administrator	0
Estates Closed	1
Trusts Closed	2
Administrations Closed	0
Investigations Received	0
Investigations Closed	0
Investigations Converted to Guardianships	0
Clients deemed indigent	2

Placement:

Douglas County

Chateau at Gardnerville	3
Gardnerville Health & Rehab	1
Valage Senior Living at Carson Valley	0
Volante of Carson Valley	0
In their own home	1

Carson City

Mountain View Health & Rehab	7
Prestige Memory Care	0
Carson Tahoe Hospital	1

Reno/Sparks

Chrysalis	1
JC Family	1
New Hope/Wellcare	1
Glenda Care Facility	1
Pleasant Care Group Home	1
Sunlife Group Home	1
Renown	0

Yerington

South Lyon Medical Center	1
Mason Valley Residence	0

Fallon

The Homestead	0
Highland Village of Fallon	0

Las Vegas

Neuro Restorative	2

Out of State

In Home	1

Currently there are Twenty-Two clients and one Limited Co-Guardianship under the care of the Public Guardian Office. We have one Trust, three pending Estates to close, one Trust to close, zero Administrations, and three Referrals. Guardianship fees generated and deposited to the General Fund October to December: $ 6,423.06

Respectfully submitted,

PUBLIC GUARDIAN

cc: Neal Falk Minden Lawyers LLC
Daniel Judd Allison MacKenzie, Ltd.
Jenifer Davidson, County Manager
Board of County Commissioners

AGENDA ITEM NO. H.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept a $136,881.47 State of Nevada Aging and Disability Services (ADSD) Congregate Dining Grant Award for the time period of October 1, 2025, through September 30, 2026, and authorize the County Manager to sign the grant award and all related grant paperwork. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Accept a $136,881.47 ADSD Congregate Dining Grant Award for the time period of October 1, 2025, through September 30, 2026, and authorize the County Manager to sign the grant award and all related grant paperwork.

FINANCIAL IMPACT:
This grant award will increase revenue in the "Grant Revenue - Federal" GL account in the Senior Services Fund (260-000 331.500) by $136,881.47. The grant has a match requirement of $14,888.00, which is already budgeted as part of existing Salaries and Wages expenses within the fund.
The grant forms packet was accepted by the Grants Administrator, and assigned a project number to the grant (26F21). The project number will be used to track all revenues and expenses related to the grant.

BACKGROUND:
This is an annual, recurring federal grant award that is issued by the Administration for Community Living, Older Americans Act. The award is received by the State of Nevada Aging and Disability Services Division, who then issues the funds to Douglas County. The funds are used to help subsidize the County's Congregate Dining Program. The program provides nutritious meals at the Douglas County Community and Senior Center, as well as at the County's satellite locations in Indian Hills, Topaz Ranch Estates and the Kahle Community Center.

ATTACHMENTS:
04-000-07-1H1-26 NOSA.pdf

State of Nevada
Department of Human Services
Aging and Disability Services Division
(hereinafter referred to as the Department)

Agency Ref. #: **04-000-07-1H1-26**
Unit: 3278
Sub Unit: 33 / 13
GL: 8581
Reporting: N/A / 9304525M

NOTICE OF SUBAWARD

Program Name: ADSD Grants Management Contact Name: Laurienne Riley, LRiley@adsd.nv.gov	**Subrecipient's Name:** Douglas County Contact Name: Jenifer Davidson, County Manager / JRDavidson@douglasnv.us
Address: 1550 E College Parkway Carson City, NV 89706	**Address:** PO Box 3000 Minden, NV 89423
Subaward Period: 10/01/2025 - 09/30/2026 **Subaward Type:** Fixed-Fee ($3.40 per Eligible Meal)	**Subrecipient's:** **EIN:** 88-6000031 **Vendor #:** T40174400 **UEI:** KE5GF37F6F95

Purpose of Award: Fiscal Year 2026 funding to provide Congregate Meal Services to individuals deemed eligible per the ADSD Service Specifications. ***This is an initial funding allocation which will be supplemented as funds are available to meet the approved budget amount.***

Region(s) to be served: ☐ Statewide ☒ Specific county or counties: Douglas County

Approved Budget Categories: (FULL BUDGET)	
1. Personnel	$131,481.47
2. Travel	$0.00
3. Operating	$5,400.00
4. Equipment	$0.00
5. Contractual/Consultant	$0.00
6. Other	$0.00
TOTAL DIRECT COSTS	$136,881.47
7. Indirect Costs	$0.00
TOTAL APPROVED BUDGET	$136,881.47

AWARD COMPUTATION: (Initial Allocation)

Total Obligated by this Action:	$	99,254.47
Cumulative Prior Awards this Budget Period:	$	0.00
Total Federal Funds Awarded to Date:	$	73,931.50
Total State Funds Awarded to Date:	$	25,322.97
Total Funds Awarded:	$	**99,254.47**
Match Required ☒ Y ☐ N		
Amount Required this Action:	$	14,888.00
Amount Required Prior Awards:	$	0.00
Total Match Amount Required:	$	**14,888.00**

Research and Development (R&D) ☐ Y ☒ N

Federal Budget Period:
10/1/2024 - 09/30/2026
Federal Project Period:
10/1/2024 - 09/30/2026

FOR AGENCY USE, ONLY

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
State Nutrition C1, 3278.33 ($25,322.97)	26%	N/A	N/A	N/A	N/A
Administration for Community Living (ACL); Older Americans Act, Title III-C1 - 3278.13 / 9304525M ($73,931.50)	74%	93.045	N/A	2501NVOACM-04	09/30/2025

Agency Approved Indirect Rate: N/A
Subrecipient Approved Indirect Rate: N/A; Fixed-Fee

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 DHS 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:	DHS Confidentiality Addendum; and
Section D:	Request for Reimbursement;	Section H:	Matching Funds Agreement

Authorized Subrecipient Official's Name, Title:	Signature	Date
Jenifer Davidson, County Manager -OR- Authorized Signer (Print Name and Title): _____		
Cheyenne Pasquale, Agency Manager For Jessica Adams, Interim ADSD Administrator	C. Pasquale	12/25/2025

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 Recipient 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 Recipient is an independent entity.

2. The Recipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Recipient's performance or nonperformance of the services or subject matter called for in this Agreement.

3. The Department or Recipient 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 Recipient 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 Recipient.

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 Recipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Recipient 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 Recipient 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 Recipient 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 Recipient 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 Recipient 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 recipient 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	
Nutrition Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision	
NV DHS 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/uploadedFiles/dhhsnvgov/content/Programs/Grants/Grant%20Instructions%20and%20Requirements%20Revised%201.2025%20-%20FINAL%20(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:** Congregate Dining

Goal 1 (Outreach): Increase Awareness

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Ensure that residents in our County are aware of our Congregate Dining Program	Advertise, expand the program to reach new clients	10/1/25 – 9/30/26	Number of meals served, donation revenue
1.2 Hold special events	Collaborate with existing partners to hold events throughout the year.	10/1/25 – 9/30/26	Number of unduplicated new clients
1.3 Increase our Social Media presence	Increase utilization of press releases and social media, both within the department and County Wide	10/1/25 – 9/30/26	Online activity

Projected Output	Expected Outcomes
Number of Events: 4 special events with established program partners (Young at Heart, Community Services Foundation)	Continue to reach new residents of the County by holding special events
Number of People Reached: 200	

Goal 2 (Service Delivery): Expand services

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase services at our satellite locations	Utilize our existing vehicles, as well as our proposed new personnel, to increase the frequency of meals served at our satellite locations.	10/1/25 – 9/30/26	Number of meals served
1.2 Add Lake Tahoe as a satellite location	Begin serving meals at our Kahle Community Center, located at Lake Tahoe, one day per week.	10/1/25 – 9/30/26	Number of meals served
1.3			

Projected Output	Expected Outcomes
Number of Unduplicated Clients: 900	Increase in unduplicated clients and total units served.
Number of Units: 50000	
% Underserved Populations: 20	

Goal 3 (Other):

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1			
1.2			
1.3			

Projected Output	Expected Outcomes
Number of Events:	
Number of People Reached:	

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 04-000-07-1H1-26 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 04-000-07-1H1-26 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: $45,756.88	**Total:** $131,481.47
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. Cory Smith, Food Services Supervisor, PCN # 680-2090.01	$98,257.00	45.86%	18.400%	12.00	$26,370.45
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Michael Walker, Food Services Worker Senior, PCN # 680.2080.01	$58,833.00	51.23%	18.400%	12.00	$16,371.06
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Susan Spotts, Food Services Worker, PCN # 680.2100.02	$51,913.00	51.88%	18.400%	12.00	$14,507.57
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. John Diedrichsen, Food Services Worker, PCN # 680.2100.01	$39,552.00	44.89%	18.400%	12.00	$10,544.47
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Irma Perez, Food Services Worker, PCN # 680.2100.03	$53,221.00	68.00%	18.400%	12.00	$16,451.68
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Victoria Wilkinson, Food Services Worker, PCN # 680.2100.05	$36,765.00	45.33%	18.604%	12.00	$9,940.47
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Melinda Anderson, Food Services Worker, PCN # 680.2100.07	$42,721.00	72.75%	18.400%	12.00	$13,579.30
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Makenzi Larimer, Food Services Worker, PCN # 680.2100.04	$30,973.00	45.45%	18.400%	12.00	$8,289.24
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. Danielle McGillivray, Food Services Worker, PCN # 680.2100.06	$32,524.00	45.45%	18.400%	12.00	$8,704.33
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. New Position, Food Services Worker, PCN # TBD	$41,454.00	76.28%	18.400%	6.00	$6,722.91
B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A.					$0.00
B.					

Operating	Total:	$5,400.00

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 (estimated $100 per month) - $100 x 12 = $1,200	$1,200.00
Maintenance expenses (estimated $250 per month) - $250 x 12 = $3,000	$3,000.00
Software expenses (estimated $100 per month) - $100 x 12 = $1,200	$1,200.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$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.*

TOTAL DIRECT PROJECT COSTS	$136,881.47

Administrative Expenses/Indirect Costs	Total:	$0.00

Administrative expenses and FICR 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 an FICR percentage 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 Indirect Cost Rate (FICR) 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%	
2. Federal/Other State Funding: 15% de minimis (Modified Total Direct Costs - MTDC)	15.00%
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.	

FICR Calculation:	
Other Explanations:	

TOTAL BUDGET REQUEST	$136,881.47

ADSD Subaward Application
PROPOSED BUDGET SUMMARY

Enter Info in Orange Cells

A. FUNDING SOURCES	*ADSD Funds*	MATCH	Sales Tax Revenue	Douglas County General Fund	Douglas County Social Services	Program Revenue	[Enter name of Other Funding, if applicable]	TOTAL
PENDING OR SECURED	Pending	Secured	Secured	Secured	Secured	Secured		
ENTER TOTAL FUNDING	$136,881.47	$20,532.00	$181,000.00	$150,000.00	$125,000.00	$110,000.00	$0.00	$723,413.47
EXPENSE CATEGORY								
Personnel	$131,481.47	$20,532.00		$150,000.00				$302,013.47
Travel	$0.00							$0.00
Operating	$5,400.00		$181,000.00		$125,000.00	$110,000.00		$421,400.00
Equipment	$0.00							$0.00
Contractual/Consultant	$0.00							$0.00
Other Expenses	$0.00							$0.00
Indirect	$0.00							$0.00
TOTAL EXPENSE	$136,881.47	$20,532.00	$181,000.00	$150,000.00	$125,000.00	$110,000.00	$0.00	$723,413.47
These boxes should equal zero	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Indirect Cost	$0.00	Total Program Budget	$723,413.47
Indirect % of Budget	15.00%	ADSD Percent of Program Budget	19%

B. Comments regarding budget summary, if applicable.

C. Identify specific source(s) of Match, as applicable, and indicate whether each source of match is Secured or Pending.

The source of the match a transfer from the Douglas County General Fund to the Senior fund. The transfer is part of the approved budget for the County's 2026 fiscal year and is secured.

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.

The Congregate Dining Program has a suggested donation of $3 per meal for seniors and for people with disabilities. This income is used to help offset the costs of running the program.

- 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 $99,254.47.
- Requests for Reimbursement (RFR) 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 Health and Human Services
Aging and Disability Services (ADSD)

Agency Ref #:
Unit:
GL:
Draw #:
CFDA #:

Financial Status Report and Request for Reimbursement

Program Name: ADSD OCL, Grants Management	**Subrecipient Name:**
Program Address: 1550 East College Parkway, Carson City, NV 89706	**Subrecipient Address:**
Subaward Period: (Enter Subaward Period) (Enter Service) (Enter type of subaward - Categorical or Fixed-Fee)	**Subrecipient's:** EIN: Vendor #:

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 ☐ RECONCILIATION ONLY

	Approved Budget Category	A Approved Budget	B Total Prior Requests	C Current Request	D Year to Date Total	E Budget Balance	F Percent Requested
1	Personnel	$0.00	$0.00		$0.00	$0.00	-
2	Travel	$0.00	$0.00		$0.00	$0.00	-
3	Operating	$0.00	$0.00		$0.00	$0.00	-
4	Equipment	$0.00	$0.00		$0.00	$0.00	-
5	Contract/Consultant	$0.00	$0.00		$0.00	$0.00	-
6	Other	$0.00	$0.00		$0.00	$0.00	-
7	Indirect Expenses	$0.00	$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	$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 Period	This Period	Funding Earned: This Period	Total/All	Balance to be Earned	Percent Earned
1		0.00		-	-	-	-
2		0.00		N/A			

☐ N/A

Advance Payment Reconciliation

Budget Categories or Specific Components (Expand rows as needed)	Month: Received	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 - DHHS - 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	$
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 / Grants Management	**Subrecipient Name**	Douglas County
Federal Grant Number	2501NVOACM-04	**Subaward Number**	04-000-07-1H1-26
Federal Amount	$73,931.50	**Contact Name**	Jenifer Davidson, County Manager
State Amount	$25,322.97	**Address**	PO Box 3000 Minden, NV 89423
Non-Federal (Match) Amount	$14,888.00		
Total Award	$99,254.47		
Performance Period	10/01/2025 - 09/30/2026		

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	**$99,254.47**
Required Match Percentage	**15%**
Total Required Match	**$14,888.00**

Approved Budget Category		Budgeted Match
1	Personnel	$20,532.00
2	Travel	$0.00
3	Operating	$0.00
4	Contract/Consultant	$0.00
5	Other	$0.00
6	Indirect Costs	$0.00
	Total	**$20,532.00**

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	1/8/2026	**Fund-Department #**	260 / 680
Project Number	26F21	**Fund-Department Name**	Senior Services
Grant Title	ADSD Congregate Dining - FY26		
Grant Purpose	Provide Congregate Meal services to individuals deemed eligible per the ADSD service specifications.		
Awarding Entity	Nevada Aging and Disability Services Division		
Total Grant Funds	$ 136,881.47		
Grant Start Date	10/1/2025	**End Date**	9/30/2026
Grant Type	☑ Federal- Enter CFDA ☐ State ☐ Other	(description of Other)	
Federal CFDA#	93.045 (74%)	**Agreement Number**	04-000-07-1H1-26
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**	$ 14,888.00 **or Match %** 11%
Match Type	☑ In-Kind **or** ☐ Cash		

	Fund	Dept
Fund-Department #	260	680
Fund-Department Name	Senior Services	

Project Number **26F21**

Financial Information

			Source of Funds (Name of Awarding entity)	
Revenue				
260-000 331.500	Grant Revenue - Federal	$ 102,661.10	$ 34,220.37	$ -
260-000 331.510	Grant Revenue - State	$ -	$ -	$ -
260-000 360.300	Grant Revenue - Non-Govt.	$ -	$ -	$ -
	Total Revenue	$ 102,661.10	$ 34,220.37	$ -
	Match - Non Grant Reimbursement	$ 11,160.00	$ 3,720.00	$ -

Expenditures

		First Year	Second Year	Third Year
Various	Salaries & Benefits	$ 98,611.10	$ 32,870.37	$ -
Various	Utilities	$ 900.00	$ 300.00	$ -
Various	Maintenance expenses	$ 2,250.00	$ 750.00	$ -
260-680 833.806	Software expenses	$ 900.00	$ 300.00	$ -
260-680 520.116	Vehicle Maint - Co	$ -	$ -	$ -
260-680 000.000	Maint Bldg & Grounds	$ -	$ -	$ -
260-680 562.100	Grants-Capital Outlay	$ -	$ -	$ -
		$ -	$ -	$ -
		$ -	$ -	$ -
	Subtotal Expenses	$ 102,661.10	$ 34,220.37	$ -
260-680 562.100	Grant Match - Capital Outlay	$ -	$ -	$ -
260-680 511.150	Grant Match - Salary	$ 11,160.00	$ 3,720.00	$ -
260-680 541.501	Grant Match - Serv & Supplies	$ -	$ -	$ -
	Subtotal Match	$ 11,160.00	$ 3,720.00	$ -
	Total Expenditure	$ 102,661.10	$ 34,220.37	$ -
	Total Match	$ 11,160.00	$ 3,720.00	$ -

Where will match funds come from?

Bugeted Salaries and Wages expenses

Grant Awarded Funds

Year	Amount
FY25-26	$ 102,661.10
FY26-27	$ 34,220.37
FY27-28	$ -
Total	$ 136,881.47

AGENDA ITEM NO. I.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept a $113,157.93 grant from the State of Nevada Aging and Disability Services Division for the time period of October 1, 2025, through September 30, 2026, to provide funding for Douglas County's Meals on Wheels program, and authorize the County Manager to sign the grant award and all associated grant paperwork. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Accept a $113,157.93 grant award from the State of Nevada Aging and Disability Services Division for Douglas County's Meals on Wheels program as presented, and authorize the County Manager to sign the grant award and all associated grant paperwork.

FINANCIAL IMPACT:
This grant award will increase revenue in the "Grant Revenue - Federal" account in the Senior Services Fund (260-000 331.500) by $113,157.93. The grant has a match requirement of $9,893.00, which is already budgeted as a part of existing Salaries and Wages expenses within the fund. The grant forms packet was accepted by the Grants Administrator, and assigned a project number (26F22) to the grant. The project number will be used to track all revenues and expenses related to the grant.

BACKGROUND:
This is an annual recurring federal grant award that is issued by the Administration for Community Living, Older Americans Act. The award is received by the State of Nevada Aging and Disability Services Division, who then issues the grant funds to Douglas County. The funds are used to help subsidize the County's Meals on Wheels program, which provides home delivered meal services to seniors and other eligible recipients throughout the County.

ATTACHMENTS:
04-000-04-2H-26 NOSA.pdf

State of Nevada
Department of Human Services
Aging and Disability Services Division
(hereinafter referred to as the Department)

Agency Ref. #: **04-000-04-2H-26**
Unit: 3278
Sub Unit: 33 / 13
GL: 8582
Reporting: N/A / 9304525C

NOTICE OF SUBAWARD

Program Name: ADSD Grants Management Contact Name: Laurienne Riley, LRiley@adsd.nv.gov	**Subrecipient's Name:** Douglas County Contact Name: Jenifer Davidson, County Manager / JRDavidson@douglasnv.us
Address: 1550 E College Parkway Carson City, NV 89706	**Address:** PO Box 3000 Minden, NV 89423
Subaward Period: 10/01/2025 - 09/30/2026 **Subaward Type:** Fixed-Fee ($3.90 per Eligible Meal)	**Subrecipient's:** **EIN:** 88-6000031 **Vendor #:** T40174400 **UEI:** KE5GF37F6F95

Purpose of Award: Fiscal Year 2026 funding to provide Home-Delivered Meal Services to individuals deemed eligible per the ADSD Service Specifications.
This is an initial funding allocation which will be supplemented as funds are available to meet the approved budget amount.

Region(s) to be served: ☒ Statewide ☒ Specific county or counties: Douglas County

Approved Budget Categories: (FULL BUDGET)	
1. Personnel	$88,813.39
2. Travel	$0.00
3. Operating	$7,200.00
4. Equipment	$0.00
5. Contractual/Consultant	$0.00
6. Other	$17,144.54
TOTAL DIRECT COSTS	$113,157.93
7. Indirect Costs	$0.00
TOTAL APPROVED BUDGET	$113,157.93

AWARD COMPUTATION: (Initial Allocation)

Total Obligated by this Action:	$	65,951.93
Cumulative Prior Awards this Budget Period:	$	0.00
Total Federal Funds Awarded to Date:	$	27,111.93
Total State Funds Awarded to Date:	$	38,840.00
Total Funds Awarded:	$	**65,951.93**

Match Required ☒ Y ☐ N

Amount Required this Action:	$	9,893.00
Amount Required Prior Awards:	$	0.00
Total Match Amount Required:	$	**9,893.00**

Research and Development (R&D) ☐ Y ☒ N

Federal Budget Period:
10/1/2024 - 09/30/2026
Federal Project Period:
10/1/2024 - 09/30/2026

FOR AGENCY USE, ONLY

Source of Funds:	% Funds:	CFDA:	FAIN:	Federal Grant #:	Federal Grant Award Date by Federal Agency:
State Nutrition C2, 3278.33 ($38,840.00)	59%	N/A	N/A	N/A	N/A
Administration for Community Living (ACL); Older Americans Act, Title III-C2 - 3278.13 / 9304525C ($27,111.93)	41%	93.045	N/A	2501NVOAHD-04	09/30/2025

Agency Approved Indirect Rate: N/A
Subrecipient Approved Indirect Rate: N/A; Fixed-Fee

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 DHS 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 B:	Description of Services, Scope of Work and Deliverables;
Section C:	Budget and Financial Reporting Requirements;
Section D:	Request for Reimbursement;
Section E:	Audit Information Request;
Section F:	Current/Former State Employee Disclaimer;
Section G:	DHS Confidentiality Addendum; and
Section H:	Matching Funds Agreement

Authorized Subrecipient Official's Name, Title:	Signature	Date
Jenifer Davidson, County Manager -OR- Authorized Signer (Print Name and Title): _____		
Cheyenne Pasquale, Agency Manager For Jessica Adams, Interim ADSD Administrator	C. Pasquale	12/26/2025

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 Recipient 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 Recipient is an independent entity.

2. The Recipient shall hold harmless, defend and indemnify the Department from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Recipient's performance or nonperformance of the services or subject matter called for in this Agreement.

3. The Department or Recipient 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 Recipient 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 Recipient.

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 Recipient under this Agreement shall, at the option of the Department, become the property of the Department, and the Recipient 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 Recipient 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 Recipient 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 Recipient 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 Recipient 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 recipient 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	
Nutrition Service Specifications	Ongoing throughout subaward period – Service-specific guidelines for service provision	
NV DHS 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/uploadedFiles/dhhsnvgov/content/Programs/Grants/Grant%20Instructions%20and%20Requirements%20Revised%201.2025%20-%20FINAL%20(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:** Home Delivered Meals

Goal 1 (Outreach): Increase Awareness

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Ensure that residents are aware of our Home Delivered Meals program	Advertise, expand the program	10/1/25 – 9/30/26	Number of meals served, length of waitlist (if applicable), donation revenue
1.2 Hold special events	Collaborate with existing partners to hold events throughout the year to raise awareness and increase socialization	10/1/25 – 9/30/26	Number of unduplicated new clients
1.3 Increase our Social media presence	Increase utilization of press releases and social media, both within the department and county wide	10/1/25 – 9/30/26	

Projected Output	Expected Outcomes
Number of Events: 4 special events with established program partners (Young at Heart, Community Services Foundation)	Continue to reach new residents and potential clients
Number of People Reached: 200	

Goal 2 (Service Delivery): Expand Services

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1 Increase the frequency of our services	Utilize our existing vehicle fleet, as well as our proposed new personnel, to increase the frequency of service of our program	10/1/25 – 9/30/26	Number of meals served
1.2 Increase the quality of food served	Utilize existing vehicles and equipment to deliver hot meals daily, rather than frozen meals weekly	10/1/25 – 9/30/26	Customer satisfaction
1.3			

Projected Output	Expected Outcomes
Number of Unduplicated Clients: 800	Increase in unduplicated clients and total units served
Number of Units: 33,000	
% Underserved Populations: 20	

Goal 3 (Other):

Objective(s)	Activities/Strategies	Timeline	Evaluation Tool
1.1			
1.2			
1.3			

Projected Output	Expected Outcomes
Number of Events:	
Number of People Reached:	

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 04-000-04-2H-26 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 04-000-04-2H-26 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: $30,906.74	**Total:** $88,813.39
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. Cory Smith, Food Services Supervisor, PCN # 680-2090.01 B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$98,257.00	45.86%	12.425%	12.00	$17,807.22
A. Michael Walker, Food Services Worker Senior, PCN # 680.2080.01 B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$58,833.00	51.23%	12.425%	12.00	$11,054.91
A. Susan Spotts, Food Services Worker; PCN # 680.2100.02 B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$51,913.00	51.88%	12.425%	12.00	$9,796.55
A. John Diedrichsen, Food Services Worker, PCN # 680.2100.01 B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$39,552.00	44.89%	12.602%	12.00	$7,221.82
A. Irma Perez, Food Services Worker, PCN # 680.2100.03 B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$53,221.00	68.00%	12.425%	12.00	$11,109.35
A. Victoria Wilkinson, Food Services Worker, PCN # 680.2100.05 B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$36,765.00	45.33%	12.425%	12.00	$6,638.75
A. Melinda Anderson, Food Services Worker, PCN # 680.2100.07 B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance*	$42,721.00	72.75%	12.425%	12.00	$9,169.72
A. Makenzi Larimer, Food Services Worker, PCN # 680.2100.04 B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*	$30,973.00	45.45%	12.425%	12.00	$5,597.49
A. Danielle McGillivray, Food Services Worker, PCN # 680.2100.06	$32,524.00	45.45%	12.425%	12.00	$5,877.79
B. *Fringe benefits include retirement, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance with standardized, healthy, state-approved menus.*					
A. New Position, Food Services Worker, PCN # TBD B. *Fringe benefits include retirement, insurance, worker's compensation, medicare and unemployemt; Responsible for providing large quantity food preparation and serving congregate meals, including satellite services, in accordance*	$41,454.00	76.28%	12.425%	6.00	$4,539.79
A. B.					$0.00

Operating	Total:	$7,200.00
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:
Fuel expenses (estimated $200 per month)		$2,400.00
Vehicle Maintenance expenses (estimated $300 per month)		$3,600.00
Cell Phone expenses (estimated $100 per month)		$1,200.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$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.*		

Other	Total:	$17,144.54
Identify and justify other direct expenditures that cannot be identified within another category, such as dues, other insurance, printing and promotional costs, etc. Requested funding must be for this specific proposed program. Include calculations for all items and a description if needed. If cost allocating an expense across multiple programs and sources, provide an explanation and calculation for the portion included here.		
Administrative costs that cannot be assigned to another category associated with program $1,428.7116 x 12 months		$17,144.54
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00
Justification: *(Enter below, expand row as needed) Provide narrative to justify these expenditures and how each budget item supports the project.*		

TOTAL DIRECT PROJECT COSTS	$113,157.93

Administrative Expenses/Indirect Costs	Total:	
Administrative expenses and FICR 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 an FICR percentage 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 Indirect Cost Rate (FICR) 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%		
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.		
FICR Calculation:		
Other Explanations:		

TOTAL BUDGET REQUEST	$113,157.93

ADSD Subaward Application
PROPOSED BUDGET SUMMARY

Enter Info in Orange Cells

A. FUNDING SOURCES	*ADSD Funds*	MATCH	Sales Tax Revenue	Douglas County General Fund	Douglas County Social Services	Program Revenue	[Enter name of Other Funding, if applicable]	TOTAL
PENDING OR SECURED	Pending	Secured	Pending	Pending	Pending	Pending		
ENTER TOTAL FUNDING	$113,157.93	$16,974.00	$181,000.00	$150,000.00	$125,000.00	$35,000.00	$0.00	$621,131.93
EXPENSE CATEGORY								
Personnel	$88,813.39	$16,974.00		$150,000.00				$255,787.39
Travel	$0.00							$0.00
Operating	$7,200.00		$181,000.00		$125,000.00	$35,000.00		$348,200.00
Equipment	$0.00							$0.00
Contractual/Consultant	$0.00							$0.00
Other Expenses	$17,144.54							$17,144.54
Indirect	$0.00							$0.00
TOTAL EXPENSE	$113,157.93	$16,974.00	$181,000.00	$150,000.00	$125,000.00	$35,000.00	$0.00	$621,131.93
These boxes should equal zero	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Total Indirect Cost	$0.00	Total Program Budget	$621,131.93
Indirect % of Budget	0.00%	ADSD Percent of Program Budget	18%

B. Comments regarding budget summary, if applicable.

C. Identify specific source(s) of Match, as applicable, and indicate whether each source of match is Secured or Pending.

The source of the match is a transfer from the Douglas County General Fund to the Senior Services Fund. The transfer is part of the approved budget for the County's 2026 fiscal year and is secured.

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.

The Home Delivered Meals program has a suggested donation of $3 per meal for seniors and for individuals with disabilities. This income is used to help offset the costs of running the program.

- 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 $65,951.93.
- Requests for Reimbursement (RFR) 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 Health and Human Services
Aging and Disability Services (ADSD)

Agency Ref #: _____
Unit: _____
GL: _____
Draw #: _____
CFDA #: _____

Financial Status Report and Request for Reimbursement

Program Name: ADSD OCL, Grants Management	**Subrecipient Name:**
Program Address: 1550 East College Parkway, Carson City, NV 89706	**Subrecipient Address:**
Subaward Period: {Enter Subaward Period} {Enter Service} {Enter type of subaward - Categorical or Fixed-Fee}	**Subrecipient's:** EIN: Vendor #:

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 ☐ 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	$0.00	-
2 Travel	$0.00	$0.00		$0.00	$0.00	-
3 Operating	$0.00	$0.00		$0.00	$0.00	-
4 Equipment	$0.00	$0.00		$0.00	$0.00	-
5 Contract/Consultant	$0.00	$0.00		$0.00	$0.00	-
6 Other	$0.00	$0.00		$0.00	$0.00	-
7 Indirect Expenses	$0.00	$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 Month	Current Amount	Year to Date Total	Budget Balance	Percent Provided
1 Match	$0.00	$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

	Number of Units of Service		Funding Earned		Balance to be Earned	Percent Earned
Fixed-Fee Rate(s):	Previous Period	This Period	This Period	Total/All		
1	0.00		-	-	-	-
2	0.00		N/A			

☐ N/A

Advance Payment Reconciliation

Budget Categories or Specific Components (Expand rows as needed)	Month: Received	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 - DHHS - 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	$
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 / Grants Management	**Subrecipient Name**	Douglas County
Federal Grant Number	2501NVOAHD-04	**Subaward Number**	04-000-04-2H-26
Federal Amount	$27,111.93	**Contact Name**	Jenifer Davidson, County Manager
State Amount	$38,840.00	**Address**	PO Box 3000 Minden, NV 89423
Non-Federal (Match) Amount	$9,893.00		
Total Award	$65,951.93		
Performance Period	10/01/2025 - 09/30/2026		

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	**$65,951.93**
Required Match Percentage	**15%**
Total Required Match	**$9,893.00**

Approved Budget Category		Budgeted Match
1	Personnel	$16,974.00
2	Travel	$0.00
3	Operating	$0.00
4	Contract/Consultant	$0.00
5	Other	$0.00
6	Indirect Costs	$0.00
	Total	**$16,974.00**

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	1/8/2026	**Fund-Department #**	260 / 680
Project Number	26F22	**Fund-Department Name**	Senior Services
Grant Title	ADSD Home Delivered Meals - FY26		
Grant Purpose	Provide Home Delivered Meals services to eligible Douglas County residents.		
Awarding Entity	Nevada Aging and Disability Services Division		
Total Grant Funds	$ 113,157.93		
Grant Start Date	10/1/2025	**End Date**	9/30/2026
Grant Type	☑ Federal- Enter CFDA ☑ State ☐ Other	(description of Other)	
Federal CFDA#	93.045 (41%)	**Agreement Number**	04-000-04-2H-26
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**	$ 9,893.00 **or Match %** 9%
Match Type	☑ In-Kind **or** ☐ Cash		

	Fund	Dept		
Fund-Department #	260	680	**Project Number**	**26F22**
Fund-Department Name	Senior Services			

Financial Information

		Source of Funds (Name of Awarding entity)		
Revenue				
260-000 331.500	Grant Revenue - Federal	$ 84,868.45	$ 28,289.48	$ -
260-000 331.510	Grant Revenue - State	$ -	$ -	$ -
260-000 360.300	Grant Revenue - Non-Govt.	$ -	$ -	$ -
	Total Revenue	$ 84,868.45	$ 28,289.48	$ -
	Match - Non Grant Reimbursement	$ 7,420.00	$ 2,473.00	$ -

Expenditures

		First Year	Second Year	Third Year
Various	Salaries & Benefits	$ 66,610.04	$ 22,203.35	$ -
260-680 532.003	Gas & Oil	$ 1,800.00	$ 600.00	$ -
260-680 520.088	Utilities	$ -	$ -	$ -
260-680 521.100	Professional Services	$ -	$ -	$ -
260-680 520.116	Vehicle Maint - Co	$ 2,700.00	$ 900.00	$ -
260-680 520.085	Communications	$ 900.00	$ 300.00	$ -
260-680 000.000	Maint Bldg & Grounds	$ -	$ -	$ -
260-680 562.100	Grants-Capital Outlay	$ -	$ -	$ -
		$ -	$ -	$ -
		$ -	$ -	$ -
	Subtotal Expenses	$ 72,010.04	$ 24,003.35	$ -
260-680 562.100	Grant Match - Capital Outlay	$ -	$ -	$ -
260-680 511.150	Grant Match - Salary	$ 7,420.00	$ 2,473.00	$ -
260-680 541.501	Grant Match - Serv & Supplies	$ -	$ -	$ -
	Subtotal Match	$ 7,420.00	$ 2,473.00	$ -
Various	In Direct Costs - Salaries	$ 12,858.41	$ 4,286.13	$ -
260-680 533.800	In Direct Costs - Office supplies	$ -	$ -	$ -
	Total Indirect Costs	$ 12,858.41	$ 4,286.13	$ -
	Total Expenditure	$ 84,868.45	$ 28,289.48	$ -
	Total Match	$ 7,420.00	$ 2,473.00	$ -

Where will match funds come from?

Budgeted Salaries and Wages

Grant Awarded Funds

Year	Amount
FY25-26	$ 84,868.45
FY26-27	$ 28,289.48
FY27-28	$ -
Total	$ 113,157.93

AGENDA ITEM NO. J.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve the first amendment to a contract with Compassionate Solutions, Inc. for Co-Administrator Public Administration duties, extending the contract through June 30, 2026, at no additional cost. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Approve the first amendment to a contract with Compassionate Solutions, Inc. for Co-Administrator Public Administration duties, as presented.

FINANCIAL IMPACT:
There is no financial impact because the current contract compensation remains unchanged.

BACKGROUND:
On February 6, 2025, the Board approved a one-year Contract with Compassionate Solutions, Inc. to serve as co-administrator/personal representative on behalf of the Douglas County with the Community Services Department to assist in ensuring the estates of deceased person were properly probated per Nevada Revised Statutes. Under this contract, Compassionate Solutions, Inc. was authorized to petition the court to act as Co-Administrator with Ms. Adie or her designee for existing probate cases where Mr. Walsh's Letters of Administration had been suspended/revoked.

Currently, it is necessary to amend and extend the term of the contract from February 1, 2026, through the end of the current fiscal year, June 30, 2026. A number of cases previously believed to be closed by the former Public Administrator had to be reopened due to discovering additional assets which needed to be probated. While a significant progress has been made, approximately 30 cases remain pending in various stages with Ginger Simpson of Compassionate Solutions named as co-administrator. Simpson, president of Compassionate Solutions, Inc. and the elected Nye County Public Administrator, has been instrumental in stepping into the existing cases, organizing the files, evaluating what needs to be done, taking the appropriate next actions, and updating the court, heirs and County.

ATTACHMENTS:
Compassionate Solutions signed contract.pdf
DCPA Amendment GS Signed.pdf

CONTRACT FOR PROFESSIONAL SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA
PO BOX 218
MINDEN, NV 89423
PHONE: 775-782-9821

AND

COMPASSIONATE SOLUTIONS, INC.
921 S. HIGHWAY160, STE #103
PAHRUMP, NV 89048

MAILING: PO BOX 1090
PAHRUMP, NV 89041

This Contract for Professional 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 Compassionate Solutions, Inc., a domestic corporation, licensed as Nevada Business Identification, NV20171308770 ("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 the services of Contractor herein specified are both necessary and desirable and in the best interests of Douglas County due to the unexpected resignation of the elected Douglas County Public Administrator and the need for a administrator/personal representative to be appointed in existing and ongoing cases probate cases which were previously opened in the Ninth Judicial District Court or were referred to the elected Public Administrator for processing and administration of a decease's estate; and

WHEREAS, NRS 253. 120 allows Douglas County to employ a person and contract for the services of a person to carry out the duties and responsibilities set forth in NRS Chapter 253 and any other provision of law relating to a public administrator; and

WHEREAS Contractor has extensive experience in probating estates for over 7 years as the President, Ginger L. Simpson, has served as the elected Nye County Public Administrator

WHEREAS, Contractor represents that Contractor is duly qualified, licensed, 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 Thursday, February 6, 2025, ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until February 1, 2026. Time is of the essence in this Contract.

2. **SERVICES TO BE PERFORMED.** The Parties agree the Contractor through its President, Ginger Simpson will serve as co-administrator/personal representative on behalf of Douglas County and with the Douglas County Community Services Director or her designee, on open and active probate cases filed in the Ninth Judicial District in which letters of administration were issued and have been suspended for Steve L. Walsh. Contractor in conjunction with Douglas County Services Director or her designee will collaborate and take all actions necessary to close the probate cases, including but not limited to the filing inventories, distributing assets, discharging the estates, and carrying out the duties and responsibilities set forth in NRS 253 and any other provision of law relating to a public administrator.

3. **PAYMENT FOR SERVICES.** Contractor agrees to provide the services set forth in Paragraph 2 and upon the discharge of each of the probate estates the County shall pay the Contractor as apportioned and approved by a court an amount equal to:

- expenses/costs as allowed by NRS 150.010 and as charged by Contractor per Exhibit B, attached and incorporated herein;
- fees for services as provided by law, including general compensation as set forth in NRS 150.020 and compensation for extraordinary services as set forth in 150.030, in the amounts designated by the court; and
- to the extent, an estate does not have sufficient assets to cover the expenses/costs and fees, either general or extraordinary, owed to the Contractor the County is responsible for paying those uncovered amounts to the Contractor. The combined total for uncovered amounts in all cases shall not exceed $50,000.

Contractor agrees any court ordered administration expenses/costs and fees, to the extent funds are available, must be paid from any estate into the County's general fund as required by NRS 253.050, regardless of any apportionment between the County and Contractor. Contractor agrees all payments for fees or services will be made by the County to Contractor. Contractor cannot accept direct payment from a deceased's estate.

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.

4. **INDEPENDENT CONTRACTOR STATUS.** The Parties agree that Contractor, her associates and employees shall have the status of an 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) Contractor shall not be assigned a work location on County premises.
7) 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 Agreement.
b. Contractor has the sole right to control and direct the means, manner and method by which the services required by this Agreement will be performed.

c. Contractor, at Contractor's sole expense, will furnish all equipment and materials used to provide the services required by this Agreement.
d. 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 Agreement.
e. Contractor or Contractor's employees or contract personnel shall perform the services required by this Agreement, 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.
f. 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 Agreement.
g. County shall not require Contractor or Contractor's employees or contract personnel to devote full time to performing the services required by this Agreement.
h. 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 may, in lieu of furnishing a certificate issued in accordance with NRS 6161B.627, provide an affidavit, attached and incorporated as Exhibit A, indicating that he is a sole proprietor and that:

a. In accordance with the provisions of NRS616B.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: This term shall not be construed as a limitation on any other remedies that might be available to the County. The services 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 or other requirements set forth in this Agreement.

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. 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. 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 $2,000,000 during the term of this Contract at Contractor's sole expense. Douglas County must be notified at least 30 days in advance of any cancellation or nonrenewal of such insurance.

9. 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.

10. 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 any lawfully executed amendments. 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.

11. 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.

12. 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.

13. ASSIGNMENT. Contractor will neither assign, transfer nor delegate any rights, obligations or duties under the Contract without the prior written consent of the County.

14. 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.

15. 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.

16. 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.

17. INDEMNIFICATION. Subject to NRS Chapter 41 liability limitations, Contractor agrees to indemnify and save and hold the County, its agents and employees harmless from any and all claims, causes of action or liability arising from the negligent performance of this contract by Contractor or Contractor's agents or employees.

18. 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.

19. AUTHORITY. The Parties represent and warrant that they have the authority to enter into this agreement. Each signatory individually warrants that he or she is authorized to sign on behalf of the party for whom he or she is signing.

20. 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.

21. 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.

22. 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 Contractor or County.

23. FORCE MAJEURE. Neither Party shall be deemed to be in violation of this Agreement 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 Agreement after the intervening cause ceases.

24. 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.



25. 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
Attn: Douglas County Manager
Post Office Box 218
Minden, Nevada 89423

To Contractor: **Compassionate Solutions, Inc.**
Attn: Ginger Simpson
Post Office Box 1090
Pahrump, NV 89041

25. 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
COMPASSIONATE SOLUTION, INC

By: _____ 1-30-2025
Ginger L. Simpson, President (Date)

DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____ 2/6/25
Jenifer Davidson, County Manager
On behalf of the Board (Date)

EXHIBIT A--AFFIDAVIT

I, GINGER Simpson, on behalf of my company, Compassionate Solutions Inc. ~~being~~ duly sworn, depose and declare:

1) I am a Sole Proprietor;
2) I will not use the services of any employees in the performance of this contract;
3) I have elected to not be included in the terms, conditions, and provisions of NRS Chapters 616A- 616D, inclusive; and
4) I am otherwise in compliance with the terms, conditions and provisions of NRS chapters 616A-616D.

I release Douglas County and Douglas County from all liability associated with claims made against me and my company, in the performance of this contract, that relate to compliance with NRS Chapters 616A-616D, inclusive.

Signed this 30th day of January, 2025.

Signature

State of Nevada
County of Nye

On this 30 day of January, 2025 before the undersigned Notary Public, personally appeared GINGER Simpson having proved on a satisfactory basis to be the person whose name is subscribed to this instrument and acknowledge that GINGER Simpson executed it.

Witness my hand and official seal.

Notary's Signature

SANDRA L JENNINGS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-04-26
Certificate No: 22-4923-14

EXHIBIT B-EXPENSES AND COSTS

FIRST CALL – Inventory and securing property --- and/or --- Investigate case need and open file	**$150.00**
RETURN Call – Each visit decedent's residence	**$100.00**
Checks used for estate --	**$0.50/ea**
Financial Transactions -- (bank deposits, and estate bills)	**$10.00/ea**
Copying --	**$0.25/pg**
Phone calls --	**$3.00/ea**
Hourly Rates:	
Clean up (Minimal- per person)	**$26.00/hr**
(Dirty- per person)	**$35.00/hr**
(Hoarding – per person)	**$50.00/hr**
(Bio-hazard – per person)	**$100.00/hr**
Office Work (In office file work)	**$26.00/hr**
(Mtgs with Professional Services) ***Tax/IRS Professionals/Real Estate***	**$35.00/hr**
SMALL Vehicle Transport (to protect/secure)	**$75.00/ea**
Large (trk/rv/motorhome)	**$150.00/ea**
Mileage Reimbursements – *In occasions where more than 20 miles are driven*	**$0.55/mile**
Storage Fee's (10X10 units)	**$4.00/day**
(vehicles-secured)	**$8.00/day**
(over size = per car space)	**$8.00/day**

Compassionate Services reserves the right to prepare its own legal documents (at fees stated below) and have them reviewed by an attorney. We have found that by preparing our own legal documents, this saves the estate both time and expense.

Document preparation fee's (forms prepared)	**$100.00/ea**

ALL out of pocket expenses and costs paid by the Compassionate Solutions will be paid by the County.

FIRST AMENDMENT TO A
CONTRACT FOR SERVICES BY AN INDEPENDENT CONTRACTOR

A CONTRACT BETWEEN

DOUGLAS COUNTY, NEVADA
PO BOX 218
MINDEN, NV 89423
PHONE: 775-782-9821

AND

COMPASSIONATE SOLUTIONS, INC.
921 S. HIGHWAY160, STE #103
PAHRUMP, NV 89048

MAILING: PO BOX 1090
PAHRUMP, NV 89041

This Contract for Professional 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 Compassionate Solutions, Inc., a domestic corporation, licensed as Nevada Business Identification, NV20171308770 ("Contractor"). The County and Contractor are at times collectively referred to hereinafter as the "Parties" or individually as the "Party."

WHEREAS, on February 6, 2025, Douglas County, and Compassionate Solutions entered into a one-year Contract for Services by an Independent Contractor to serve as co-administrator/personal representative on behalf of the Douglas County Public Administrator's Office to assist in ensuring the estates of deceased persons were properly probated per Nevada Revised Statutes; and

WHEREAS, both Parties agree to amend the Contract to extend the length of the contract; and

NOW, THEREFORE, in consideration of the original February 6, 2025, contract made and consistent with Paragraph 18-Modification of Contract, the Parties mutually agree that all provisions of the original Agreement remain in full force and effect with the exception of the following amendments which show deleted language with a ~~strikethrough~~ and new/amended language in *italics* and/or <u>underlined</u>.

A. Page 1, Paragraph 1:

1. TERM AND EFFECTIVE DATE OF CONTRACT. The Contract will become effective on Thursday, February 6, 2025, ("Effective Date"). Unless earlier terminated as set forth in this Contract, the terms of this Contract shall remain in effect until ~~February 1, 2026~~, *<u>June 30, 2026,</u>*

or until all probate cases with letters of administration issued for Ginger Simpson, serving as co-administrator on behalf of Douglas County are closed; whichever occurs earlier. Time is of the essence in this Contract.

B. Page 2, Paragraph 2:

2. SERVICES TO BE PERFORMED. The Parties agree the Contractor through its President, Ginger Simpson will serve as co-administrator/personal representative on behalf of Douglas County and with the Douglas County Community Services Director or her designee, on open and active probate cases filed in the Ninth Judicial District in which letters of administration were issued and have been suspended for Steve L. Walsh *and continue to remain open and in need of probate, including:*

1	ASHLOCK, KENNETH & NANCY	2020-PB-00082
2	BEHAR, MARK JOEL (AKA Jener, Bruce)	2023-PB-00098
3	BOSTWICK, NORWIN	2022-PB-00123
4	CAMPBELL, DAVID D.	2020-PB-00022
5	CAMPBELL, DAVID M.	2024-PB-00021
6	CLARKE, ROGER	2019-PB-00006
7	CONRAD, JAMES	2019-PB-00019
8	DIBON, MARIE	2019-PB-0075
9	ESTEP, MICHAEL JOSEPH	2019-PB-0031
10	ESTEP, ROGER	2022-PB-00014
11	GIBSON, GARY	2020-PB-00145
12	GIBSON, SANDRA	2022-PB-0004
13	GUNDELL, LOUIS	2022-PB-00013
14	HARBRIDGE, LEDEAN	2019-PB-0131
15	HENNINGER	2021-PB-00039
16	KELLY, ROBERT LEE	2021-PB-00052
17	KING, ARLETTE	2020-PB-00114
18	KLOTZ, MARIA	2021-PB-00006
19	LYNCH, HILDEGARD	2020-PB-00034
20	MATHERS,GLADYS NADINE	2019-PB-0115
21	MAYES, SHARON	2022-PB-000124
22	MYERS, STEVEN CLINTON	2019-PB-0071
23	NOYES, GARY	2021-PB-00054
24	OLSON, RICHARD	2021-PB-00023
25	ORTEGA, CHRISTINO	2020-PB-00095
26	SIDERS, PAMELA JEAN	2022-PB-00038
27	TROMBLEY, TROY	2019-PB-0041
28	TROWBRIDGE, MARJORIE	2019-PB-0042
29	WATTERS, JOHN RAYMOND	2024-PB-00054
30	WENDLING, THOMAS MARC	2021-PB-00165

Contractor in conjunction with Douglas County Services Director or her designee will collaborate and take all actions necessary to close the probate cases, including but not limited to the filing inventories, distributing assets, discharging the estates, and carrying out the duties and

responsibilities set forth in NRS 253 and any other provision of law relating to a public administrator.

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment between Compassionate Solutions and Douglas County be signed and intend to be legally bound thereby.

CONTRACTOR
COMPASSIONATE SOLUTION, INC

By: _____ 1/7/2026
Ginger L. Simpson, President (Date)

Douglas County

By: _____
Jenifer Davidson, (Date)
Douglas County Manager
On behalf of the Board of
County Commissioners

AGENDA ITEM NO. K.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve a $50,000 increase to Purchase Order 2025-00000210, for a new total of $100,000, with Tessco Technologies Inc., to purchase equipment necessary for the Radio Upgrade Project.(Brent Finster, Emergency Communications Manager)

RECOMMENDED MOTION:
Approve a $50,000 increase to Purchase Order 2025-00000210 with Tessco Technologies Inc., to purchase equipment necessary for the Radio Upgrade Project.

FINANCIAL IMPACT:
Funding is available in Project 22Z29.22. This purchase is exempt from the bid process per NRS 332.115(s) related to the design of, and equipment and services associated with, systems of communication. Purchase Order 2025-00000210 will increase from $50,000 to $100,000.

BACKGROUND:
The Emergency Management Department would like to increase PO# 2025-00000210 by $50,000 to a new total of $100,000 for parts needed in the upgrade of the public safety radio system. These items are necessary for the safety of the public as well as the responding fire and sheriff departments. This purchase has been reviewed and recommended by the Public Safety Radio Executive Group, which consists of Fire Chief Ernst (EFF), Fire Chief Lindgren (TDF), Sheriff Coverley (DCSO), Kathy Lewis, and Kara Easton.

Purchase Order 2025-00000210, dated October 2, 2024, was originally for $75,000. It was then decreased from $75,000 to $50,000 on October 24, 2024. It is now requested to increase this purchase order from $50,000 to $100,000 for equipment and parts for the Radio Upgrade Project.

ATTACHMENTS:
Tessco Change Order Request #2_KE.pdf

PURCHASE ORDER REQUISITION FORM

CHANGE ORDER: ☐ YES ■ NO **ORIGINAL PO#:** _____

ORIGINAL AMOUNT: 50,000.00 **CHANGE ORDER %:** _____ **NEW AMOUNT:** 100,000.00

County Manager Signature(Required): _____

PERSON REQUESTING PO: Erin Mathes Digitally signed by Erin Mathes Date: 2026.01.30 09:33:27 -08'00' DATE REQUESTED: _____

REQUESTING DEPARTMENT: Emergency Management

VENDOR NAME: Tessco Technologies VENDOR NUMBER: 6409

REMIT ADDRESS: STREET PO Box 936838 CITY Atlana ST GA ZIP 31193

QUANTITY: 1 DOLLAR AMOUNT: 50,000.00 PROJECT #: 22Z29.22

G/L ACCOUNT(S): 410-716-562-000 AMOUNT: 50,000.00

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

Description of Items Purchased and Compliance with Purchasing Policy:

Equipment and Parts needed for the Radio Upgrade Project

CONTRACT ATTACHED: ○ YES ◉ NO

Authorized Department Signature (Required): Kara Easton Digitally signed by Kara Easton Date: 2026.01.30 09:44:19 -08'00'

☐ UNDER $10,000: DEPARTMENT HEAD SIGNATURE REQUIRED

☐ UNDER $50,000: COUNTY MANAGER APPROVAL REQUIRED AT IRC

IRC APPROVAL DATE: _____

☑ IF OVER $50,000: BOCC APPROVAL REQUIRED AT BOCC MEETING

BOCC DATE AND AGENDA ITEM #: _____

FINANCE DEPT USE ONLY

CFO APPROVAL:

PO ISSUED BY: _____

PO ISSUE DATE: _____ PO NUMBER: _____

Revised 8/02/2022

AGENDA ITEM NO. L.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve a $50,000 increase to Purchase Order 2025-00000186, for a new total of $125,000, with Talley Communications, to purchase equipment necessary for the Radio Upgrade Project. (Brent Finster, Emergency Communications Manager)

RECOMMENDED MOTION:
Approve a $50,000 increase to Purchase Order 2025-00000186 with Talley Communications to purchase equipment necessary for the Radio Upgrade Project.

FINANCIAL IMPACT:
Funding is available in Project 22Z29.22. This purchase is exempt from the bid process per NRS 332.115(s) related to the design of, and equipment and services associated with, systems of communication. The Purchase order will increase from $75,000 to $125,000.

BACKGROUND:
The Emergency Management Department requests an increase to Purchase Order 2025-00000186 by $50,000 for a new total of $125,000 for parts needed in the upgrade of the public safety radio system. These items are necessary for the safety of the public as well as the responding fire and sheriff departments. This purchase has been reviewed and approved by the Public Safety Radio Executive Group, which consists of Fire Chief Ernst (EFF), Fire Chief Lindgren (TDF), Sheriff Coverley (DCSO), Kathy Lewis, and Kara Easton.

ATTACHMENTS:
Talley Original PO 9.11.24.pdf
Talley Amended PO #1 11.22.24.pdf
Talley CO Request.pdf

Ship To
Douglas County
PO Box 218
Minden, NV 89423

Bill To
Douglas County Comptroller
PO Box 218
1594 Esmeralda Ave
Minden, NV 89423

Purchase Order
No. 2025-00000186

DATE 09/11/2024

VENDOR 27256 - Talley Communications (ACH)

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, BILL OF LADING AND CORRESPONDENCE

Contact
Talley Communications
PO Box 511390
Los Angeles, CA 90051-7945

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE **1 of 1**
ORIGINATOR: Sarah Moreno

REFERENCE #

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	Each	Capital Projects - Equipment & Parts for Radio Upgrade Project 410-759 562.000 - Capital Projects 50,000.00 22Z29.22	50,000.0000	$50,000.00

SUBTOTAL	$50,000.00
SALES TAX	$0.00
TOTAL DUE	$50,000.00

Special Instructions

I certify that the foregoing claim is correct and just; that the articles specified have been received by the proper officials of the County, or the services stated have been performed; that they were necessary for and have been or will be applied to County purposes; and that to the best of my knowledge and belief the prices charged are reasonable and just.

DEPARTMENT HEAD:_____ DATE:_____

DOUGLAS COUNTY NEVADA

DOUGLAS COUNTY AND UNINCORPORATED TOWNS

PURCHASE ORDER TERMS AND CONDITIONS

Any invoice or purchase order between a Vendor and Douglas County and Unincorporated Towns, shall incorporate the instant "PURCHASE ORDER TERMS AND CONDITIONS," a copy of which has been made available to Vendor and which is on file with the County's Finance Division. Any Vendor providing goods or services to the County or Towns acknowledges that by delivering such goods or performing such services the Vendor agrees to the terms and conditions stated herein.

1. Applicability (Goods, Services)

Notwithstanding any provision of the Uniform Commercial Code (U.C.C.) 2-207 or NRS 104.2207, the Vendor's written acceptance of this Purchase Order, or the Vendor's commencement of performance without providing written rejection of the Purchase Order to the County within five (5) days of receipt, shall convert this Purchase Order, in its entirety, into a legally binding contract. Each section title within these Terms and Conditions shall indicate its applicability to the purchase of goods and/or services.
Except for the Rules of Precedence section below, these Terms and Conditions do not apply if a specific bid award or contract is referenced on the face of the Purchase Order.

2. Rules of Precedence(Goods, Services)

In the event of a conflict, the following rules of precedence shall govern this Purchase Order: (1) Terms and conditions on the face of the Purchase Order prevail over these Terms and Conditions; (2) All terms and conditions of the Purchase Order prevailover
U.C.C. Article 2; (3) All terms conditions of the Purchase Order prevail over any Vendor quotation; and (4) The terms and conditions of a specific bid award or contract referenced on the face of the Purchase Order prevail over any term or condition contained in the Purchase Order.

3. Laws and Statutes (Goods, Services)

The Vendor will comply with all federal, state and local laws and regulations relative to conducting business or performing work for Douglas County and Unincorporated Towns.

4. Shipping (Goods)

Goods are to be packaged in a manner that assures they are protected against deterioration and contamination. All shipments are to meet applicable U.S. Department of Transportation (D.O.T.) Regulations. Serial numbers noted on the packing slip must match the serial number of the actual goods shipped. Incorrect or questionable documentation of serial numbers may result in shipment rejection. Shipments rejected due to Vendor error will be returned solely at Vendor's cost.

5. Material Safety Data Sheets (Goods)

The Vendor shall provide current Material Safety Data Sheets (MSDS) for all hazardous materials and products delivered under this Purchase Order.

6. Back Orders (Goods)

All Back Orders must be approved by the specific department within the County or Town placing the order. If orders cannot be delivered in a timely fashion, Vendor shall immediately advise the appropriate County department or Town.

7. Discount (Goods)

Discount time will be computed from date of delivery at place of acceptance or from receipt of correct invoice at the office specified by the County or Towns, whichever is later. Payment is made, for discount purposes, when check is mailed.

8. Taxes (Goods, Services)

Vendor shall not charge State Sales Tax on the sale of any tangible personal property sold to Douglas County. The County and Towns are exempt from Nevada State Sales Tax pursuant to NRS 372.325.

9. Disputes (Goods, Services)

The parties shall attempt to amicably resolve disputes through escalating levels of management. All unresolved disputes may be settled by arbitration in Nevada if agreed to by both parties; otherwise, litigation may be used. Notice of any dispute must be given in writing within 30 days of the claim, dispute or matter arising.

10. Governing Law/Venue of Action (Goods, Services)

This Purchase Order shall be construed and enforced in accordance with the laws of the State of Nevada. Any action at law or other judicial proceeding for the enforcement of any provision shall be instituted in Douglas County, State of Nevada.

11. Notification (Goods, Services)

Notices will be addressed to the places of businesses identified on the face of the Purchase Order.

12. Indemnification (Goods, Services)

Notwithstanding any of the insurance requirements set forth herein, the Supplier shall protect, indemnify and hold the County, Towns, its officers, employees and agents, harmless from and against any and all third-party claims arising under this Purchase Order.

13. Termination for Convenience (Goods, Services)

The County and Towns shall have the right at any time to terminate further performance of this Purchase Order, in whole or in part, for any reason. Such termination shall be effected by written notice from the County or Towns to the Vendor, specifying the extent and effective date of termination. The Vendor shall submit a written request for incurred costs for work performed through the date of termination, and shall provide any substantiating documentation requested by the County or Towns.

14. Termination for Default (Goods, Services)

Upon failure to perform this Purchase Order under its terms, the County or Towns will provide written notice to the Vendor of the breach, and the Vendor will have a reasonable time (as stated in the County or Towns written notice) in which to cure the breach. Failure to cure within the stated time will subject the Vendor to a default termination, with no liability to the County or Towns.
The County or Towns will retain all rights to common law breach of contract remedies.

15. Insurance (Goods, Services)

The Vendor shall procure and maintain Workers' Compensation, General Liability and Auto Liability Insurance, at its own expense, for all work related to the performance of this Purchase Order.

16. Independent Contractor (Goods, Services)

The Vendor is deemed to be an Independent Contractor under this Purchase Order.

17. Warranty (Goods)

The Vendor warrants that goods supplied under this Purchase Order are free of defects in material, workmanship and design, suitable for the purpose intended, and in compliance with all applicable specifications and free from liens or encumbrance on title.

18. Warranty (Services)

The Vendor warrants that all services performed are in accordance with current, sound and generally accepted industry practices by qualified personnel trained and experienced in the appropriate fields and that the services are in conformance with any specification/statement of work contained or referenced in this Purchase Order. In the event of a breach of this warranty, the Vendor shall, at no cost to the County or Towns, re-perform or perform the services so that the services conform to the warranty.

19. Inspection (Goods, Services)

An authorized representative of the County or Towns will inspect the goods and services at the time of delivery. If deficiencies are detected, the goods and/or services will be rejected and the Vendor will be required to make necessary repairs, corrections, or replacements. Payment and/or commencement of a discount period will not be made until the corrective action is made; the goods and/or services are re-inspected and accepted.

20. Force Majeure (Goods, Services)

The Vendor is excused from performance by acts of God, fire, ware, loss or shortage of transportation facilities, lockout or commandeering of raw materials, products, plants or facilities by the Government.

21. Executive Order 11246 (Goods, Services)

All Vendors shall comply with Executive Order 11246, entitled "Equal Employment Opportunity", as amended by Executive Order 11275, and as supplemented, from time to time, by the Code of Federal Regulations, 41 CFR Part 60.

22. Bankruptcy/Insolvency (Goods, Services)

In the event of Vendor's insolvency or bankruptcy filing, the County or Towns reserves the right to cancel this Purchase Order by providing Vendor with prior written notice, without subjecting the County or Towns to penalty or liability.

23. Assignment/Modification (Goods, Services)

This Purchase Order is not assignable without the prior written consent of the County or Towns. This Purchase Order sets forth the entire understanding of the parties and only may be modified through a bilaterally executed writing.

24. Severability (Goods, Services)

In the event any provision of this Purchase Order is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding.

25. Exclusive Property (Goods, Services)

All printing forms, art work or designs ordered and paid for by the County or Towns shall become exclusive property of the County or Towns and shall be immediately returned to the County or Towns upon demand.

26. Construction Site (Services)

The Vendor shall, at all times, maintain the premises of any construction site free from accumulations of waste materials or rubbish arising from performance of this Purchase Order and caused by its employees, agents or subcontractors. Upon the complete performance of the work arising from this Purchase Order, Vendor shall remove from the construction site premises all rubbish, implements, equipment and surplus materials and shall leave such premises broom clean.

PURCHASE ORDER REQUISITION FORM

CHANGE ORDER: ☐ YES ■ NO ORIGINAL PO#: _____

ORIGINAL AMOUNT: _____ CHANGE ORDER %: _____ NEW AMOUNT: _____

County Manager Signature(Required): _____

PERSON REQUESTING PO: Erin Mathes Digitally signed by Erin Mathes Date 2024.08.23 15:55:23 -07'00' DATE REQUESTED: _____

REQUESTING DEPARTMENT: Emergency Management

VENDOR NAME: Talley Communications VENDOR NUMBER: 27256

REMIT ADDRESS: STREET PO Box 511390 CITY Los Angeles ST CA ZIP 9005

QUANTITY: _____ DOLLAR AMOUNT: 50,000.00 PROJECT #: 22Z29.22

G/L ACCOUNT(S): 410-759-5624-000 AMOUNT: 50,000.00

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

Description of Items Purchased and Compliance with Purchasing Policy:

Equipment and Parts needed for the Radio Upgrade Project

CONTRACT ATTACHED: ○ YES ◉ NO

Authorized Department Signature (Required): Kara Easton Digitally signed by Kara Easton Date: 2024.08.23 16:44:22 -07'00'

☐ UNDER $10,000: DEPARTMENT HEAD SIGNATURE REQUIRED

☐ UNDER $50,000: COUNTY MANAGER APPROVAL REQUIRED AT IRC

IRC APPROVAL DATE: 08/28/24 - Item 3.14

☑ IF OVER $50,000: BOCC APPROVAL REQUIRED AT BOCC MEETING

BOCC DATE AND AGENDA ITEM #: _____

FINANCE DEPT USE ONLY

PO ISSUED BY: Sarah Moreno Digitally signed by Sarah Moreno Date: 2024.09.11 15:13:10 -07'00' CFO APPROVAL: Kathy Lewis Digitally signed by Kathy Lewis Date: 2024.09.11 13:50:12 -07'00'

PO ISSUE DATE: 09/11/2024 PO NUMBER: 2025-0186

Revised 8/02/2022

Ship To
Douglas County
PO Box 218
Minden, NV 89423

Bill To
Douglas County Comptroller
PO Box 218
1594 Esmeralda Ave
Minden, NV 89423

Purchase Order
No. 2025-00000186

DATE 11/22/2024

VENDOR 27256 - Talley Communications (ACH)

Contact
Talley Communications
PO Box 511390
Los Angeles, CA 90051-7945

PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, SHIPPERS, BILL OF LADING AND CORRESPONDENCE

DELIVER BY
SHIP VIA
FREIGHT TERMS
PAGE **1 of 1**
ORIGINATOR: Sarah Moreno

REFERENCE #

QUANTITY	UNIT	DESCRIPTION	STATUS	UNIT COST	TOTAL COST
1.0000	Each	Capital Projects - Equipment & Parts for Radio Upgrade Project 410-759 562.000 - Capital Projects 75,000.00 22Z29.22	Item Changed	75,000.0000	$75,000.00

Total Cost	**$75,000.00**
Amount Voided	**$0.00**
Amount Expensed	**$8,691.48**
Amount Encumbered	**$66,308.52**
Amount Discounted	**$0.00**
Amount Remaining	**$66,308.52**

SUBTOTAL	$75,000.00
SALES TAX	$0.00
TOTAL DUE	$75,000.00

Special Instructions

I certify that the foregoing claim is correct and just; that the articles specified have been received by the proper officials of the County, or the services stated have been performed; that they were necessary for and have been or will be applied to County purposes; and that to the best of my knowledge and belief the prices charged are reasonable and just.

DEPARTMENT HEAD:_____ DATE:_____

PURCHASE ORDER REQUISITION FORM

CHANGE ORDER: ■ YES ☐ NO ORIGINAL PO#: 2025-00000186

ORIGINAL AMOUNT: 50,000 CHANGE ORDER %: _____ NEW AMOUNT: 75,000

County Manager Signature(Required): _____

PERSON REQUESTING PO: Erin Mathes Digitally signed by Erin Mathes Date: 2024.10.23 11:41:06 -07'00' DATE REQUESTED: _____

REQUESTING DEPARTMENT: Emergency Management

VENDOR NAME: Talley Communications VENDOR NUMBER: 27256

REMIT ADDRESS: STREET PO Box 511390 CITY Los Angeles ST CA ZIP 90051

QUANTITY: 1 DOLLAR AMOUNT: 25,000.00 PROJECT #: 22Z29.~~202~~ 22

G/L ACCOUNT(S): 410-759-562-000 AMOUNT: 25,000.00

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

Description of Items Purchased and Compliance with Purchasing Policy:

Equipment and Parts needed for Radio Upgrade project - decreased Tessco PO (2025-00000210) by $25,000.00 to accommodate increase in this PO.

CONTRACT ATTACHED: ○ YES ◉ NO

Authorized Department Signature (Required): Kara Easton Digitally signed by Kara Easton Date: 2024.10.23 12:57:22 -07'00'

☐ UNDER $10,000: DEPARTMENT HEAD SIGNATURE REQUIRED

☑ UNDER $50,000: COUNTY MANAGER APPROVAL REQUIRED AT IRC

IRC APPROVAL DATE: 8/28/24 Item 3.14

☐ IF OVER $50,000: BOCC APPROVAL REQUIRED AT BOCC MEETING

BOCC DATE AND AGENDA ITEM #: 11-7-24 - Item J

FINANCE DEPT USE ONLY

PO ISSUED BY: Sarah Moreno Digitally signed by Sarah Moreno Date: 2024.11.22 08:57:00 -08'00' CFO APPROVAL: Kathy Kaiser Digitally signed by Kathy Kaiser Date: 2024.11.20 16:10:25 -08'00'

PO ISSUE DATE: 11/22/2024 PO NUMBER: 2025-0186

Revised 8/02/2022

PURCHASE ORDER REQUISITION FORM

CHANGE ORDER: ☐ YES ■ NO **ORIGINAL PO#:** _____

ORIGINAL AMOUNT: 75,000.00 **CHANGE ORDER %:** _____ **NEW AMOUNT:** 125,000.00

County Manager Signature(Required): _____

PERSON REQUESTING PO: Erin Mathes Digitally signed by Erin Mathes Date: 2026.01.30 09:37:21 -08'00' DATE REQUESTED: _____

REQUESTING DEPARTMENT: Emergency Management

VENDOR NAME: Talley Communication VENDOR NUMBER: 27256

REMIT ADDRESS: STREET PO Box 511390 CITY Los Angeles ST CA ZIP 90051

QUANTITY: 1 DOLLAR AMOUNT: 50,000.00 PROJECT #: 22Z29.22

G/L ACCOUNT(S): 410-716-562-000 AMOUNT: 50,000.00

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

G/L ACCOUNT(S): _____ AMOUNT: _____

Description of Items Purchased and Compliance with Purchasing Policy:

Equipment and Parts needed for Radio Upgrade Project

CONTRACT ATTACHED: ○ YES ◉ NO

Authorized Department Signature (Required): Kara Easton Digitally signed by Kara Easton Date: 2026.01.30 09:43:42 -08'00'

☐ UNDER $10,000: DEPARTMENT HEAD SIGNATURE REQUIRED

☐ UNDER $50,000: COUNTY MANAGER APPROVAL REQUIRED AT IRC

IRC APPROVAL DATE: _____

☑ IF OVER $50,000: BOCC APPROVAL REQUIRED AT BOCC MEETING

BOCC DATE AND AGENDA ITEM #: _____

FINANCE DEPT USE ONLY

CFO APPROVAL:

PO ISSUED BY: _____

PO ISSUE DATE: _____ PO NUMBER: _____

Revised 8/02/2022

AGENDA ITEM NO. M.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 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 December 31, 2025, per Nevada Revised Statute 251.030. (Kathy Lewis, Chief Operating Officer)

RECOMMENDED MOTION:
Accept the auditor's report on Douglas County's general ledger cash balances through December 31, 2025, as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:
Pursuant to Nevada Revised Statutes 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 Dec 31, 2025.pdf

Douglas County

Douglas County, Nevada Cash Report

From Date: 12/16/2025 - To Date: 12/31/2025

Summary Listing, Report By Fund - Account

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
101	General Fund	$20,411,179.46	$1,350,305.12	1	$21,761,484.58
201	Stabilization Fund	$1,711,537.28	$0.00		$1,711,537.28
202	Nv Cooperative Extension	$787,879.53	$19,606.71		$807,486.24
208	Cash Trust	$836,164.04	$431.75		$836,595.79
211	Solid Waste Mgmt.	$3,731,926.39	($3,954.20)		$3,727,972.19
212	Landscape Maintenance Districts	$12,708.54	($5,700.11)		$7,008.43
215	Assistance To Indigents	$1,547,305.84	$114,418.44		$1,661,724.28
216	Social Services	$1,548,132.88	($9,220.42)		$1,538,912.46
217	One Nevada (Opioid Settlement)	$1,470,192.37	($10,337.69)		$1,459,854.68
220	PALS Sales Tax Fund	$201,819.48	($201,819.48)		$0.00
222	Law Library	$72,463.90	($20.00)		$72,443.90
224	Library	$958,485.65	$244,567.55		$1,203,053.20
232	Road Operating	$2,208,430.80	($14,600.73)		$2,193,830.07
234	Room Tax	$4,692,759.29	$282,777.56		$4,975,536.85
235	Library Gift Fund	$156,697.85	($4,999.74)		$151,698.11
236	Tahoe-Douglas Trans.Dist.	$4,955,635.18	($2,155.49)		$4,953,479.69
240	Justice Ct. Admin. Assess	$1,550,097.58	$0.00		$1,550,097.58
242	China Spring Youth Camp	$697,797.12	$250,196.89		$947,994.01
245	Stormwater Management	$1,122,933.88	($67,082.61)		$1,055,851.27
246	Flood Litigation Settlement Fund	$76,208.60	$0.00		$76,208.60
255	911 Emergency Services	$1,810,313.65	$20,060.41		$1,830,374.06
256	911 Surcharge	$479,189.07	($18,700.76)		$460,488.31
260	Senior Services Program	$3,049,597.60	$77,762.83		$3,127,360.43
297	Restricted Accounts Fund	$3,929,615.44	$4,474.20		$3,934,089.64
309	Risk Management	$6,155,788.47	($201,020.28)		$5,954,768.19
310	Self Ins.Dental Insurance	$819,965.58	($16,060.61)		$803,904.97
313	Motor Pool/Vehicle Maint	$1,403,931.54	$393,340.77		$1,797,272.31
324	Regional Water Fund	$2,578,590.33	$34,334.16		$2,612,924.49
325	Sewer Utility	$10,862,975.53	$180,515.73		$11,043,491.26
328	Douglas County Water Utility	$23,542,351.62	$251,374.96		$23,793,726.58
360	Airport Enterprise Fund	$2,406,067.22	($33,803.08)		$2,372,264.14
361	Stormwater Enterprise Fund	$0.00	$0.00		$0.00
401	Extraordinary Maintenance	$3,235,254.73	($29,782.50)		$3,205,472.23
405	Ad Val Capital Projects	$1,342,876.56	$98,077.95		$1,440,954.51
410	County Construction	$7,848,080.54	($62,938.22)		$7,785,142.32
420	Park Resident.Const.Tax	$981,331.77	$14,000.00		$995,331.77
430	Regional Transportation	$12,517,088.40	($298,757.67)		$12,218,330.73
440	Capital Projects-Debt Financed	$44,200,218.90	($129,736.29)		$44,070,482.61
541	Debt Service	$1,870,556.22	$0.00		$1,870,556.22
600	Dc Redevelopment Area 2-Admin.	$1,638,195.81	($165,055.57)		$1,473,140.24
601	Dc Redevl. Area 2-Cap. Projects	$28,264.87	$0.00		$28,264.87
606	Dc Redevel.-Cap.Projects	$2,730,494.40	$0.00		$2,730,494.40
610	Gardnerville Town	$1,727,561.67	$51,686.94		$1,779,248.61
611	Gardnerville Trash	$973,920.39	$27,140.91		$1,001,061.30
614	Gardnerville Ad Val Cap Proj	$94,488.77	$0.00		$94,488.77
620	Genoa Town	$720,209.34	$22,881.33		$743,090.67
622	Genoa Ad Val Cap Projects	$60,550.83	$0.00		$60,550.83

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
624	Genoa Construction Res	$44,206.98	$0.00		$44,206.98
630	Minden Town	$1,296,465.48	$116,739.78		$1,413,205.26
631	Minden Ad Val Cap Project	$233,919.29	$0.00		$233,919.29
635	Minden Trash	$542,106.77	$11,923.81		$554,030.58
636	Minden Cap.Equip./Constr.	$3,138,348.03	($4,056.00)		$3,134,292.03
639	Minden Wholesale Water Utility	$7,572,541.46	($39,008.34)		$7,533,533.12
640	Minden Town Water	$12,133,226.19	($18,141.15)		$12,115,085.04
710	School District	$598,162.82	$1,460,560.69		$2,058,723.51
720	School Dist. Debt	$158,708.73	$110,117.08		$268,825.81
804	Carson Water Sub	$27,962.26	$21,020.58		$48,982.84
806	Cave Rock	$5,685.55	$2,494.84		$8,180.39
808	Dcsid M&O	$0.00	$0.00		$0.00
809	EFFPD	$420,766.61	$330,634.51		$751,401.12
810	Elk Point Sanitation	$265.55	$26.48		$292.03
811	Gardnerville Main Street	$0.00	$0.00		$0.00
812	Gardnerville Rancho Gid	$36,255.15	$29,335.87		$65,591.02
813	Genoa Lakes District	$254,193.76	$0.00		$254,193.76
814	Indian Hill	$23,834.50	$28,380.93		$52,215.43
815	G'ville Mainstreet Rev.Ln	$0.00	$0.00		$0.00
818	Kingsbury Gid	$56,413.52	$5,216.61		$61,630.13
822	Lakeridge	$1,755.59	$293.51		$2,049.10
823	Legal Services	$10,830.12	($25.08)		$10,805.04
824	Logan Creek	$885.79	$1,206.02		$2,091.81
826	Mgsd	$18,595.64	$16,958.24		$35,553.88
829	NV Tahoe Conserv.Dist.	$0.00	$0.00		$0.00
830	Oliver Park	$15,132.32	$16,331.56		$31,463.88
832	Round Hill GID	$18,574.24	$11,075.43		$29,649.67
834	Sierra Estates	$185.12	$518.38		$703.50
836	Skyland	$4,697.71	$918.55		$5,616.26
838	Tahoe Douglas Sanitation	$10,510.46	$8,504.92		$19,015.38
839	Tahoe Douglas Fire	$383,653.08	$251,673.68		$635,326.76
840	Topaz Estates	$7,905.52	$6,187.45		$14,092.97
842	Zephyr Cove	$1,808.32	$1,298.23		$3,106.55
844	Zephyr Heights	$5,043.65	$2,326.65		$7,370.30
846	Zephyr Knolls	$3,817.52	$183.39		$4,000.91
847	Ef Swim Pool Dist Oper	$111,520.15	$95,132.37		$206,652.52
848	Ef Swim Pool Debt	$0.00	$0.00		$0.00
850	Employee Benefit Trust	$2,031,983.79	($461,331.24)		$1,570,652.55
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	$84,359.99	$1,240.25		$85,600.24
856	Inmates Trust	$20,654.00	$0.00		$20,654.00
860	Profit From Tax Sale	$0.00	$0.00		$0.00
865	Unclaimed Monies	$100,197.20	$6,992.00		$107,189.20
866	Public Guardian	$1,641,701.89	$0.00		$1,641,701.89
867	Public Administrator	$2,400,281.05	$39,500.38		$2,439,781.43
868	Library Gift Fund	$0.00	$0.00		$0.00
885	Mosquito District	$27,744.97	$19,891.73		$47,636.70
890	State Of Nevada	$3,509,042.00	$886,734.23		$4,395,776.23
892	Department Of Wildlife	$5,921.11	$0.00		$5,921.11
894	Range Improvements	$0.00	$0.00		$0.00
895	Sierra Forest Fire	$0.00	$0.00		$0.00

Fund	Description	Beginning Balance	Net Change	Notes	Ending Balance
896	Refund Of Taxes	$0.00	$0.00		$0.00
Grand Total: 100 Funds		$222,717,698.79	$5,123,065.10		$227,840,763.89

Notes

1 General Fund Revenue collections

AGENDA ITEM NO. N.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

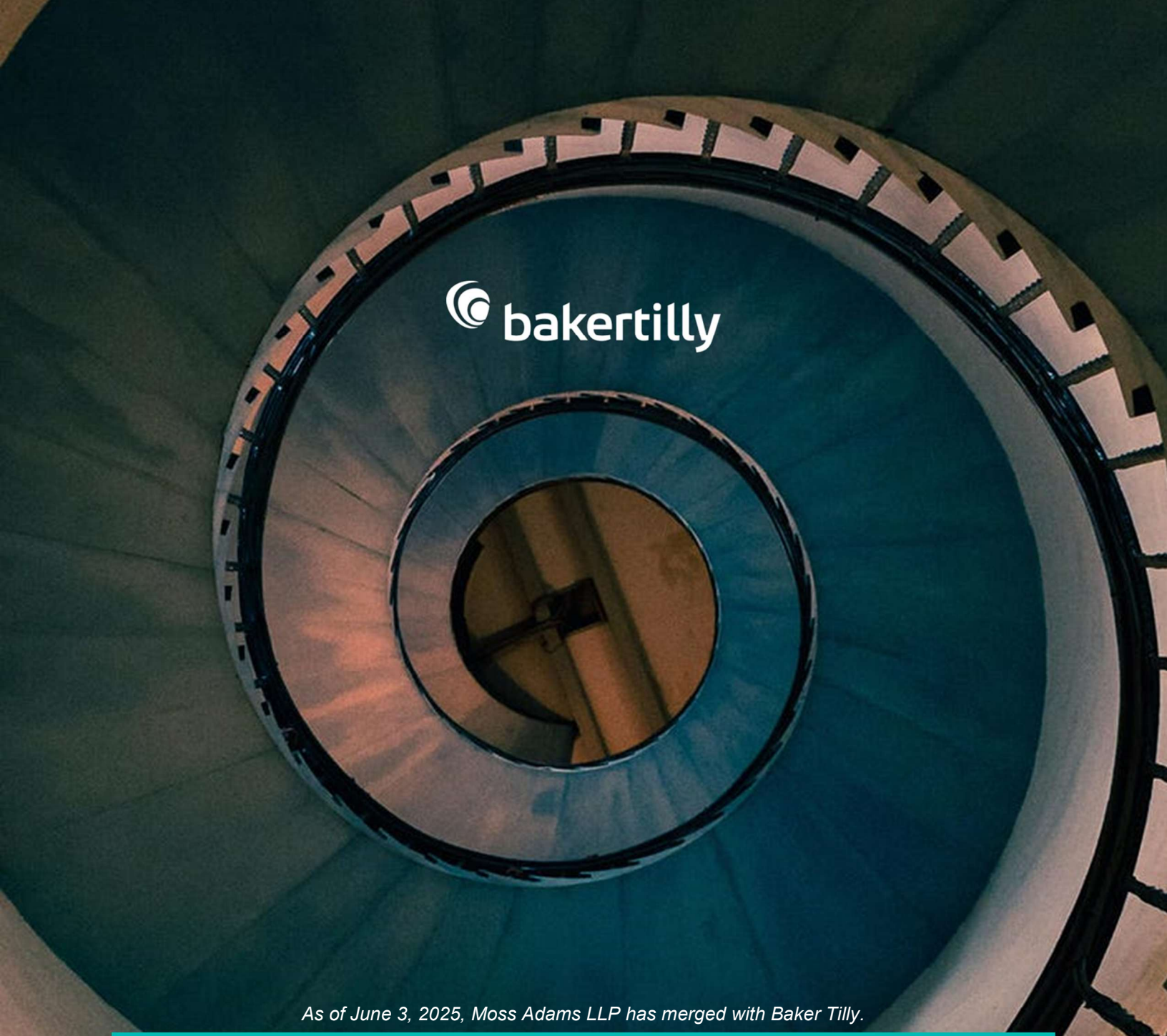
TITLE:
For possible action. Discussion to accept the Asset Management Internal Controls Review prepared by Douglas County's Internal Auditor, Baker Tilly. (Kathy Lewis, Chief Operating Officer)

RECOMMENDED MOTION:
Accept the Asset Management Internal Controls Review as presented.

FINANCIAL IMPACT:
None

BACKGROUND:
Please see the Asset Management Internal Controls Review completed by Douglas County's Internal Auditor, Baker Tilly, attached.

ATTACHMENTS:
Douglas Asset Management Final Report 12-5-25.pdf



As of June 3, 2025, Moss Adams LLP has merged with Baker Tilly.

FINAL REPORT

Douglas County, NV

ASSET MANAGEMENT INTERNAL CONTROLS REVIEW

December 5, 2025

Baker Tilly Advisory Group, LP
999 Third Avenue, Suite 2800
Seattle, WA 98104
(206) 302-6500

Table of Contents

I.	**Executive Summary**	**1**
II.	**Scope and Methodology**	**4**
III.	**Internal Controls Review**	**6**

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

I. Executive Summary

Douglas County, NV (the County) contracted Moss Adams LLP (Moss Adams) to evaluate and test internal controls related to the County's asset management function for compliance with policies and procedures and best practices. This included reviewing the process of acquisitions, classification, tracking, maintenance, and retirements of assets as well as assessing the overall adequacy of the asset management function, specifically within the Public Works Department (Public Works). The internal controls review took place between December 2024 and April 2025.

As of June 30, 2024, the County's capital assets constituted approximately 60% of its total assets, or $272,990,900 out of $463,353,181. The County's capital assets include items such as land, construction in progress, machinery and equipment, water and sewer systems, and buildings. This significant proportion underscores the importance of conducting a thorough internal control review of these assets, as they play a critical role in ensuring the material accuracy of the County's Annual Comprehensive Financial Report. Effective internal control over capital assets is essential not only for safeguarding these valuable resources, but also for enhancing financial reporting integrity and compliance with applicable regulations such as Nevada Revised Statues (NRS). Implementing comprehensive asset management practices will help mitigate risks associated with misstatement and misappropriation, ultimately supporting the County's financial health and accountability to stakeholders.

The review of internal controls was completed in accordance with Standards for Consulting Services established by the American Institute of Certified Public Accountants (AICPA). As such, this work was not an audit of internal controls that resulted in a formal opinion or other form of assurance.

Specific areas where controls were reviewed included:

- Acquisitions
- Maintenance
- Classification and Tracking
- Retirement of Assets
- Overall Asset Management Control Environment

Specific departments where controls were reviewed included:

- Finance Department (Finance)
- Public Works
    - Roads
    - Water & Sewer
    - Fleet Management

The County appeared to have internal controls developed for many asset management functions and was in the process of implementing internal controls for other functions. Based on the review performed, the following are examples of commendable activities that appeared to have well-designed internal controls:

- All purchases over $10,000 require approval from the Accounting Operations Manager, and purchases under $10,000 necessitate dual approval with a separation of roles among the purchaser, receiver, and approver.
- The Finance issues asset tags to County assets to enhance tracking and security.
- Finance conducts a quarterly review of repairs and maintenance accounts to identify improperly classified expenses that should be recorded as assets.
- Annually, Finance provides a listing of capital assets to all departments, which must be reconciled via a physical count and returned with necessary changes.
- Departments must complete an Asset Deletion Form and submit it to Finance for approval when disposing of an asset, ensuring all disposal details are documented.
- The County operates a Fraud, Waste, and Abuse (FWA) hotline monitored by Moss Adams, which evaluates submissions and forwards them to the County's management team for review.
- The vendor bidding process adheres to the purchasing requirements outlined in the NRS.
- The Fleet Service Manager reviews and approves the Asset Deletion Forms for asset disposal before sending the approved forms to Finance.
- Public Works Technicians conduct weekly preventative maintenance checks on Water & Sewer Department (Water & Sewer) assets to ensure asset existence and functionality.
- A Notice of Completion is submitted to Finance upon the completion of a capital project to ensure proper documentation.
- The Deputy Director of Public Works notifies Finance of upcoming asset purchases, which Finance reviews and approves before asset tags are issued.
- A sign-in/sign-out process is implemented for employees entering warehouses and inventory locations to maintain security and accountability. The Public Works yard is secured with a gated entrance and a badge access system to control entry.
- The Fleet Department utilizes USA Fleet Solutions to track fleet assets and related statistics effectively.

Similar to many other Counties, there is an opportunity to strengthen controls, policies and procedures, and systems. While our review identified gaps in internal controls of varying degrees across the departments reviewed, it is important to acknowledge that the County appeared to have internal controls developed for many functions. However, enhancing the documentation of these controls will strengthen this foundation and ensure greater consistency and effectiveness in operations.

Suggested priorities to address over the next six to 18 months include, but are not limited to:

- Overall Asset Management Controls
  - The Town of Gardnerville issues its own asset tag series, which complicates the tracking process and hinders consolidation efforts across the system.
  - Annual reviews of the asset listing are conducted by the same person who receives asset tags and makes purchases, creating a lack of segregation of duties.
  - Capital asset listings received from the respective departments for inventorying assets on an annual basis typically contain only one departmental signature, which limits oversight and leads to fraud risk in the asset management process.
  - The approval matrix should be updated to accurately reflect the current process.

- Roads
  - The asset inventory count for the Roads departments is conducted solely by the Transportation Engineering Manager without a second reviewer, which increases the potential risk of errors or mismanagement.
  - Equipment keys are stored on a wall in the office with a log for check-in/check-out, but there is no physical security over keys once inside the office, posing a risk of potential unauthorized access.
  - The current work order system lacks Geographical Information System (GIS) capabilities or mapping functions, which would enhance the department's effectiveness.
- Water & Sewer
  - There are no documented policies and procedures, processes, or Standard Operating Procedures (SOPs) regarding asset management within the department.
  - Some assets dating back 20 years are difficult to identify based on their descriptions, complicating efforts to locate and maintain them.
- Fleet Management
  - There are no documented policies and procedures, processes, or SOPs regarding asset management within the department.

II. Scope and Methodology

The scope of our asset management internal controls review included an evaluation of the County's key asset management internal controls, to determine the general adequacy of internal controls and identify areas warranting more in-depth review in the future. Our review included the following functional areas:

- Acquisitions
- Maintenance
- Classification and Tracking
- Retirement of Assets
- Overall Asset Management Control Environment

For each functional area assessed, we conducted a review of key controls which included:

- Identifying control objectives in specific areas and controls that would satisfy each objective
- Reviewing policies and procedures
- Examining relevant documentation in support of select key controls
- Performing control walkthroughs to observe the design of key controls and understand workflow processes
- Obtaining an understanding of the characteristics of each relevant control activity, including who performs it, how often it is designed to operate, whether it is designed to mitigate fraud, whether it is a manual or programmed (automated) control, and whether it is a preventive, detective, or corrective control
- Assessing whether the controls in place would prevent or detect errors
- Providing recommendations on key controls that need to be implemented or changed

The work performed included interviews with employees involved in managing functions and processing key transactions in the following departments:

- Finance
- Public Works
    - Roads
    - Water & Sewer
    - Fleet Management

In addition to the interviews conducted, the following testing was performed to assess compliance with controls and policies related to asset management:

- A sample of asset acquisitions and retirements was tested to ensure adherence to applicable control and policy requirements
- A sample of assets was evaluated for proper classification, maintenance, and tracking to review compliance with established controls and policies

In support of the internal controls review, the matrix in Section III provides results and includes:

- Control objectives
- Control issues
- Corresponding recommendations
- Likelihood of occurrence
- Impact of occurrence

“Likelihood of occurrence” is defined as the probability of a negative event occurring. “Impact of occurrence” is defined as the level of significance if a negative event occurs. Risk levels of low, moderate, or high were used to rate the likelihood and impact of occurrence for each control issue.

Beyond the controls noted within this report as an issue, additional controls were reviewed without exception. It should be noted that many controls were reviewed multiple times in relevant, separate department reviews, but not all controls or departments were reviewed. The departments selected provide a broad understanding of the County’s asset management control environment. Key controls with exception conditions are reported in this document.

III. Internal Controls Review

NO.	CONTROL OBJECTIVE	CONTROL ISSUE	RECOMMENDATION	OCCURRENCE LIKELIHOOD	IMPACT OF OCCURRENCE
Overall Asset Management Controls					
1	Assets are accurately tracked and managed throughout their lifecycle.	Governmental Accounting Standards Board (GASB) Statement No. 34, significantly changed how governmental entities account for and report capital assets. It required governments to establish comprehensive capitalization policies, maintain detailed asset records, and report infrastructure and other capital assets in the financial statements. When broken down by capitalization date relative to the implementation of GASB Statement No. 34 (effective July 1, 2002 for the County): **Assets placed in service *before* July 1, 2002:** • Approximately 50% of these assets lacked the original Asset Addition Form. • Approximately 40% of these assets did not have evidence of the asset tag being placed, including some confirmed by department managers as	The County currently has an asset management protocol that includes the creation and maintenance of a centralized digital repository for all asset addition forms; however, assets purchased prior to the implementation of the current policies and procedures may not have required an asset addition form at the purchase date. The County should confirm these assets are accounted for on the County-wide asset listing and that no assets appear to exist that are not currently included on the asset listing. Additionally, the County should continue its verification process to confirm that asset tags are affixed to each asset upon acquisition, with designated personnel responsible for this task. For assets which the asset tag cannot be physically affixed, the County should continue communicating to departments that asset tags should be maintained with the asset addition form and the asset should be confirmed in another way such as location, address, or Vehicle Identification Number. In addition, applicable personnel should be trained annually on this process. The Town of Gardnerville should standardize its asset tagging process by adopting the County's unified asset tag	Moderate	High

NO.	CONTROL OBJECTIVE	CONTROL ISSUE	RECOMMENDATION	OCCURRENCE LIKELIHOOD	IMPACT OF OCCURRENCE
		never tagged. **Assets placed in service *on or after* July 1, 2002:** • Approximately 15% of these assets lacked the original Asset Addition Form. • Approximately 10% of these assets did not have evidence of the asset tag being placed. This indicates that asset documentation and tagging controls were improved for assets capitalized subsequent to GASB 34 implementation, highlighting the improved record retention and tagging procedures by the County. In addition, the Town of Gardnerville issues its own asset tag series, complicating the tracking process and hindering consolidation efforts across the County system.	series, which will streamline tracking, improve data consistency, and facilitate consolidation efforts within the overall asset management system of the County. This can be achieved by collaborating with County Finance to develop and implement a comprehensive asset tagging policy that aligns with County goals. The Town of Gardnerville may consider utilizing dual asset tags—retaining their existing asset tag series alongside the County's asset tags—if they prefer not to discontinue the use of their current tagging system.		
2	Segregation of duties in the asset management process is established by ensuring that the individuals responsible for receiving asset tags and making purchases are different from those conducting annual reviews	Annual reviews of the asset listing appear to be conducted by the same person who receives asset tags and makes purchases, creating a lack of segregation of duties.	The County should implement a policy that requires different individuals to handle the asset tagging, purchasing, and annual review processes to ensure proper segregation of duties. This can be achieved by assigning the responsibility for annual asset listing reviews to a separate team member or department (such as Finance), thereby enhancing	High	Moderate

NO.	CONTROL OBJECTIVE	CONTROL ISSUE	RECOMMENDATION	OCCURRENCE LIKELIHOOD	IMPACT OF OCCURRENCE
	of the asset listing.		oversight and reducing the risk of errors or fraudulent activities. In addition, regular training for staff on the policy and segregation of duties requirements should be performed.		
3	There is oversight in the asset management process for annual review of the capital asset inventory.	The capital asset listings that Finance receives from each department for inventorying assets on an annual basis typically contain only one departmental signature, which limits oversight and leads to fraud risk in the asset management process.	The County should implement a policy that mandates at least two signatures on the capital asset listing submitted by each department, ensuring that asset entries are reviewed and verified by at least two individuals before finalization. Regular training of staff involved in the annual capital asset inventorying process should be conducted. This will enhance oversight, improve accountability, and reduce the risk of inaccuracies or fraudulent entries in the asset management process.	High	Moderate
Roads Department					
1	Equipment is securely stored, preventing unauthorized use or access.	Equipment keys are stored on a wall in the office with a log for check-in/check-out, but there is no physical security over the keys once inside the office, posing a risk of unauthorized access.	The County should implement a secure locking system for storing equipment keys, such as a locked cabinet or drawer, to prevent unauthorized access. Additionally, access to keys should be restricted to authorized personnel only, and a more robust check-in/check-out process should be established to enhance accountability and tracking of key usage.	Low	Moderate
2	Assets are accurately tracked and managed throughout their lifecycle.	The current work order system lacks Geographic Information System (GIS) capabilities or mapping functions, which would	The County should evaluate and consider investing in an upgraded work order system to include GIS capabilities and mapping functions. This enhancement	Low	Moderate

NO.	CONTROL OBJECTIVE	CONTROL ISSUE	RECOMMENDATION	OCCURRENCE LIKELIHOOD	IMPACT OF OCCURRENCE
		enhance the Roads Department's effectiveness.	would facilitate improved asset management, streamline workflow processes, and support better planning and decision-making within the Roads Department. Additionally, if implemented, training should be provided to Roads staff to ensure they can effectively utilize the new GIS features.		
Water & Sewer Department					
1	Asset management processes are well defined and documented due to the uniqueness in Water and Sewer assets as they cannot physically be tagged, and many are underground.	There are no documented asset management Standard Operating Procedures (SOPs) within the Water & Sewer Department. These assets represent material dollar amounts, especially to water/sewer funds.	Water & Sewer should develop and implement comprehensive department-specific SOPs regarding asset management. This documentation should outline the processes for department level tracking and maintenance in alignment with County-wide policies and procedures, ensuring consistency and accountability. Additionally, staff training should be conducted to familiarize all Water & Sewer personnel with the County-wide policies and procedures, to promote adherence and effective asset management practices.	High	High
2	Assets are accurately tracked and managed throughout their lifecycle.	During our review of the asset listing for Water & Sewer, some assets dated back 20 years and were difficult to identify based on their descriptions. This could complicate efforts to locate and maintain the assets.	Public Works should conduct a comprehensive review and audit of all assets and remove any not identified from current asset lists, particularly those dating back 20 years or more, to improve identification and tracking. This process should involve updating asset descriptions, categorizing them	Low	Moderate

NO.	CONTROL OBJECTIVE	CONTROL ISSUE	RECOMMENDATION	OCCURRENCE LIKELIHOOD	IMPACT OF OCCURRENCE
			accurately, and creating a centralized database that includes detailed information such as location, condition, and maintenance history. Additionally, Public Works should document the established protocol for recording new assets, to ensure all assets are easily identifiable and maintainable in the future.		
Fleet Management					
1	Asset management processes are well defined and documented due to unique nature of assets within Fleet Management.	There are no documented policies and procedures, processes, or SOPs regarding asset management within Fleet Management.	Fleet Management should develop and implement department level SOPs regarding asset management. This documentation should outline the processes for asset tracking and maintenance in alignment with County-wide policies and procedures, ensuring consistency and accountability. Additionally, staff training should be conducted to familiarize all Fleet Management personnel with the County-wide policies and procedures to promote adherence and effective asset management practices.	Moderate	Moderate

AGENDA ITEM NO. O.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion on the Internal Audit Status Update by Baker Tilly for audit activities conducted through December, 2025. (Kathy Lewis, Chief Operating Officer)

RECOMMENDED MOTION:
Accept the internal audit status update as presented.

FINANCIAL IMPACT:
None.

BACKGROUND:
Baker Tilly, serving as the internal auditor, presented an overview of internal audit activities to the Audit Committee through December 2025.

ATTACHMENTS:
Douglas County Internal Audit Status Report - Baker Tilly 12-10-25.pdf

MOSSADAMS × bakertilly

MEMORANDUM

December 10, 2025

To: Douglas County Audit Committee and Board of County Commissioners
From: Baker Tilly Advisory Group, LP
Subject: Internal Audit Status Report August 1 through December 10, 2025

FY 24-25 INTERNAL AUDIT PROJECTS	ASSET MANAGEMENT INTERNAL CONTROLS REVIEW	PROCUREMENT OPERATIONAL ASSESSMENT	POLICIES & PROCEDURES SUPPORT
Schedule	October 2024 - December 2025	April 2025 – January 2026	February 2025 – June 2025
Budget Status: Total Budget and % Expended *through 11/30*	$40,000 100%	$30,000 100%	$15,669 100%
Activities for This Period	Completed testing and interviews, developed draft and final reports	Drafted report	Completed analysis and interviews, developed draft and final reports
Activities for Next Period	None	Finalize report	None
Issues	Delays with finalization of report	None	None

FY 25-26 INTERNAL AUDIT PROJECTS	COUNTY-WIDE INVENTORY MANAGEMENT INTERNAL CONTROLS REVIEW	QUARTERLY CASH COUNTS	GRAND JURY REPORT REVIEW	POLICY & PROCEDURE SUPPORT
Schedule	October 2025 – February 2026	July 2025 – June 2026	September 2025 – March 2026	January 2026 – June 2026
Budget Status: Total Budget and % Expended *through 11/30*	$45,000 51%	$25,000 34%	$30,000 11%	$15,000 0%
Activities for This Period	Interviews and inventory counts were performed	Finalized first quarter report and drafting report for second quarter	Received contact information for each associated recommendation. Started scheduling interviews.	None
Activities for Next Period	Draft and finalize report	Conduct the third quarter cash count	Perform interviews and walkthroughs	Kick off project and identify area that the County would like assistance
Issues	None	None	None	None

BASIC INTERNAL AUDITOR SERVICES	ONGOING INTERNAL AUDIT SERVICES
Schedule	July 2025 - June 2026
Budget Status: Total Budget and % Expended	$15,000 50%

ETHICS HOTLINE STATISTICS				
Complaint Type	**Complaints Received During the Period**	**Under Review**	**Referred to Appropriate City Official(s)**	**Closed**
Compliance & Ethics	1	0	1	*1*
Fraud	1	0	1	*1*
Employment Matters	4	0	4	*4*

AGENDA ITEM NO. P.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve the purchase of two (2) motor pool vehicles from Corwin Ford, for a total of $64,446.50, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-NV26-25909, and authorize the County Manager or Public Works Director to sign all required documents. (Jeff MacDonnell, Fleet and Facilities Manager)

RECOMMENDED MOTION:
Approve the purchase of two motor pool vehicles from Corwin Ford, for a total of $64,446.50, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-NV26-25909, and authorize the County Manager or Public Works Director to sign all required documents.

FINANCIAL IMPACT:
$64,446.50 from GL 313-821-564.700. All purchases will be made under state contract 99SWC-NV26-25909. Funding for these two (2) vehicles has been collected and accounted for through the motor pool cost allocation program.

BACKGROUND:
Vehicle numbers 821-051 and 821-102 have reached the end of their useful economic lives. Funding has been collected and accounted for through the motor pool cost allocation program. The proposed vehicle purchases will replace these vehicles. All purchases will be made under state contract 99SWC-NV26-25909.
Unit 821-051 is a 2015 Chevy Equinox with 55,000 miles assigned to Public Works. Unit 821-102 is a 2013 Ford Taurus with 60,000 miles assigned to Alternative Sentencing. These vehicles will be sold at auction in accordance with Nevada law.

ATTACHMENTS:
State OrderForm.pdf

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	Bid 99SWC-NV26-25909 2026 Bronco Sport		
Dealer Name:	Corwin Ford		
Delivery Location:	Reno		
Vehicle Colors:	Exterior: Oxford White	Interior: Truffle	X Cloth Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	2	$29,885.00	$59,770.00
SPECIFY OPTIONS: (description)			$4,620.00
Safety & Technology Package	2	$2,170.00	
Tire, Spare, Full Size	2	$1,400	
Tires, All Terrain	2	$400.00	
Skid Plate	2	$650.00	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)		$	$N/A
Total purchase price with options			$64,390.00
DMV Title and DRS Fee's	2	$28.25	$56.50
GRAND TOTAL:			$64,446.50

Registered Owner:	Agency Name & Address: Douglas County PO Box 218 Minden, NV. 89423
Legal Owner:	Agency Name & Address: Douglas County PO Box 218 Minden, NV. 89423
County Vehicle Based In:	Douglas County
Name & Phone of Person to contact when vehicle is ready for delivery:	Jeff MacDonnell 775-790-7443

AGENDA ITEM NO. Q.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to approve the purchase of three (3) motor pool vehicles from Champion Chevrolet, for a total of $91,935.75, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-S3138, and authorize the County Manager or Public Works Director to sign all required documents. (Jeff MacDonnell, Fleet and Facilities Manager)

RECOMMENDED MOTION:
Approve the purchase of three motor pool vehicles from Champion Chevrolet, for a total of $91,935.75, for Fiscal Year 2025-26 under Nevada State Contract 99SWC-S3138, and authorize the County Manager or Public Works Director to sign all required documents.

FINANCIAL IMPACT:
$91,935.75 from GL 313-821-564.700. All purchases will be made under state contract 99SWC-S3138. Funding for these three (3) vehicles has been collected and accounted for through the motor pool cost allocation program.

BACKGROUND:
Vehicle numbers 821-052, 821-058, and 821-064 have reached the end of their useful economic lives. Funding has been collected and accounted for through the motor pool cost allocation program. The proposed vehicle purchases will replace these vehicles. All purchases will be made under state contract 99SWC-S3138.
Unit 821-052 is a 2015 Chevy Equinox with 62,000 miles assigned to JPO. Unit 821-058 is a 2015 Chevy Equinox with 66,000 miles assigned to Community Development. Unit 821-064 is a 2016 Chevy Equinox with 90,000 miles assigned to the DA's office. These vehicles will be sold at auction in accordance with Nevada law.

ATTACHMENTS:
State OrderForm.pdf

Vehicle Order Information Form

Does this vehicle meet "Smart Way or Smart Way Elite" requirements? If not, agency must fill out Vehicle Order Justification Sheet.

Please print out this page and complete all fields.

Vehicle Item No., Make, Model & No.:	BID 99SWC-S3138 FLEET VEHICLES 5.1 - Sport Utility Vehicle: 4X4; 4 Door; Compact		
Dealer Name:	Champion Chevrolet		
Delivery Location:	Reno		
Vehicle Colors:	Exterior: Summit White	Interior: Jet Black	X Cloth Vinyl

	Quantity	Unit Cost	Total Cost
BASE PRICE (Reno, Carson City or Las Vegas delivery)	3	$28,831.00	$86,493.00
SPECIFY OPTIONS: (description)			$5,355.00
Safety & Technology Package	3	$3,255.00	
Tire, Spare, Full Size	3	$2,100.00	
		$	
		$	
		$	
		$	
		$	
		$	
		$	
DELIVERY COST: (If other than Reno\Carson or Las Vegas)		$	$N/A
Total purchase price with options			$91,848.00
DMV Title and DRS Fee's	3	$29.25	$87.75
GRAND TOTAL:			$91,935.75

Registered Owner:	Agency Name & Address: Douglas County PO Box 218 Minden, NV. 89423
Legal Owner:	Agency Name & Address: Douglas County PO Box 218 Minden, NV. 89423
County Vehicle Based In:	Douglas County
Name & Phone of Person to contact when vehicle is ready for delivery:	Jeff MacDonnell 775-790-7443

AGENDA ITEM NO. R.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to authorize the Douglas County Sheriff's Office to accept a $17,500 State of Nevada Department of Public Safety (DPS) Traffic Safety Joining Forces Performance Based Grant with a 25% matching requirement of $4,375, totaling $21,875, for the grant period of January 1, 2026, through September 30, 2026. (Undersheriff Elges)

RECOMMENDED MOTION:
Authorize the Douglas County Sheriff's Office to accept a $17,500 DPS Traffic Safety Joining Forces Performance Based Grant as presented.

FINANCIAL IMPACT:
The $17,500 award will be allocated as follows: $10,000 will be used toward the purchase of a new Speed Radar Trailer, and $7,500 will be used to reimburse overtime costs associated with participation in monthly traffic safety events in conjunction with the trailer's use. The County's 25% matching funds will be calculated based on vehicle hours used during these traffic safety events at the State's allowable rate of $20 per vehicle hour, along with an in-kind contribution of $3,165 representing the additional cost of the radar trailer above $10,000.

BACKGROUND:

The Nevada Department of Public Safety Office of Traffic Safety is awarding the Douglas County Sheriff's Office this 2026 Joining Forces Performance Based Grant Award, in addition to the annual grants previously received. These grant funds will be used to purchase necessary equipment to support traffic safety initiatives and events throughout 2026.

ATTACHMENTS:
Douglas County SO LFD Award Memo 2026.pdf
Quote 2114799.pdf

Joe Lombardo
Governor

George Togliatti
Director

Sheri Brueggemann
Deputy Director

Amy Davey
Administrator

Nevada Department of Public Safety
Dedication Pride Service

Office of Traffic Safety

107 Jacobsen Way
Carson City, Nevada 89701
Telephone (775) 684-7470 - Fax (775) 684-7482
tsafety@dps.state.nv.us

Memorandum

DATE: November 5, 2025

TO: Douglas County Sheriff's Office

FROM: Carrie Krupp, Grants & Projects Analyst |TSEP/Joining Forces Program Manager, Todd Harline, Law Enforcement Liaison

SUBJECT: 2026 Joining Forces Performance Based Grant Award

The Douglas County Sheriff's Office (DCSO) has been awarded $10,000.00 for a Speed Radar Trailer and $7,500.00 for personnel costs for enforcement activities to coincide with the trailer for a total award of $17,500.00. The Office of Traffic Safety (OTS) realizes the trailer is at a higher cost, and the difference between the actual cost and award should be applied towards in-kind match for DCSO.

The award is granted from the Joining Forces Performance Based Grant Award Program. These are CFDA 20.600 (402) funds. FAIN 69A37524300004020NV0, 69A37525300004020NV0.

STALKERradar
applied concepts, inc.

Quote
2114799

855 E. Collins Blvd.
Richardson, TX75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Anthony Greene
+1-972-801-4892
anthony.greene@stalkerradar.com

Reg Sales Mgr: Brian Wong
+1-310-429-0519
brianw@a-concepts.com

Date: 11/18/2025

Effective From: 11/18/2025 **Valid Through:** 02/15/2026 **Lead Time:** 60 working days

Bill To:	**Customer ID: 894232**	**Ship To:**	*Coyote Logistics (4-6 Days)*
Douglas Co Sheriff's Dept PO Box 218 Minden, NV 89423-0218	Accounts Payable	Douglas County Sheriff's Department 1038 Buckeye Rd Minden, NV 89423-4153	Sergeant Johnny Lenz

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	821-0312-00	SAM 3 Trailer - Vertical w/ Solar Panel	24	$13,165.00	$13,165.00
Ln	**Qty**	**Part Number**	**Description**		**Price**	**Ext Price**
1	1	015-4152-95	Sam 3 Trailer, Vertical Signs			$0.00
2	1	015-4025-27	YOUR SPEED - White - SAM 3 / SAM / SAM-R			$0.00
3	1	200-1651-00	{415846} SAM-3 Trailer Sensor Kit, USB-C (SAB)			$0.00
4	1	155-2130-03	CABLE, 9-POS M/F RS-232 SERIAL, 3 ft			$0.00
5	1	200-1670-00	{415864} INSTALL MEDIA, STREET DYNAMICS DEVICE MANAGER W/EASY ANALYST			$0.00
6	1	015-2328-62	Red LED Light Bar, SAM 3/SAM/SAM-R			$0.00
7	1	015-2354-40	Blue LED Light Bar, SAM 3/SAM/SAM-R			$0.00
8	1	015-5603-00	[275565] Trailer Wheel Lock			$0.00
9	1	006-0569-00	Certificate of Accuracy, Speed Sensor II			$0.00
10	1	200-1448-04	ASSY, TRAILER USER MANUAL KIT WITH USB-C COMM CABLE, SAM 3			$0.00
11	1	060-1000-24	24-Month Warranty			$0.00
					Group Total	$13,165.00

Product	$13,165.00	Sub-Total:	$13,165.00
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$0.00
Payment Terms: Net 30 days		**Total: USD**	**$13,165.00**

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these terms and Conditions carefully before proceeding.

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	1/5/2026	**Fund-Department #**	101	226
Project Number	26F18	**Fund-Department Name**	General	DCSO
Grant Title	2026 LFD Joining Forces Performance Based Grant Award			
Grant Purpose	To purchase a Speed Radar Trailer and $7500 to reimburse traffic enforcement events			
Awarding Entity	NV Dept. of Public Safety Office of Traffic Safety			
Total Grant Funds	$ 17,500.00			
Grant Start Date	1/1/2026	**End Date**	9/30/2026	
Grant Type	☑ Federal- Enter CFDA ☐ State ☐ Other	(description of Other)		
Federal CFDA#	20.600	**Agreement Number**	FAIN 69A37524300004020NV0, 69A37525300004020NV0	
Method of Funding	☐ Advance ☑ Reimbursement			
Reporting Frequency	☑ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Upon Completion			
Reporting Due By	**15th of following month after event**	**(EX: 10th, 15th, 30th after the end of the Quarter)**		
County Match Required?	☐ No ☑ Yes - enter $amount or %	**Match Amt**	$ 3,165.00	**or Match %** 25%
Match Type	☑ In-Kind **or** ☑ Cash	**In Kind - Trailer**	**Vehicle costs incurred**	

	Fund	Dept
Fund-Department #	101	226
Fund-Department Name	General	DCSO

Project Number **26F18**

Financial Information

		Source of Funds (Name of Awarding entity)		
Revenue				
101-000 331.500	Grant Revenue - Federal	$ 17,500.00	$ -	$ -
101-000 331.510	Grant Revenue - State	$ -	$ -	$ -
101-000 360.300	Grant Revenue - Non-Govt.	$ -	$ -	$ -
	Total Revenue	$ 17,500.00	$ -	$ -
	Match - Non Grant Reimbursement	$ -	$ -	$ -

Expenditures

		First Year	Second Year	Third Year
Various	Salaries & Benefits	$ 7,500.00	$ -	$ -
101-226 532.003	Gas & Oil	$ -	$ -	$ -
101-226 520.088	Utilities	$ -	$ -	$ -
101-226 521.100	Professional Services	$ -	$ -	$ -
101-226 000.000	Maint Bldg & Grounds	$ -	$ -	$ -
101-226 562.100	Grants-Capital Outlay	$ 10,000.00	$ -	$ -
		$ -	$ -	$ -
		$ -	$ -	$ -
	Subtotal Expenses	$ 17,500.00	$ -	$ -
101-226 562.100	Grant Match - Capital Outlay	$ 3,165.00	$ -	$ -
101-226 511.150	Grant Match - Salary	$ -	$ -	$ -
101-226 541.501	Grant Match - Serv & Supplies	$ -	$ -	$ -
	Subtotal Match	$ 3,165.00	$ -	$ -
	Total Expenditure	$ 17,500.00	$ -	$ -
	Total Match	$ 3,165.00	$ -	$ -

Where will match funds come from?

The trailer- The difference between the actual cost and award should be applied towards in-kind match for DCSO. Actual costs are not yet known.

Grant Awarded Funds

Year	Amount
FY25-26	$ 17,500.00
FY26-27	$ -
FY27-28	$ -
Total	$ 17,500.00

AGENDA ITEM NO. S.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: CONSENT ITEMS

TITLE:
For possible action. Discussion to accept a $14,583 Nevada Office of the Attorney General's Services-Training-Officers-Prosecutors (STOP) Domestic Violence Sub-Grant Award, with a County match of $14,583, for a total grant budget of $57,874 during the grant term of January 1, 2026, through December 31, 2026. (Undersheriff Elges)

RECOMMENDED MOTION:
Accept a $43,291 Nevada Office of the Attorney General's STOP Domestic Violence Sub-Grant Award as presented.

FINANCIAL IMPACT:

The Nevada Office of the Attorney General STOP Domestic Violence Sub-Grant Award is $43,291 with a required County match of $14,583 for a total of $57,874. The grant funds of $43,291 pay the Douglas County Sheriff's Office Domestic Violence Intervention Coordinator's (DVIC) salary and benefits of $39,166 and $4,125 for training and travel during the grant period. The County match of $14,583 will be funded by the in-kind percentage cost allocation of the Grant Administrator and Grant Supervisor's salaries and benefits.

BACKGROUND:

The Douglas County Sheriff's Office (DCSO) provides crisis intervention services through the Domestic Violence Intervention Coordinator (DVIC). For more than thirteen years, the Douglas County Sheriff's Office DVIC has been largely funded by the Nevada Office of the Attorney General STOP/Domestic Violence (DV) Grant. The scope of the grant provides for intervention services to domestic violence victims, including but not limited to, crisis intervention, accompanying victims to court, and the preparation of court orders. The grant statistics provide very valuable offender data collection information, domestic violence history, impacts on children involved, sentencing and

conviction history. The STOP/DV grant is a grant re-application for the 2026 calendar year. The grant funding of $43,291 should cover approximately 100% of the salary and benefits of the Domestic Violence Intervention Coordinator and $4,125 in training and travel costs. The remaining required matching funds of $14,583 will be calculated as in-kind percentage cost allocation of the Grant Administrator and Grant Supervisor's salaries and benefits.

ATTACHMENTS:
STOP Grant Sub-Grant Award.pdf

Nevada Office of the Attorney General

CY 2026 Services-Training-Officers-Prosecutors (STOP) Grant

Sub-Grant Award

Sub-Grantee:	Douglas County Sheriff's Office	**Total Award:**	$ 43,291.00
Sub-Grant Number:	2026-VAWA-11	**Total Match:**	$ 14,583.00
Address:	PO Box 218	**Total Project Cost:**	$ 57,874.00
	Minden, NV 89423	**Project Period:**	January 1, 2026 through December 31, 2026
Contact Name:	Connie Richardson	**Indirect Rate:**	N/A
Phone Number:	775-782-9937	**UEI:**	KE5GF37F6F95
Email Address:	crichardson@douglas.nv.us	**SAM Expiration:**	11/10/2026
Project Title:	STOP Collaboration: Douglas County Special Victims Respinse Team (SVRT)		

Approved Budget for Project	
Category	
Personnel	$ 36,265.00
Fringe Benefits	$ 2,901.00
Travel	$ 4,125.00
Equipment	$ -
Supplies	$ -
Construction	$ -
Consultant/Contracts	$ -
Other	$ -
Indirect	$ -
Total Award	$ 43,291.00
Match	$ 14,583.00

ALN No.:	16.588
FEDERAL AWARD #	15JOVW-25-GG-00048-STOP
Federal Award Date:	7/1/2025
Total Federal Award:	$1,932,090.00
Federal Awarding Agency:	U.S. Dept. of Justice, Office on Violence Against Women
State Awarding Agency:	Nevada Office of the Attorney General
State Authorizing Official:	John Dekoekkoek on behalf of Attorney General Aaron D. Ford
Phone Number:	775-684-1110
Email Address:	jcdekoekkoek@ag.nv.gov
Address:	Nevada Office of the Attorney General 100 N. Carson Street Carson City, NV 89701

Federal Project Description:

The Services-Training-Officers-Prosecutors (STOP) Program supports communities in their efforts to develop and strengthen effective victim services, law enforcement and prosecution strategies to combat the crimes of domestic violence, dating violence, sexual assault and stalking. This program further encourages partnerships among law enforcement, prosecutors, the judiciary, victim advocates and service providers, health care providers, faith leaders, and others to help provide victims and their families with the protection and services they need to pursue safe and healthy lives within their communities and to hold their offenders accountable for the harm they have done.

This award is subject to the federal guidelines established by the Department of Justice, Office on Violence Against Women.

☑ TERMS AND CONDITIONS: This project is approved subject to such special conditions or limitations as set forth on the attached page(s).

AGENCY APPROVAL

Aaron D. Ford, Attorney General

Name and title of Appointing Official

By: John Dekoekkoek, Grants Manager

X /

Signature of Approving Official/Date

SUBGRANTEE ACCEPTANCE

Printed name and title of Executive Director or Equivalent	*Printed name and title of Board President or Equivalent*
X /	X /
Signature of Executive Director or Equivalent and Date	*Board President or Equivalent Signature and Date*

NEVADA OFFICE OF THE ATTORNEY GENERAL
VIOLENCE AGAINST WOMEN ACT
CALENDAR YEAR 2026
STOP/SASP GRANT TERMS AND CONDITIONS

TERMS & ACRONYMS:

Adult – Age eighteen (18) years and over
Cash Match – Real cash contributed to the project
CBO – Community Based Organization
CCR – Central Contractor Registration
CFR – Code of Federal Regulations
DOJ – Department of Justice
DUNS – Data Universal Numbering System
EEOP – Equal Employment Opportunity Plan
EFT – Electronic Funds Transfer
FFATA – Federal Funding Accountability & Transparency Act
FSRS – FFATA Sub-award Reporting System
GPRA – Government Performance & Results Act
In-kind Match – Added value contributed to a project from personnel, supplies, and operational expenses
Minor – Newborn through <11 years
NPO/NGO – Non-profit Organization/Non-governmental Organization
NRS – Nevada Revised Statutes
NVOAG –Nevada Office of the Attorney General
OCFO – Office of the Chief Financial Officer
OCR – Office for Civil Rights
OIG – Office of the Inspector General
OMB – Office of Management & Budget
OVW – Office on Violence Against Women
PCN – Project Change Notice
PDF – Portable Document Format (Adobe)
PL – Public Law
SAM – System for Award Management
SASP – Sexual Assault Service Providers
STOP - Service◆Training◆Officers◆Prosecution
T Visa – Human Trafficking Visa
UEI – Unique Entity Identifier or Entity ID
USC – United States Code
U Visa – Nonimmigrant Status Visa for certain crime victims
VAWA – Violence Against Women Act
Youth – Age eleven (11) through seventeen (17) years

By accepting and signing this award and initialing the Terms and Conditions,

1. The sub-recipient understands that funding is contingent upon available Federal funds and award levels may be increased or decreased during the course of the project period; and

2. The sub-recipient understands and will comply with all applicable award conditions.

3. The sub-recipient agrees to submit an executed copy of the Statement of Sub-grant Audit Arrangements with the executed award documents.

4. The sub-recipient understands that it must not rely on this grant funding for sustainability beyond this award period.

Award Conditions include all Federal Pass-Through Special Conditions, State of Nevada/NVOAG conditions and any sub-recipient specific conditions that are required to ensure full grant compliance.

GENERAL COMPLIANCE CONDITIONS:

1. All awards are contingent upon sub-recipient's submission of the signed Award Document, initialed Terms and Conditions, and applicable items identified in this document.

2. All sub-recipient awards are contingent upon sub-recipient having and maintaining current SAM registration throughout the award period.

3. The sub-recipient agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM) (or with a successor government-wide system officially designated by OMB and OVW). The sub-recipient also agrees to comply with applicable restrictions on sub-awards to first-tier sub-recipients that do not

acquire and provide a Data Universal Numbering System (DUNS) number or Unique Entity Identifier (UEI) through SAM. The details of recipient obligations are posted on the Office on Violence Against Women website at https://www.justice.gov/ovw/grantees#award-conditions (Award condition: Registration with the System for Award Management and Unique Entity Identifier Requirements) and are incorporated by reference here. This special condition does not apply to an award to an individual who received the award as a natural person (i.e., unrelated to any business or non-profit organization that he or she may own or operate in his or her name). The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this OVW award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OVW awards are required to report information about such proceedings, through the federal System for Award Management (known as "SAM"), to the designated federal integrity and performance system (currently, "FAPIIS").

4. All sub-grant awards are contingent upon the sub-recipient obtaining a current Vendor Registration Identification Number with the Nevada Office of the Controller and/or confirming the correct Vendor Number/payment address if their agency has multiple listings. This must be verified by the Fiscal Officer and returned with signed and initialed award documents. Verifications and corrections must be done by sub-recipient on the Nevada Controller's website: https://controller.nv.gov/

5. The sub-recipient agrees to begin implementation of their funded project activities no later than January 1, 2026. One-twelfth (1/12) of the award's value may be reverted to NVOAG for every month delay beyond this date. If sub-recipient is unable to begin timely, a written justification for a later start date must be submitted to and approved by the NVOAG grant manager. Failure to comply may result in complete forfeiture of sub-grant award funding.

6. The sub-recipient must be in compliance with specifications outlined in the solicitation under which the approved application was submitted. The program solicitation is hereby incorporated by reference into this award. (Sub-recipients to refer to "Notice of Funding Opportunity State of Nevada CY 2026 STOP/SASP Violence Against Women Act Grant Programs.").

7. Grant funds may be used only for the purposes included within the sub-recipient approved award. The sub-recipient must not undertake any work or activities that are not described in the grant application, and must not include billing for staff, equipment, or other goods or services without prior written approval through a PCN. PCNs requiring budget modifications will only be accepted through September 30, 2026.

8. The sub-recipient agrees that, before using administrative funds to attend training and technical assistance events, including travel costs and/or registration costs, the recipient will seek approval from NVOAG by submitting a Project Change Notice (PCN), along with an agenda and other relevant supporting documentation, to ensure that the training is relevant to the STOP and/or SASP Grant.

9. The sub-recipient agrees that if they receive any funding that is duplicative of funding received under this grant, they will notify their NVOAG grant manager as soon as possible so that a Project Change Notice (PCN) can be issued changing the budget and project activities to eliminate the duplication. Further, the sub-recipient agrees and understands that any duplicative funding will be de-obligated from its award and returned to NVOAG.

10. The sub-recipient must submit project related sub-contracts and/or sub-awards to NVOAG for verification of grant compliance prior to implementation of contracted project activities.

11. Approval of this award does not indicate approval of any consultant rate in excess of $650 per day or $81.25/hr. A detailed justification must be submitted to and approved by the NVOAG prior to obligation or expenditure of such funds. Although prior approval is not required for consultant rates below these specified amounts, sub-recipients are required to maintain documentation to support all daily or hourly rates.

12. The sub-recipient agrees that all positions funded through the STOP/SASP grant must be doing the actual work identified in the approved application. The sub-recipient also agrees that Personnel and Fringe expenses charged to STOP/SASP is reflective of the actual time worked on the funded project.

13. VAWA requires that personnel providing any services with VAWA funding be qualified in their field and possess current and relevant experience and/or training in domestic, sexual and dating violence, and stalking.

14. All sub-recipient personnel involved in activities funded by this award must participate in and report on at least one (1) applicable training activity during the grant period. The training activity can be in person, web-based, via teleconference or videoconference. NVOAG must approve training events to ensure grant compliance.

15. The sub-recipient agrees that if they have travel costs included in their budget, travel expenses will be in accordance with the General Services Administration (GSA) rates.

16. The sub-recipient agrees that it has or will develop a disaster response plan and evacuation plan.

17. The sub-recipient agrees to provide NVOAG with an electronic or hard copy of their most recent agency single audit and annual reports by June 30, 2026, if the sub-recipient receives $1,000,000 or more in federal assistance in a fiscal year to the AGgrants@ag.nv.gov email address.

18. Any law enforcement, prosecution, or court sub-recipient agrees to provide a copy of their current Memorandum of Understanding (MOU) with a local community services agency that serves victims of domestic violence and sexual assault by June 30, 2026.

19. The sub-recipient agrees to comply with the financial and administrative requirements set forth in 2 CFR Part 200 and the current edition of the Department of Justice (DOJ) Grants Financial Guide.

    Compliance with financial and administrative requirements in 2 CFR Part 200:
    https://www.gpo.gov/fdsys/pkg/CFR-2014-title2-vol1/pdf/CFR-2014-title2-vol1-part200.pdf

    DOJ Grants Financial Guide: https://www.justice.gov/ovw/file/892031/download

20. The sub-recipient acknowledges that failure to submit an acceptable Equal Employment Opportunity Plan (EEOP) (if organization is required to submit one pursuant to 28 CFR. Section 42.302), that is approved by the Office for Civil Rights (OCR), is a violation of the Standard Assurances executed by the organization, and may result in suspension of funding, until such time as the recipient complies, or termination of the award.

21. The sub-recipient agrees to comply with the applicable requirements of 28 CFR Part 38, the DOJ regulation governing "Equal Treatment for Faith Based Organizations" (the "Equal Treatment Regulation"). The Equal Treatment Regulation provides in part that DOJ grant awards of direct funding may not be used to fund any inherently religious activities, such as worship, religious instruction, or proselytization. Sub-recipients of direct grants may still engage in inherently religious activities, but such activities must be separate in time or place from the DOJ funded program, and participation in such activities by individuals receiving services from a sub-recipient must be voluntary. The Equal Treatment Regulation also makes clear that organizations participating in programs directly funded by the DOJ are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion or participation in religious activities.

22. The sub-recipient understands and agrees that award funds may not be used to discriminate against or denigrate the religious or moral beliefs of students who participate in programs for which financial assistance is provided from those funds, or the parents or legal guardians of such students.

23. Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Federal Register 51225 (October 1, 2009), the Department encourages sub-recipient to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant, and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.

24. The sub-recipient must have policies and procedures in place to adequately respond to and resolve complaints from those they serve and those they employ, including "whistle-blower" complaints. More information may be found at https://www.ojp.gov/program/civil-rights/overview

25. The sub-recipient agrees to comply with all applicable laws, regulations, policies, and guidance (including specific cost limits, prior approval and reporting requirements, where applicable) governing the use of federal funds for expenses related to conferences (which is defined to include meetings, retreats, seminars, symposiums, trainings, and other events), including the provision of food and/or beverages at such events, and costs of attendance at such events. Information on pertinent laws, regulations, policies, and guidance is available at: http://www.ovw.usdoj.gov/grantees.html

26. The sub-recipient understands and agrees that – (a) No award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography, and (b) Nothing in subsection (a) limits the use of funds necessary for Federal, State, Tribal or Local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

27. The sub-recipient agrees that awarded funds will be used to supplement, not supplant, non-federal funds that would otherwise be available for the activities under this grant.

28. Pursuant to 2 CFR §200.315(b), the recipient may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under this award. OVW reserves a royalty-free, nonexclusive, and irrevocable license to reproduce, publish or otherwise use, and to authorize others to use, in whole or in part (including in the creation of derivative works), for Federal purposes, and to authorize others to do so.

    OVW also reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish or otherwise use, in whole or in part (including in the derivative works), any work developed by a sub-recipient of this award, for Federal purposes, and to authorize others to do so.

    In addition, the NVOAG (recipient or sub-recipient, contractor, or subcontractor) must obtain advance written approval from the OVW program manager assigned to this award, and must comply with all conditions specified by the program manager in connection with that approval before: 1) using award funds to purchase ownership of, or a license to use, a copyrighted work; or 2) incorporating any copyrighted work, or portion thereof, into a new work developed under this award.

    It is the responsibility of the NVOAG (recipient or sub-recipient, contractor, or subcontractor as applicable) to ensure that this condition is included in any subaward, contract, or subcontract under this award.

29. The sub-recipient understands and agrees that any training or training materials developed or delivered with funding provided under this award must adhere to the OVW Training Guiding Principles for NVOAG and sub-recipients, available at https://www.justice.gov/ovw/grantees#Resources

30. The sub-recipient agrees to submit one copy of all required reports and any other written materials or products that are funded under the project to the NVOAG not less than twenty (20) days prior to public release. If the written material is found to be outside the scope of the program, or in some way to compromise victim safety, it will need to be revised to address these concerns or the sub-recipient will not be allowed to use project funds to support the further development or distribution of the materials.

31. The sub-recipient agrees it has or will develop and utilize a mechanism to encourage client feedback and gauge client satisfaction.

32. Should the sub-recipient experience an incident that may jeopardize the safety of clients, staff, and/or volunteers, or cause closure of the office/agency, sub-recipient agrees to report such incidents within 24 hours to the OAG Grants Unit.

33. If an agency loses accreditation, the sub-recipient must notify the OAG within 15 days. Failing to do so may result in the forfeiture of funding.

34. The sub-recipient agrees to comply with all relevant statutory and regulatory requirements which may include, among other relevant authorities, the VAWA of 1994, PL 103-322, the VAWA of 2000, PL 106-386, the Omnibus Crime Control and Safe Streets Act of 1968, 42 USC 3711 et seq., the Violence Against Women and DOJ Reauthorization Act of 2013, PL 113-4, and OVW's implementing regulations at 28 CFR Part 90.

35. The sub-recipient understands and agrees that compliance with the statutory certification requirements is an ongoing responsibility during the award period and that, at a minimum, a hold may be placed on sub-recipient funds for noncompliance with any of the requirements of 42 U.S.C. 3796gg-4 (regarding rape exam payments), 42 U.S.C. 3796gg-5 (regarding certain fees and costs), and 42 U.S.C. 3796gg-4(3) (regarding judicial notification), 42 U.S.C. 3796gg-5 (regarding certain fees and costs), and 42 U.S.C. 396gg-8 (regarding polygraphing of sexual assault victims). Non-compliance with any of the foregoing may also result in termination or suspension of the sub-grant or other remedial measures, in accordance with applicable laws and regulations.

36. The sub-recipient agrees to comply with the provisions of 42 U.S.C. 13925(b)(2), nondisclosure of confidential or private information, which includes creating and maintaining documentation of compliance, such as policies and procedures for release of victim information. The sub-recipient also agrees to ensure that any sub-recipients or contractors meet these requirements.

    The sub-recipient also agrees to comply with the regulations implementing this provision at 28 CFR 90.4(b) and "Frequently Asked Questions (FAQs) on the VAWA Confidentiality Provision (34 U.S.C. §12291(b)(2))" on the OVW website at https://www.justice.gov/ovw/resources-and-faqs-grantees The recipient also agrees to ensure that all sub-recipients, or contractors at any tier meet these requirements.

37. The sub-recipient must have a written confidentiality policy in place that includes the following condition: prohibition against the disclosure of a primary or secondary victim's name, address, telephone number, e-mail address or any other potentially identifying information without the prior voluntary and term-limited written consent of the victim. By accepting these conditions, sub-recipient certifies that the confidentiality policy they have adopted conforms to the privacy rights and obligations created by the VAWA and its reauthorizations, any other applicable federal or state laws, court rules, and rules of professional conduct applicable to the work performed by the organization.

38. The sub-recipient must have policies and facilities in place to secure all confidential paper and electronic documentation referring directly to individual prime and secondary victims and/or any other potentially identifying information relating to individual victims. This condition also addresses information/documentation access, retention and destruction of information.

39. The only exception to prohibitions against requiring victim cooperation with the criminal justice system is in regard to victims applying for T or U Visas as per the legal requirements.

40. The sub-recipient agrees to comply with any additional requirements that may be imposed during the grant performance period if the funding agency (OVW or NVOAG) determines that the sub-recipient is a high-risk sub-recipient.

    Requirement to disclose whether recipient is designated high risk by a federal grant-making agency outside of DOJ. If the sub-recipient is designated high risk by a federal grant-making agency outside of DOJ, currently, or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to OVW by email to OVW.GFMD@usdoj.gov For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: (1) the federal awarding agency that currently designates the recipient high risk; (2) the date the recipient was designated high risk; (3) the high-risk point of contact at that federal awarding agency (name, phone number, and email address); and (4) the reasons for the high-risk status, as set out by the federal awarding agency.

41. The sub-recipient understands and agrees that grant funds may be frozen, and the award may be terminated if the sub-recipient does not respond in a timely fashion to requests for information, to address compliance with any of the Terms and Conditions, and/or with NVOAG/OCFO/OIG audit/monitoring and findings.

42. The sub-recipient understands and agrees that misuse of award funds may result in a range of penalties, including suspension of current and future funds, suspension or debarment from federal grants, recoupment of monies provided under an award, and civil and/or criminal penalties.

43. The NVOAG, upon finding that there has been substantial failure by the sub-recipient to comply with applicable laws, regulations, and/or the terms and conditions of the award or relevant solicitation, will terminate or suspend until the NVOAG is satisfied that there is no longer such failure, all or part of the award, in accordance with the provisions of 28 CFR Part 18, as applicable mutatis mutandis.

44. The sub-recipient agrees that non-compliance with any conditions contained within the application for funding instructions, these award documents and any future notifications regarding enacted federal or state legislation and/or grant policies may result in the forfeiture of award funding and sanctions or actions as deemed appropriate by the NVOAG, OVW or DOJ. This could include program and fiscal reviews and audits, and civil and/or criminal investigation potentially resulting in sub-recipient being placed in probationary status, repayment of grant funds, suspension of future NVOAG funding opportunities, debarment from all federal funding, and possible legal actions. Sanctions would continue until non-compliance findings have been successfully addressed.

45. The sub-recipient agrees that any changes in federal or state law and/or policies regarding grant compliance become part of the award and these Terms and Conditions upon receipt of written notification by postal or electronic mail delivery.

46. The sub-recipient must retain all documents, including electronic records, related to this award for a minimum of three (3) years following the closure of the NVOAG's federal award.

REPORTING CONDITIONS:

47. This is a cost reimbursable award. This means payments must be made before requesting reimbursement from the OAG. The sub-recipient agrees to submit Monthly Request for Reimbursement Reports (RFR) to NVOAG with all necessary back-up documentation to justify expenditures. RFR must be submitted no later than the 15th of the month following the claim period *(i.e. July 2026 RFR is due by August 15, 2026)*. There is an exception with the submission date for the June 2026 RFR, which must be submitted by July 7, 2026, to allow for closure of the State's budget. Please include all expenditures incurred up to June 30, 2026, on this claim. Note: expenditures for expenses incurred by June 30th not included on the June claim received by July 7, 2026, will be processed as a stale claim based on the close of the state fiscal year. A RFR must be submitted monthly even if no reimbursement funds are requested. The signed first page of the RFR, Back-Up Documentation Summary page, Excel workbook, and supporting documentation may be scanned and submitted electronically to the AGgrants@ag.nv.gov email address.

    On the supporting documentation, calculations must be included to show us how the amount you are requesting was determined for each item.

    Back-up documentation for Personnel and Fringe expenses at a minimum must include a timesheet that shows the following:
    - Name of the employee and pay period,
    - Cost allocation time across funding sources, *
    - Employee and supervisor signatures,
    - The paystub showing the corresponding pay period, pay date, and amount paid.

    *If an employee is fully funded through this award, a payroll certification form attesting that 100% of the employee's time was solely spent on this award's scope of work with the identified pay period that is signed by the employee and their supervisor, can be accepted in lieu of an activity-based/cost-allocated time sheet. Proof of payment will also be required.

48. The sub-recipient agrees that most, if not all, project expenditure reimbursements from NVOAG will be via EFT per NRS 227.185.

49. The sub-recipient understands all financial reimbursements are contingent upon full compliance with sub-recipient award conditions. Unfulfilled compliance requirements lasting longer than sixty (60) calendar days may result in forfeiture of this award and denial of future funding.

50. NVOAG reserves the right to refuse RFR claims submitted past the date due. NVOAG also reserves the right to alter RFR due dates at the end of the grant period or in response to unforeseen circumstances upon electronic notification to sub-recipient.

51. The sub-recipient agrees that all income generated as a direct result of this award shall be reported as program income and must be accounted for and used in its entirety for the purposes of this VAWA funded project. This includes, but is not limited to client fees, registration fees and sales of products or services developed under this award. If income is derived from multiple funding sources, then it must be applied proportionately to the VAWA funded program.

52. The sub-recipient agrees that program income is restricted to the same uses as awarded VAWA funds and must be expended within the sub-grant period. Program income documentation must meet the same criteria as grant reimbursable expenditures. Program income derived from activities funded under this award may be used as cash match for this funded project and may not be applied as matching funds for other federal, state or private funding.

    Program income, as defined by 2 C.F.R. 200.80, means gross income earned by a non-federal entity that is directly generated by a supported activity or earned as a result of the federal award during the period of performance. Without prior approval, program income must be deducted from total allowable costs to determine the net allowable costs. In order to add program income to a subaward, sub-recipients must seek approval from the recipient prior to generating any program income. Any program income added to a subaward must be used to support activities that were approved in the budget and follow the conditions of the subaward agreement. Any program income approved by the recipient must be reported by the sub-recipient to the recipient so that it is reported on the quarterly Federal Financial Report (SF-425) in accordance with the addition alternative. If the program income amount changes (increases or decreases) during the project period, the recipient must provide approval by the end of the project period. Failure to comply with these requirements may result in audit findings for both the recipient and the sub-recipient.

53. The sub-recipient agrees to provide and cooperate with any assessments, information, or documentation requests from NVOAG necessary to evaluate project progress, compliance, and to process reimbursements.

54. Under the GPRA and VAWA 2000 and subsequent legislation, the sub-recipient is required to collect and maintain data that measures the effectiveness of their grant-funded activities. Accordingly, the sub-recipient agrees to submit an annual electronic progress report on program activities and program effectiveness measures. Sub-recipients are required to collect information that includes, but is not limited to:

    - Number of victims receiving required services.
    - Number of persons seeking services who could not be served.
    - Number and percentage of arrests relative to the number of police responses to domestic violence incidents.
    - Number of sexual assault nurse examiners trained.
    - Number of victim advocates supported by grant funding.
    - Demographic data of the population that was served by grant funding.

55. The sub-recipient agrees to provide mandated program reporting data in the aggregate so as not to identify specific victims.

56. The sub-recipient agrees to provide NVOAG with specific information regarding awards made under this program. The sub-recipient agrees to submit a report that includes (a) an assessment of whether stated goals and objectives were achieved; (b) information on the effectiveness of the activities carried out with the amounts made available to carry out the program, including number of persons served and the numbers of persons seeking services who could not be served; and (c) such other information as NVOAG may prescribe.

57. The sub-recipient agrees to submit the Annual Progress Report electronically to the AGgrants@ag.nv.gov email address in PDF format only, no later than January 31, 2027. Sub-recipients receiving funding from both STOP and SASP must track data accordingly and submit an Annual Progress Report for each funding source.

58. The sub-recipient understands training compliance for sub-recipient personnel involved with this award must be documented by event title, date, and sub-recipient/sub-grant attendees on the Narrative Report or within the Closeout Report narratives. The sub-recipient also agrees to provide NVOAG details on the progress made on stated goals. This report is due no later than the end of the month following the end of the sub-grant award. For example, the Closeout Report for an award ending on December 31, 2026, is due by January 31, 2027.

59. The sub-recipient agrees to complete the Office for Civil Rights (OCR) training no later than April 30, 2026, and provide certification of training completion to NVOAG. The link for this training is http://ojp.gov/about/ocr/assistance.htm

60. Sub-recipient will provide participants and beneficiaries clear, written information on how they may be able to file complaints alleging discrimination to the OAG Grants Unit and OCR:

Office of the Attorney General
Grants Unit
100 North Carson Street
Carson City, Nevada 89701-4717
E-mail: aggrants@ag.nv.gov
Phone: (775) 684-1110

U.S. Department of Justice
Civil Rights Division
950 Pennsylvania Avenue, N.W.
Washington, D.C. 20530
Hotline (English & Spanish): (888) 848-5306

61. The sub-recipient and any sub-recipients must promptly refer to OIG and NVOAG any credible evidence that a principal, employee, agent, contractor, sub-recipient, subcontractor, or other person has 1) submitted a claim for award funds that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving award funds. Potential fraud, waste, abuse, or misconduct should be reported to the OIG and NVOAG by mail:

Office of the Attorney General
Grants Unit & Investigations Division
100 North Carson Street
Carson City, Nevada 89701-4717
E-mail: aggrants@ag.nv.gov
Phone: (775) 684-1110

Office of the Inspector General
U.S. Department of Justice
Investigations Division
1425 New York Avenue
Washington, DC 20530
E-mail: oig.hotline@usdoj.gov
Hotline (English & Spanish): (800) 869-4499
Hotline Fax: (202) 616-9881

Additional information is available from the DOJ/OIG website at www.usdoj.gov/oig, or by contacting the NVOAG.

62. Restrictions and certifications regarding non-disclosure agreements and related matters. No recipient or sub-recipient under this award, or entity that receives a contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

    The foregoing is not intended and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

    1. In accepting this award, the recipient –

a. Represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and
b. Certifies that, if it hears or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

2. If the recipient does or is authorized to make subawards or contracts under this award –
   a. It represents that –
      i. It has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward, contract, or subcontract), either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and
      ii. It has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and
   b. It certifies that, if it learns or is notified that any sub-recipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the agency making this award, and will assume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

63. The recipient, and any sub-recipient, at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, sub-recipients, or individuals defined (for purposes of this condition) as 'employees' of the recipient or of any sub-recipient.

    The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OVW website at https://www.justice.gov/ovw/grantees (Award conditions: Prohibited conduct by recipients and sub-recipients related to trafficking in persons (including reporting requirements and OVW authority to terminate award)), and are incorporated by reference here. The recipient also agrees that all financial records pertinent to this award, including the general accounting ledger and all supporting documents, are subject to agency review throughout the life of the award, during the close-out process, and for three years after submission of the final Federal Financial Report (SF-425) or as long as the records are retained, whichever is longer, pursuant to 2 C.F.R. 200.333, 200.336.

66. Applicability of Part 200 Uniform Requirements and DOJ Grants Financial Guide.

    The recipient agrees to comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements"), and the current edition of the DOJ Grants Financial Guide as posted on the OVW website to include any amendments made throughout the course of the grant period.

67. Compliance with DOJ regulations pertaining to civil rights and nondiscrimination –28 C.F.R. Part 54.
    The sub-recipient, at any tier, must comply with all applicable requirements of 28 C.F.R. Part 54, which relates to nondiscrimination on the basis of sex in certain "education programs".

    The recipient and any sub-recipient must comply with Executive Order 13166, which provides guidance relating to Title VI of the Civil Rights Act of 1964 – National Origin Discrimination Against Persons with Limited English Proficiency. Recipient and any sub-recipient shall develop and maintain a policy directed to providing services to

Limited English Proficiency (LEP) persons. More information may be found at https://www.ojp.gov/program/civil-rights/limited-english-proficient-lep

68. Restrictions on "lobbying" and policy development.

In general, as a matter of federal law, federal funds may not be used by the recipient, or any sub-recipient at any tier, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, in order to avoid violation of 18 U.S.C. 1913. The recipient, or any sub-recipient may, however, use federal funds to collaborate with and provide information to federal, state, local, tribal and territorial public officials and agencies to develop and implement policies and develop and promote state, local, or tribal legislation or model codes designed to reduce or eliminate domestic violence, dating violence, sexual assault and stalking (as those terms are defined in 42 U.S.C. 13925(a)) when such collaboration and provision of information is consistent with the activities otherwise authorized under this grant program.

Another federal law generally prohibits federal funds awarded by OVW from being used by the recipient, or any sub-recipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal grant or cooperative agreement, subgrant, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. 1352. Certain exceptions to this law apply, including an exception that applies to Native American tribes and tribal organizations.

Should any question arise as to whether a particular use of federal funds by a recipient (or sub-recipient) would or might fall within the scope of these prohibitions, the recipient/ sub-recipient is to contact the NVOAG who will then contact OVW for guidance and may not proceed without the express prior written approval of OVW.

69. Compliance with general appropriations-law restrictions on the use of federal funds for this fiscal year.

The recipient, and any sub-recipient at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Pertinent restrictions, for each fiscal year, are set out at https://www.justice.gov/ovw/grantees, and are incorporated by reference here. Should a question arise as to whether a particular use of federal funds by a sub-recipient would or might fall within the scope of an appropriations-law restriction, the recipient/sub-recipient is to contact the NVOAG who will then contact OVW for guidance and may not proceed without the express prior written approval of OVW.

70. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees).

The recipient (and any sub-recipient at any tier) must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant.

The recipient/sub-recipient also must inform its employees, in writing (and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712.

Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient/sub-recipient is to contact the NVOAG, who will contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

71. Requirements of the award; remedies for non-compliance or for materially false statements.

The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient/sub-recipient that relates to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any one or more of these award requirements – whether a condition set out in full below, a condition incorporated by reference below, or a certification or assurance related to conduct during the award period – may result in the Office on Violence Against Women (OVW) taking appropriate action with respect to the recipient and the award. Among other things, the OVW may withhold award funds, disallow costs, or suspend or terminate the award. The Department of Justice (DOJ), including OVW, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. 1001 and/or 1621, and/or 42 U.S.C. 3795a), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or – unenforceable, such provision shall be deemed severable from this award.

PROHIBITIONS:

72. The sub-recipient agrees that grant funds will not support activities that compromise victim safety and recovery, including but not limited to: (1) procedures or policies that exclude victims from receiving safe shelter, advocacy services, counseling, and other assistance based on their actual or perceived sex, age, immigration status, race, religion, sexual orientation, gender identity, mental health condition, physical health condition, criminal record, work in the sex industry, or the age and/or sex of their children, (2) pre-trial diversion programs not approved by NVOAG/OVW or the placement of offenders in such programs, (3) mediation, couples counseling, family counseling or any other manner of joint victim-offender counseling (4) mandatory counseling for victims, penalizing victims who refuse to testify, or promoting procedures that would require victims to seek legal sanctions against their abusers (e.g., seek a protection order, file formal complaint), (5) the placement of perpetrators in anger management programs, or (6) any other activities outlined in the solicitation under which the approved application was submitted.

73. The VAWA Reauthorization of 2013 added a new civil rights provision that applies to all OVW grants issued in Federal Fiscal Year 2014 (October 1 – September 30) or after. This provision prohibits any OVW sub-recipient from excluding, denying benefits to, or discriminating against any person on the basis of actual or perceived race, color, religion, national origin, sex, gender identity, sexual orientation, or disability in any program or activity funded in whole or in part by OVW. The sub-recipient acknowledges that it will comply with this provision.

74. The sub-recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or subaward to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OVW.

75. The sub-recipient understands and agrees that grant funds cannot be used to provide unsupervised cash or cash-equivalents directly to individuals receiving services. Every effort must be made to ensure that purchasing assistance only be used for eligible purposes such as emergency lodging, travel, food and emergency items, such as clothing, diapers, prescription medications, and toiletries. Ineligible uses such as alcohol, drugs, cigarettes, non-necessities, or bartering for goods or services are strictly prohibited. Such cash, credit, or purchasing cards are prohibited without written policies specifically approved by the NVOAG administrators.

76. The sub-recipient agrees that grant funds will not be used to support the development or presentation of a domestic violence, sexual assault, dating violence and/or stalking curriculum for primary or secondary schools. The sub-recipient further agrees that grant funds will not be used to teach primary or secondary school students from an already existing curriculum.

77. The sub-recipient agrees that grant funds will not be used to conduct prevention education, public awareness, or community education campaigns or related activities. Grant funds may be used to support, inform, and provide outreach to victims about available services.

78. The recipient must ensure that, as part of the hiring process for any position within the United States that is or will be funded (in whole or in part) with award funds, the sub-recipient properly verifies the employment eligibility of the individual who is being hired, consistent with the provisions of 8 U.S.C. § 1324a(a)(1) and (2). The details of the recipient's obligations under this condition are posted on the OVW website at https://www.justice.gov/ovw/award-conditions (Award Condition: Employment eligibility verification for hiring under award) and are incorporated by reference here.

79. The recipient (and any sub-recipient at any tier) must have written procedures in place to respond in the event of an actual or imminent breach (as defined in OMB M-17-12) if it (or a sub-recipient/sub/grantee)-- 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of personally identifiable information (PII) (as defined in 2 C.F.R. 200.79) within the scope of an OVW grant-funded program or activity, or 2) uses or operates a Federal information system (as defined in OMB Circular A-130). The recipient's breach procedures must include a requirement to report actual or imminent breach of PII to NVOAG no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach. NVOAG will then notify an OVW Program Manager.

80. No sub-recipient, at any tier may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by DOJ. The details of the recipient's obligations under this condition are posted on the OVW website at https://www.justice.gov/ovw/award-conditions (Award Condition: Unreasonable restrictions on competition under the award; association with federal government) and are incorporated by reference here.

81. The recipient, and any sub-recipient at any tier, must make determinations of suitability before certain individuals may interact with participating minors. This requirement applies regardless of an individual's employment status. The details of this requirement are posted on the OVW web site at https://www.justice.gov/ovw/award-conditions (Award condition: Determination of suitability required, in advance, for certain individuals who may interact with participating minors) and are incorporated by reference here.

82. The sub-recipient agrees to have and keep all applicable insurance including liability coverages current.

STOP SPECIFIC CONDITIONS:

83. The sub-recipient agrees to follow the applicable set of general terms and conditions which are available at http://www.justice.gov/ovw/grantees. These do not supersede any specific conditions in this award document.

84. The sub-recipient agrees that STOP funding may only be used to serve primary youth and adult victims of domestic, sexual and dating violence, and stalking. Minors may only be served as secondary victims with an inextricable link to an eligible prime victim.

85. The sub-recipient agrees that the legal assistance eligibility requirements, as set forth below, are a continuing obligation on the part of the sub-recipient. The legal assistance eligibility requirements are: (1) any person providing legal assistance through a program funded under this program (A) has demonstrated expertise in providing legal assistance to victims of domestic violence, dating violence, sexual assault, or stalking in the targeted population; or (B)(i) is partnered with an entity or person that has demonstrated expertise described in subparagraph (A); and (ii) has completed or will complete training in connection with domestic violence, dating violence, sexual assault, or stalking and related legal issues, including training on evidence-based risk factors for domestic and dating violence homicide; (2) any training program conducted in satisfaction of the requirement of paragraph (1) has been or will be developed with input from and in collaboration with a state, local, territorial, or tribal domestic violence, dating violence, sexual assault, or stalking victim service provider or coalition, as well as appropriate state, local, territorial, or tribal law enforcement officials; (3) any person or organization providing legal assistance through program has informed and will continue to inform state, local, territorial, or tribal domestic violence, dating violence, sexual assault, or stalking programs and coalitions, as well as appropriate state, local, territorial, or tribal law enforcement officials of their work; and (4) the sub-recipient organizational policies do not require mediation or counseling involving

offenders and victims physically together, in cases where domestic violence, dating violence, sexual assault, stalking, or child sexual abuse is an issue.

86. The sub-recipient agrees that STOP grant funds will not be used to support the purchase of law enforcement equipment items, such as uniforms, safety vests, shields, weapons, bullets, and armory or to support chemical dependency or alcohol abuse programs that are not an integral part of a court-mandated batterer intervention program.

87. The sub-recipient agrees that STOP grant funds may not be used to fund divorce or child custody expenses unless they are inextricably linked to victim safety or obtaining/continuing a legal Order of Protection. NVOAG grant administrator must approve such uses in advance.

88. The sub-recipient acknowledges that the federal share of a STOP grant made under the state formula program may not exceed 75% of the total costs of the total projects described in the application, including administrative costs. The costs of projects awarded to victim service providers for the purpose of providing victims services, and the cost of projects for tribes, do not count toward the total cost of the projects in calculating the match. The sub-recipient further acknowledges that NPO/NGO/CBO victim services programs receiving STOP sub-grants under the victim services allocation cannot be required by the State to provide matching dollars. NVOAG waives the match requirement for federally recognized Native American Tribes under any funding category. However, victim service providers funded under the Discretionary category will be required to provide match.

89. The sub-recipient understands that STOP match may consist of a cash match or in-kind match. In-kind match must have a direct bearing on the funded project. Matching funds are restricted to the same uses as VAWA funds and must be expended within the sub-grant period. Match documentation must meet the same criteria as grant reimbursable expenditures. Expenditures applied as match for other federal, state or private funding, may not be used for VAWA match.

90. The sub-recipient understands match requirements cannot be funded from other direct or passed through federal funding sources. Specific Cash or In-kind match amounts cannot be applied to more than one program.

91. Funds are to be used to serve victims of domestic violence, sexual violence, dating violence and/or stalking.

92. The sub grantee understands STOP funding does limit response and services to "primary victims," aged 11 years and above, of intimate partner violence, sexual and dating violence, and stalking offenses. Children 10 years and under may only be treated as "secondary victims" with an inextricable link to a primary recipient of services.

93. Publications disclaimer for STOP Formula sub-recipients.
The sub-recipient agrees that all materials and publications (written, web-based, audio-visual, or any other format) resulting from subaward activities shall contain the following statement: "This project was supported by Subgrant No. 15JOVW-25-GG-00048-STOP awarded by the state administering office for the Office on Violence Against Women, U.S. Department of Justice's STOP Formula Grant Program. The opinions, findings, conclusions, and recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the state or the US Department of Justice."

94. The sub-recipient agrees that the legal assistance eligibility requirements, as set forth below, are a continuing obligation on the part of the sub-recipient. The legal assistance eligibility requirements are: (1) any person providing legal assistance through a program funded under this grant program (A)(i) is a licensed attorney or is working under the direct supervision of a licensed attorney, (ii) in immigration proceedings, is a Board of Immigration Appeals accredited representative, (iii) in Veterans' Administration claims, is an accredited representative, or (iv) is any person who functions as an attorney or lay advocate in tribal court; and (B)(i) has demonstrated expertise in providing legal assistance to victims of domestic violence, dating violence, sexual assault, or stalking in the targeted population; or (ii) (I) is partnered with an entity or person that has demonstrated expertise described in clause (i) and (II) has completed or will complete training in connection with domestic violence, dating violence, stalking, or sexual assault and related legal issues, including training on evidence-based risk factors for domestic and dating violence homicide; (2) any training program conducted in satisfaction of the requirement of paragraph (1) has been or will be developed with input from and in collaboration with a tribal, state, territorial, local, or culturally specific domestic violence,

dating violence, sexual assault, or stalking victim service provider or coalition, as well as appropriate tribal, state, territorial, and local law enforcement officials; (3) any person or organization providing legal assistance through this grant program has informed and will continue to inform state, local, territorial, or tribal domestic violence, dating violence, stalking, or sexual assault programs and coalitions, as well as appropriate state and local law enforcement officials of their work; and (4) the sub-recipient's organizational policies do not require mediation or counseling involving offenders and victims physically together, in cases where sexual assault, dating violence, domestic violence, stalking, or child sexual abuse is an issue.

SASP SPECIFIC CONDITIONS:

95. The sub-recipient acknowledges that funds may only be used for the provision of direct intervention and related assistance to victims of sexual violence, including 24-hour crisis line services, medical and criminal justice/civil legal accompaniment, advocacy, and short-term individual and group support counseling. Funds cannot be used towards prevention education efforts, projects focused on training allied professionals and/or communities, or the establishment or maintenance of Sexual Assault Response Teams.

96. The sub-recipient understands SASP funding may be used to provide direct services to both primary and secondary victims of sexual assault/abuse. SASP may be used for victims of all ages; there are no age restrictions on serving minors, youth or adults.

97. Publications disclaimer for SASP Formula sub-recipients
The recipient agrees that all materials and publications (written, web-based, audio-visual, or any other format) resulting from subaward activities shall contain the following statement: "This project was supported by Subgrant No. 15JOVW-25-GG-00068-SASPawarded by the state administering office for the Office on Violence Against Women, U.S. Department of Justice's SAS Formula Grant Program. The opinions, findings, conclusions, and recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the state or the US Department of Justice ."

Douglas County Finance Department

Grant Information Form

Complete only GREY areas

Today's Date	1/5/2026	**Fund-Department #**	101	212
Project Number	26F20	**Fund-Department Name**	Sheriff	Admin
Grant Title	Services Training Officers Prosecutors Program (STOP) Grant 2026			
Grant Purpose	STOP program supports communities in their efforts to develop and strengthen effective victim services, law enforcement and prosecution strategies to combat crimes of domestic violence, sexual assault and stalking. These grant funds pay for the Domestic Violence Coordinators salaries and benefits.			
Awarding Entity	US Department of Justice thru the Nevada Attorney General's Office			
Total Grant Funds	$ 43,291.00			
Grant Start Date	1/1/2026	**End Date**	12/31/2026	
Grant Type	☑ Federal- Enter CFDA ☐ State ☐ Other	(description of Other)		
Federal CFDA#	16.588	**Agreement Number**	2026-VAWA-11	
Method of Funding	☐ Advance ☑ Reimbursement			
Reporting Frequency	☑ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☑ Upon Completion			
Reporting Due By		**(EX: 10th, 15th, 30th after the end of the Quarter)**		
County Match Required?	☐ No ☑ Yes - enter $amount or %	**Match Amt**	$ 14,583.00	**or Match %** 25%
Match Type	☑ In-Kind **or** ☐ Cash			

Complete only GREY areas

	Fund	Dept		
Fund-Department #	101	212	**Project Number**	**26F20**
Fund-Department Name	Sheriff	DCSO		

Financial Information

Source of Funds

(Name of Awarding entity)

Revenue					
101-000 331.500	Grant Revenue - Federal	$ 43,291.00	$ -	$ -	
101-000 331.510	Grant Revenue - State	$ -	$ -	$ -	
101-000 360.300	Grant Revenue - Non-Govt.	$ -	$ -	$ -	
	Total Revenue	$ 43,291.00	$ -	$ -	
	Match - Non Grant Reimbursement	$ 14,583.00	$ -	$ -	

Expenditures

		First Year	Second Year	Third Year
Various	Salaries & Benefits	$ 39,166.00	$ -	$ -
101-212 532.003	Gas & Oil	$ -	$ -	$ -
101-212 520.088	Utilities	$ -	$ -	$ -
101-212 521.100	Professional Services	$ -	$ -	$ -
101-212 000.000	Operating Expense	$ -	$ -	$ -
101-212 000.000	Maint Bldg & Grounds	$ -	$ -	$ -
101-212 562.100	Grants-Capital Outlay	$ -	$ -	$ -
101-211 520.200	Training	$ 945.00	$ -	$ -
101-211 520.064	Travel	$ 3,180.00	$ -	$ -
	Subtotal Expenses	$ 43,291.00	$ -	$ -
101-212 562.100	Grant Match - Capital Outlay	$ -	$ -	$ -
101-212 511.150	Grant Match - Salary	$ 14,583.00	$ -	$ -
101-212 541.501	Grant Match - Serv & Supplies	$ -	$ -	$ -
	Subtotal Match	$ 14,583.00	$ -	$ -
	Total Expenditure	$ 43,291.00	$ -	$ -
	Total Match	$ 14,583.00	$ -	$ -

Where will match funds come from?

Grant Awarded Funds

Year	Amount
FY25-26	$ 43,291.00
FY26-27	$ -
FY27-28	$ -
Total	$ 43,291.00

AGENDA ITEM NO. 11.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **CLERK-TREASURER**

TITLE:
For presentation only. Presentation on Douglas County's investment program and an economic/market update by Meeder Investments, Douglas County's investment advisors. (Greg Balls, Director, Advisory Services, Meeder Investments and Amy Burgans, Clerk/Treasurer).

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None

BACKGROUND:
The Douglas County Clerk/Treasurer has contracted with Meeder Investments for investment advisory services. Greg Balls, Director, Advisory Services, will present an annual overview of Douglas County investments and an economic/market update.

ATTACHMENTS:
2-2026 Douglas County BOCC Mtg.pdf



FEBRUARY 2026

Douglas County
Investment Program Update

PRESENTED BY:

GREG BALLS, CFA

MEEDER
PUBLIC FUNDS

MEEDER

PUBLIC FUNDS

Economic Update

2025 Year In Review

MEEDER
PUBLIC FUNDS

Federal Reserve Cuts Rates
Fed lowered the Fed Funds rate three times in 2025 from 4.50% to 3.75%

U.S. Economic Growth
Was better than economists expected

U.S. Treasury yield curve **Re-inverts**
In shorter maturity tenors

U.S. Federal debt tops **$38 Trillion**

U.S. Unemployment Rate
Climbs from **4.1%** (Dec 2024) to **4.4%** (Dec 2025)

Rates Dropped

The 3-mo Treasury Bill
Yielded **4.31%** in Dec 2024 and ended the year at **3.63%**

The 2-yr Treasury Note
Yielded **4.24%** in Dec 2024 and ended the year at **3.47%**

The 5-yr Treasury Note
Yielded **4.38%** in Dec 2024 and ended the year at **3.73%**

Tariffs , Government Shutdown, and **Immigration** were major economic stories of 2025

YOY CPI drops from 2.9% (Dec 2024) to **2.7%** (Nov 2025)

S&P 500 closes near an all-time high, up **16.4%** for the year
AI stocks were Big Drivers

SOURCE: BLOOMBERG AS OF 1/9/26, MEEDER PUBLIC FUNDS

“FIGEY” Model of Interest Rates

Fed, Inflation, Growth, Employment, Yields

MEEDER

Fed Policy



Inflation



Growth (GDP)



Employment



Yields



- **U.S. Treasury yields/rates are primarily a function of Federal Reserve policy, inflation, economic growth, and employment.**
- **Shorter-term yields are highly correlated with the Fed Funds rate set by the Fed’s Federal Open Market Committee (FOMC).**
- **Intermediate-term and longer-term yields are more correlated to the expected future rates of inflation, economic growth, and the unemployment rate.**

SOURCE: MEEDER PUBLIC FUNDS

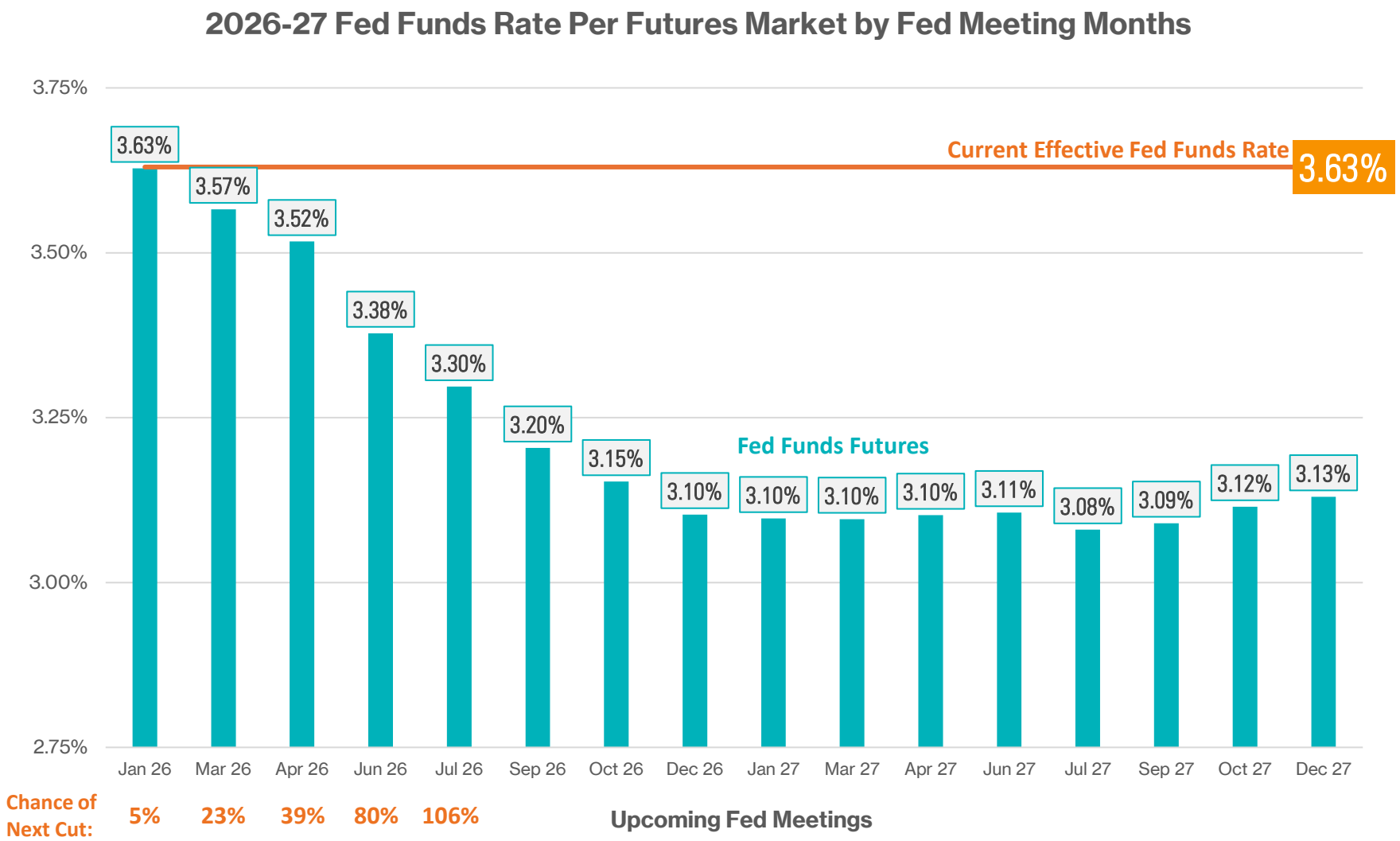
FIGEY Outlook and Commentary

MEEDER

	METRIC	ANALYSIS
	**Fed Funds Rate**	The Federal Reserve lowered the Fed Funds rate 1.75% this cycle. Per the Fed Dots, the FOMC is projecting to lower the rate .25% in 2026 and another .25% in 2027. The Fed Funds futures market is pricing in approximately 50 basis points of cuts for 2026 and no moves for 2027.
	**Inflation**	The Consumer Price Index (CPI) continues to remain above 2% with the current rate at 2.7% on a YoY basis. Economists surveyed by Bloomberg expect CPI YoY to average 2.8% for all of 2026.
	**Growth**	Gross Domestic Product (GDP) grew a robust 4.3% the third quarter of 2025. Economists surveyed by Bloomberg project growth to slow to 1.0% for the fourth quarter of 2025.
	**Employment**	Job growth has slowed recently. However, the unemployment rate remains below its long-term average but has increased since last year. The current rate is 4.4%.
	**Yields**	The 2-year Treasury yield has declined since the first of the year by approximately .70% but remains about 150 basis points above its average of the past 20 years.

SOURCE: BLOOMBERG, MEEDER PUBLIC FUNDS AS OF 1/9/26

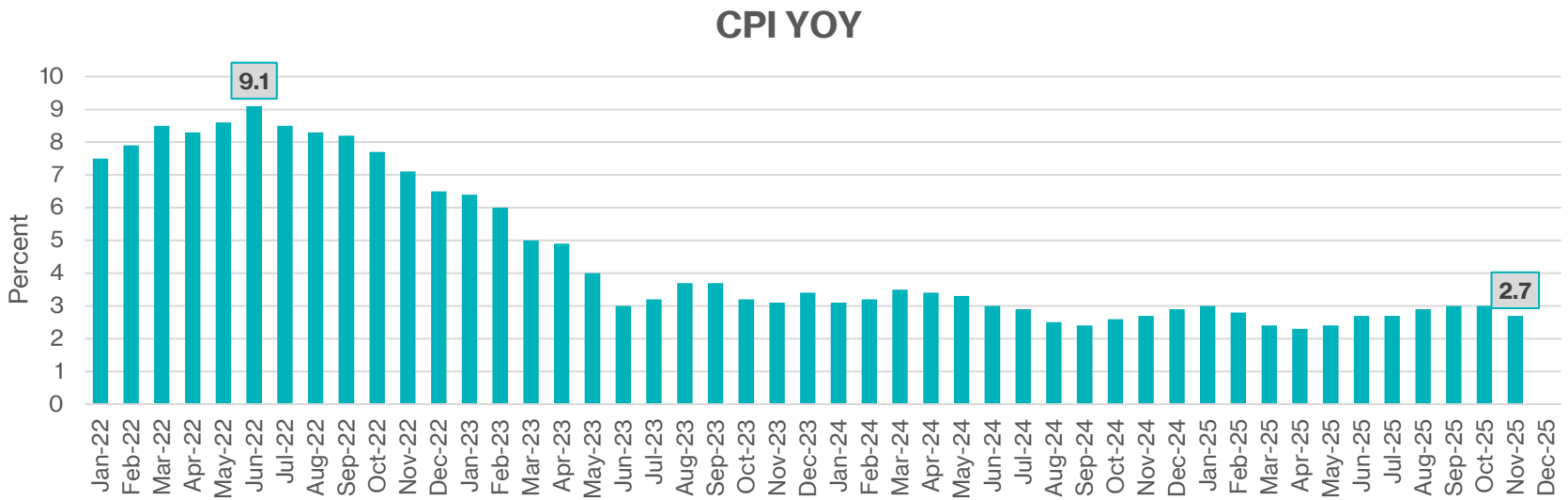
Fed Funds

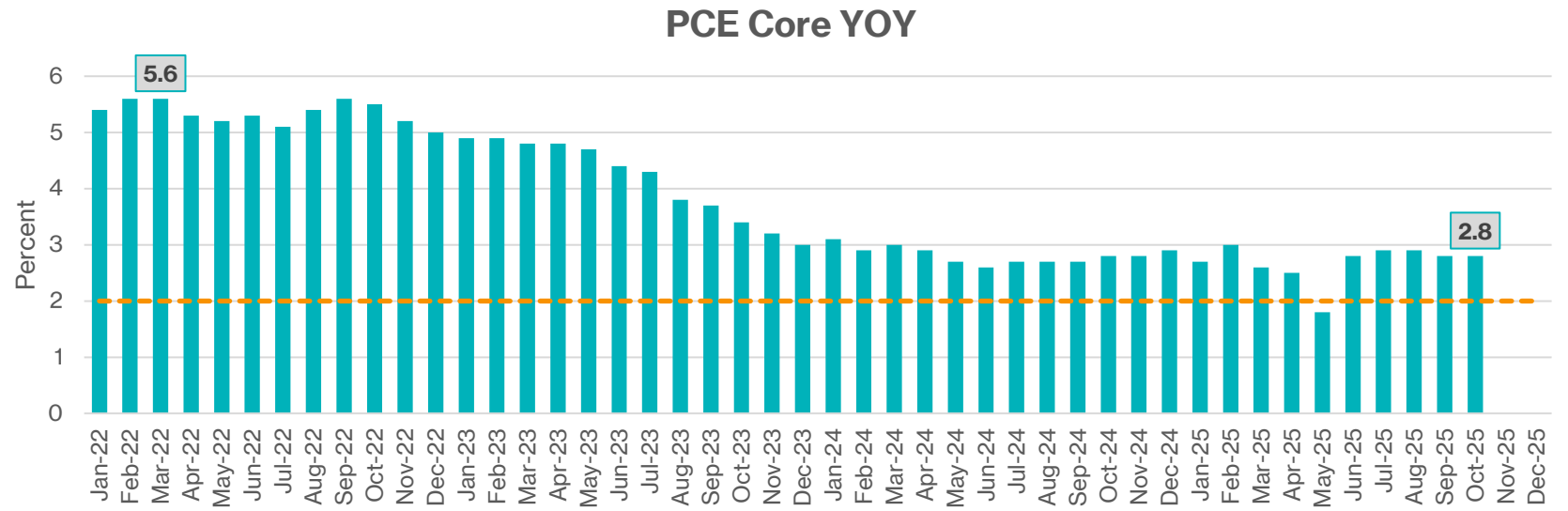


- The Federal Reserve lowered the Fed Funds rate at the December 10th meeting by .25%.
- They stated that a slower labor market was the primary reason.
- The futures market is pricing in the next .25% cut at the June 2026 meeting.

SOURCE: BLOOMBERG AS OF 1/16/26

Inflation

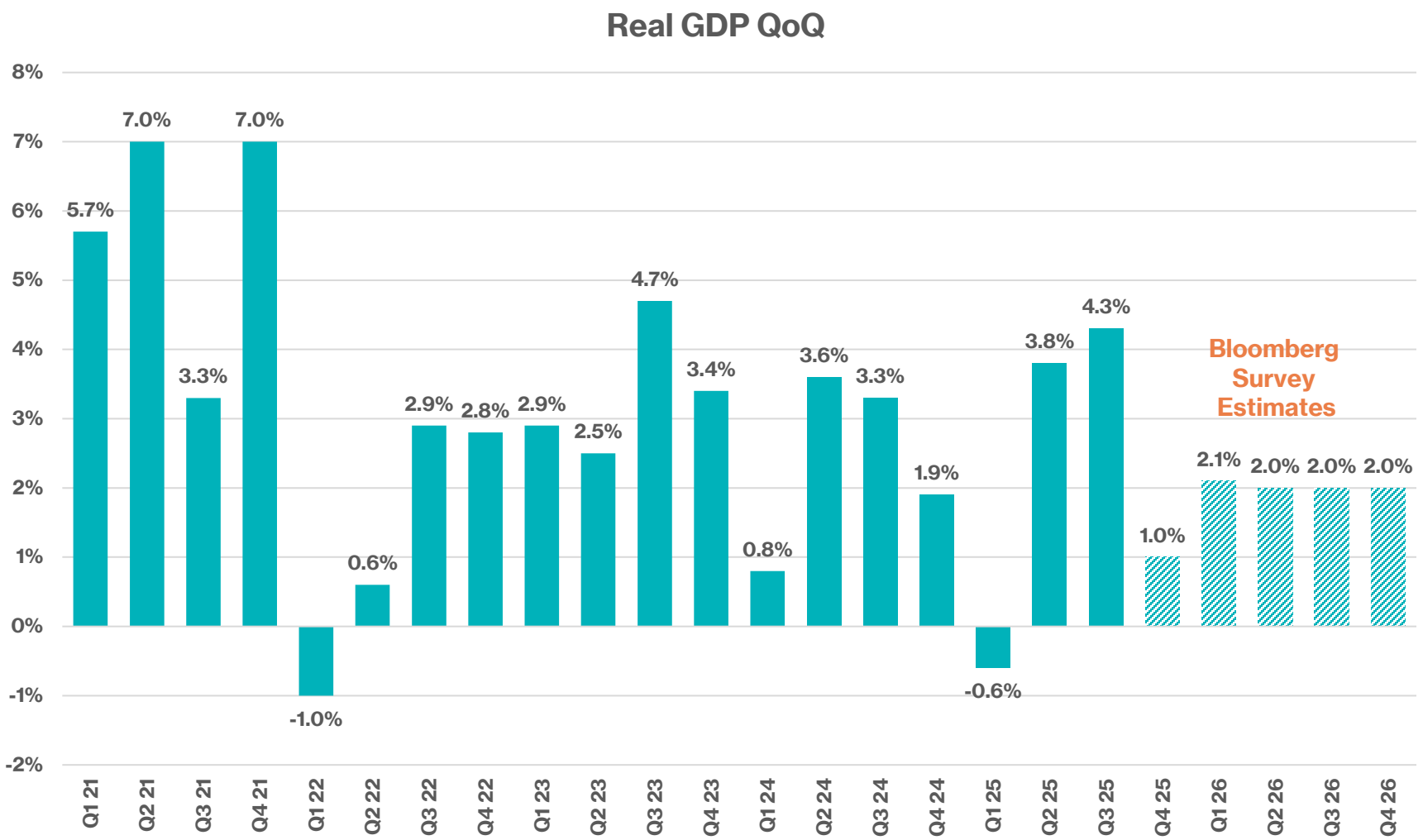




- Inflation declined considerably from the pandemic highs of 2022 (CPI YoY 9.1%).
- However, inflation remains above the Federal Reserve's target 2% (Personal Consumption Expenditures Core YoY rate – lower graph).
- Tariff inflation is still a concern, but not as much as last year.

SOURCE: BLOOMBERG AS OF 1/9/26

Growth

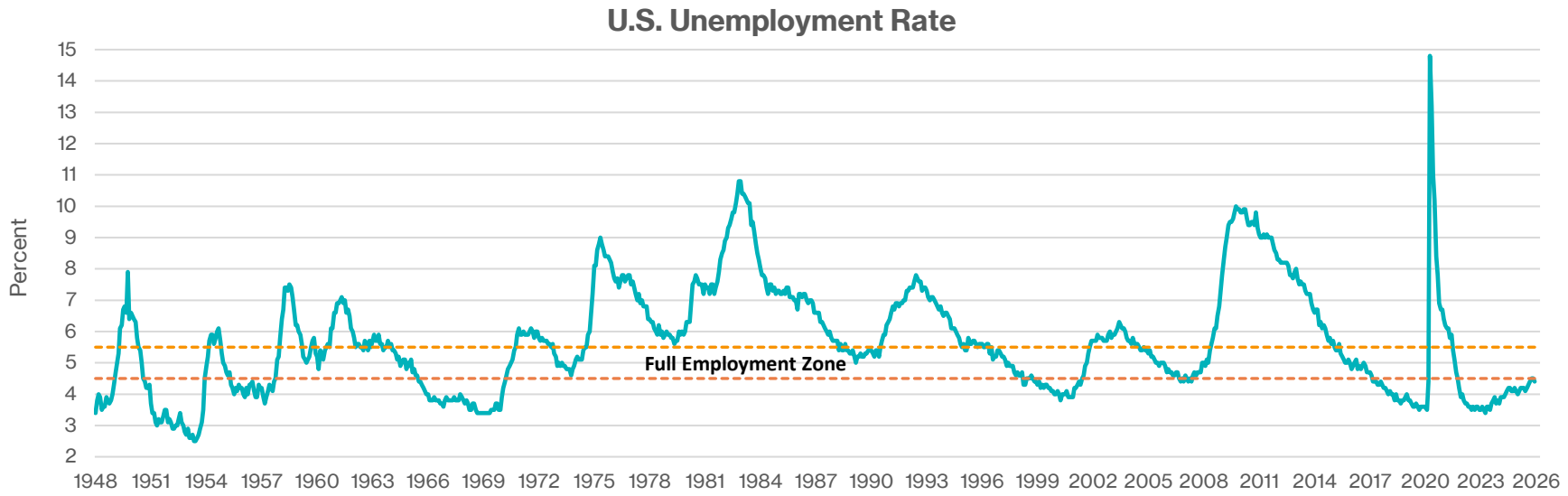


- Economic growth as measured by Gross Domestic Product (GDP) showed a greater-than-expected rate in the third quarter of 2025, posting 4.3% growth.
- With equity indexes, real estate, and other assets at or near all-time highs, upper income households continue to provide strength to the overall consumer spending.

SOURCE: BLOOMBERG AS OF 1/9/26

Employment

MEEDER



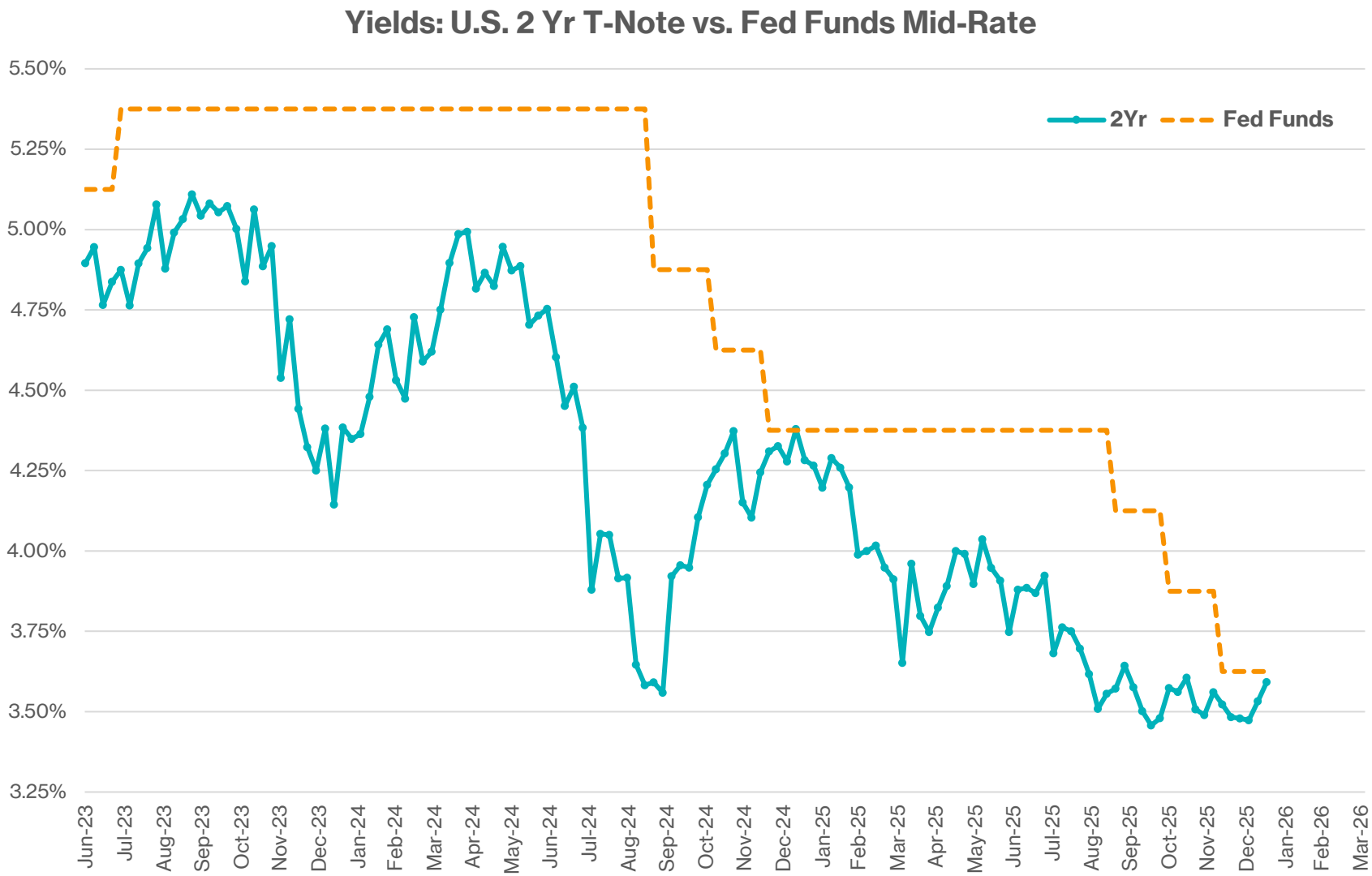


- Many economists consider the range of full employment between 4.5% and 5.5%.
- The unemployment rate has climbed from the cycle low of 3.4% (Apr 2023) to 4.4% as of December 2025.
- The Fed stated the slowing labor market as the primary reason they lowered the Fed Funds rate the last part of 2025.

SOURCE: BLOOMBERG AS OF 1/9/26

Yields

MEEDER



- Intermediate-term interest rates peaked in October of 2023, with the 2-year Treasury hitting a cycle high of 5.22%.
- Even though interest rates have declined with lower job growth, they are still materially higher than the average the past 20 years.
- The 2-year Treasury has averaged 2% the past 20 years.
- With the Fed expected lower short-term rates, Meeder believes it's still an opportune time to lock in interest income stability with purchases of intermediate-term securities.

SOURCE: BLOOMBERG AS OF 1/16/26

MEEDER

PUBLIC FUNDS

Portfolio Review

Douglas County Portfolio as of 12/31/2025

MEEDER

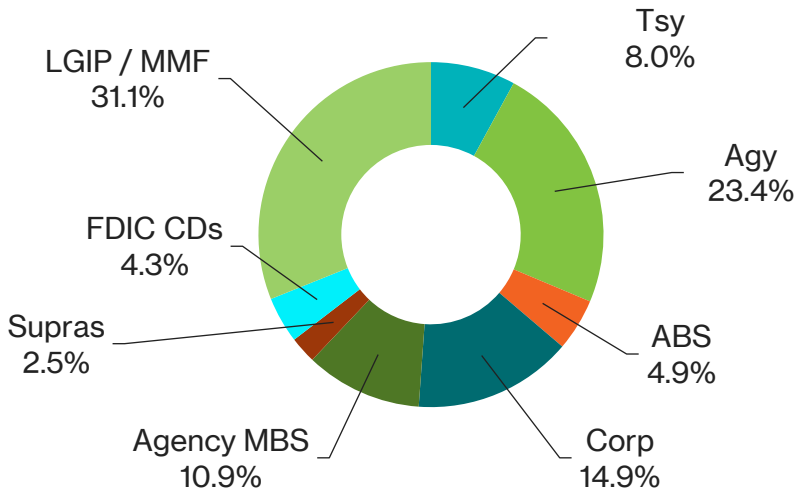
Your Portfolio

LGIP/MMF	$47,948,100
Securities	$106,307,209
Total Portfolio	$154,255,309

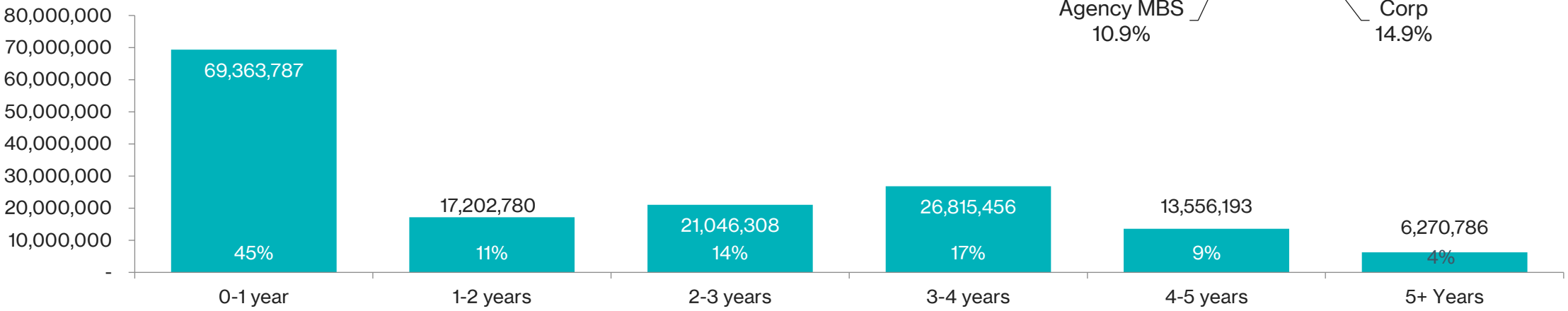
Your Securities

Weighted Average Maturity	1.86 years
Yield at Cost	3.90%

Your Asset Allocation



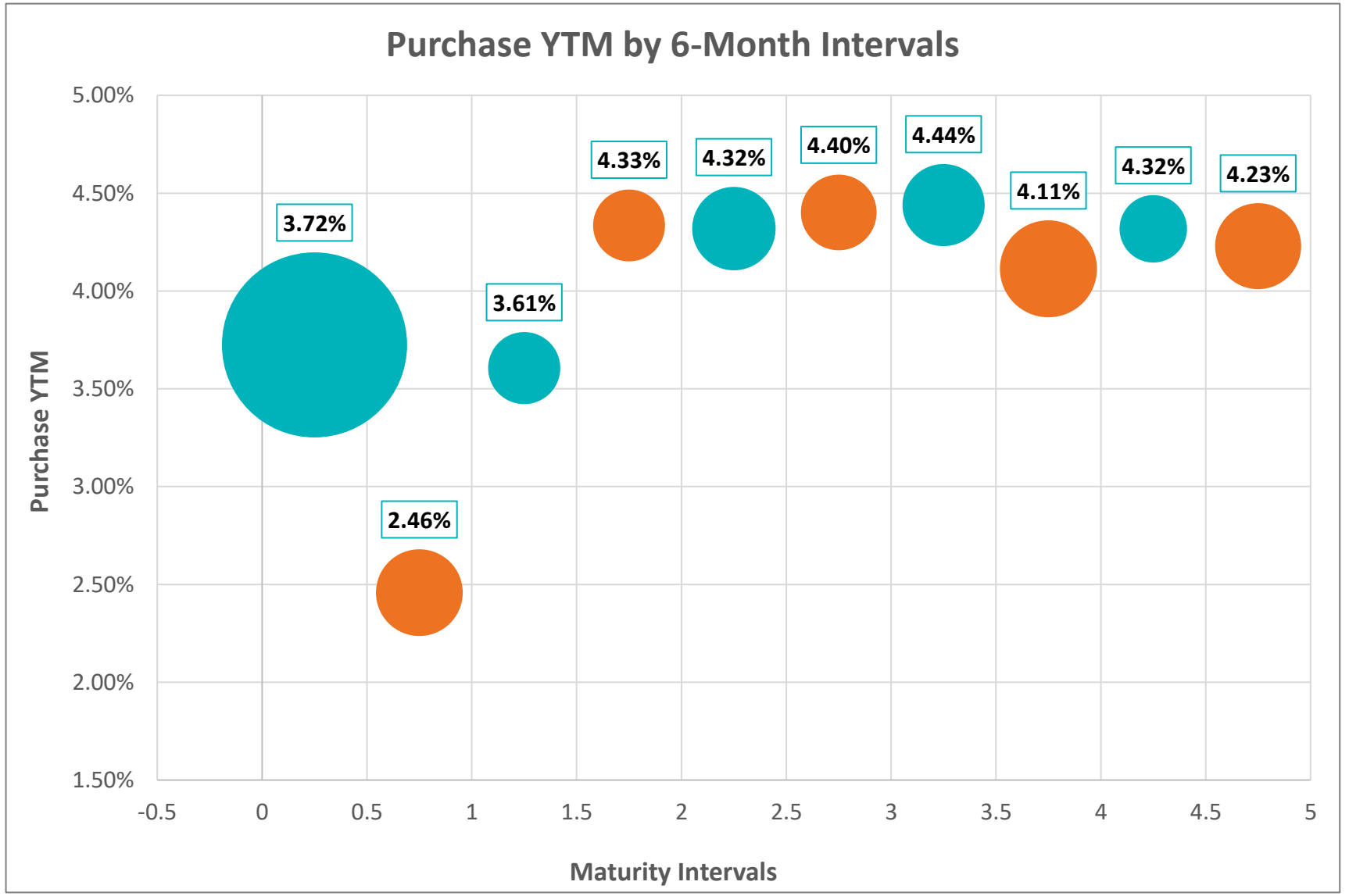
Your Maturity Distribution



Douglas County YTM by 6-Month Intervals

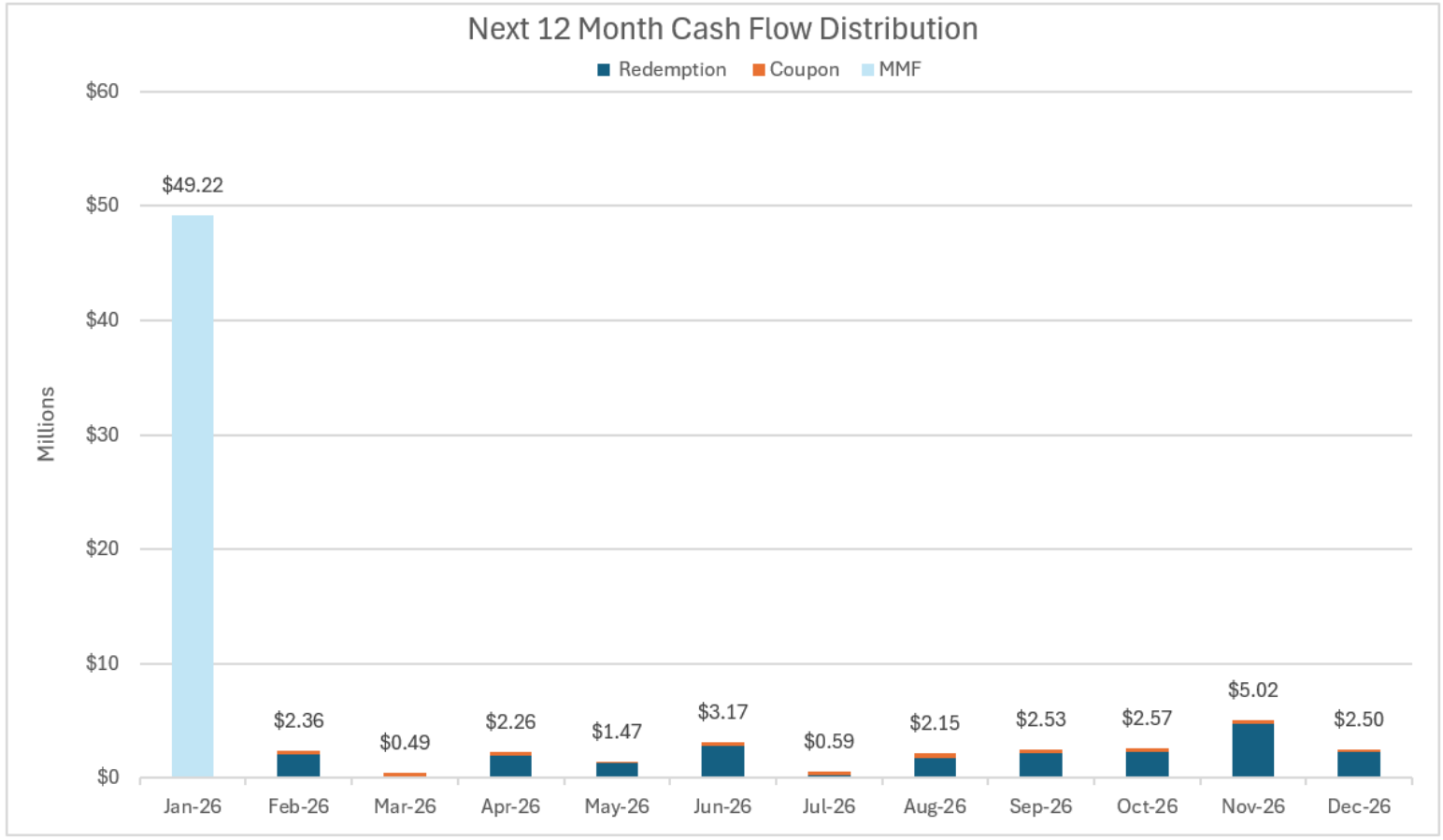
MEEDER

Years	Purchase Yield	% of Portfolio
0 to 0.5	3.72%	36.9%
0.5 to 1.0	2.46%	8.1%
1.0 to 1.5	3.61%	5.6%
1.5 to 2.0	4.33%	5.6%
2.0 to 2.5	4.32%	7.5%
2.5 to 3.0	4.40%	6.2%
3.0 to 3.5	4.44%	7.3%
3.5 to 4.0	4.11%	10.1%
4.0 to 4.5	4.32%	4.9%
4.5 to 5+	4.23%	8.0%
Totals	**3.90%**	**100.0%**



12 Month Cash flow Forecast (as of 1/20/26)

MEEDER



Date	Redemption	Coupon	MMF/LGIPs	Total
Jan 2026	$1,384.1	$103,250	$49,112,893.75	$49,217,528
Feb 2026	$2,029,269.9	$331,324		$2,360,594
Mar 2026	$37,312.0	$456,855		$494,167
Apr 2026	$1,980,861.5	$279,618		$2,260,479
May 2026	$1,278,673.3	$193,871		$1,472,545
Jun 2026	$2,803,561.4	$362,722		$3,166,283
Jul 2026	$299,281.7	$292,354		$591,635
Aug 2026	$1,809,382.6	$345,161		$2,154,543
Sep 2026	$2,150,869.1	$383,762		$2,534,631
Oct 2026	$2,303,853.6	$268,346		$2,572,200
Nov 2026	$4,767,110.1	$254,905		$5,022,015
Dec 2026	$2,278,197.1	$225,335		$2,503,532
Totals:	**$21,739,756**	**$3,497,503**	**$49,112,894**	**$74,350,153**

Final Thoughts

MEEDER

- Ensured Primary Objectives of Safety, Liquidity, and Yield
- Increase Diversification
- Budget Stability
- Going Forward

Disclosures

Meeder Public Funds, Inc. is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.

Meeder Public Funds

6125 Memorial Drive
Dublin, OH 43017

901 Mopac Expressway South,
Building 1, Suite 300
Austin, TX 78746

120 North Washington Square
Suite 300
Lansing, MI 48933

111 West Ocean Blvd, 4th Floor
Long Beach, CA 90802

222 Main Street, 5th Floor
Salt Lake City, UT 84101

10655 Park Run Drive, Suite 120
Las Vegas, NV 89144

250 Fillmore Street, Suite 150
Denver, CO 80206

2415 East Camelback Road, Suite
700, Phoenix, AZ 85016

meederpublicfunds.com
866.633.3371

AGENDA ITEM NO. 12.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **PRESENTATION**

TITLE:
For presentation only. Presentation of the upcoming Tahoe Basin Transit Comprehensive Operational Analysis by the Tahoe Regional Planning Agency. (Kira Richardson, Tahoe Regional Planning Agency)

RECOMMENDED MOTION:
Presentation only.

FINANCIAL IMPACT:
None

BACKGROUND:

A presentation from the Tahoe Regional Planning Agency on the Transit Comprehensive Operational Analysis which is now underway. The project objectives include optimization of service, strengthening of governance, and leveraging of funding.

Informing this effort is recently adopted plans include the Tahoe Transportation District Short Range Transit Plan, Connections 2050: Regional Transportation Plan, Placer County Systems Plan, and on-board passenger surveys. Each of these plans were completed in the last year by different agencies and all involved significant public engagement. Additional public feedback will be sought before service planning is completed.

ATTACHMENTS:
Transit Analysis.pdf

Tahoe Transit Study

Existing Conditions and Initial Input Phase

Douglas County Board of County Commissioners

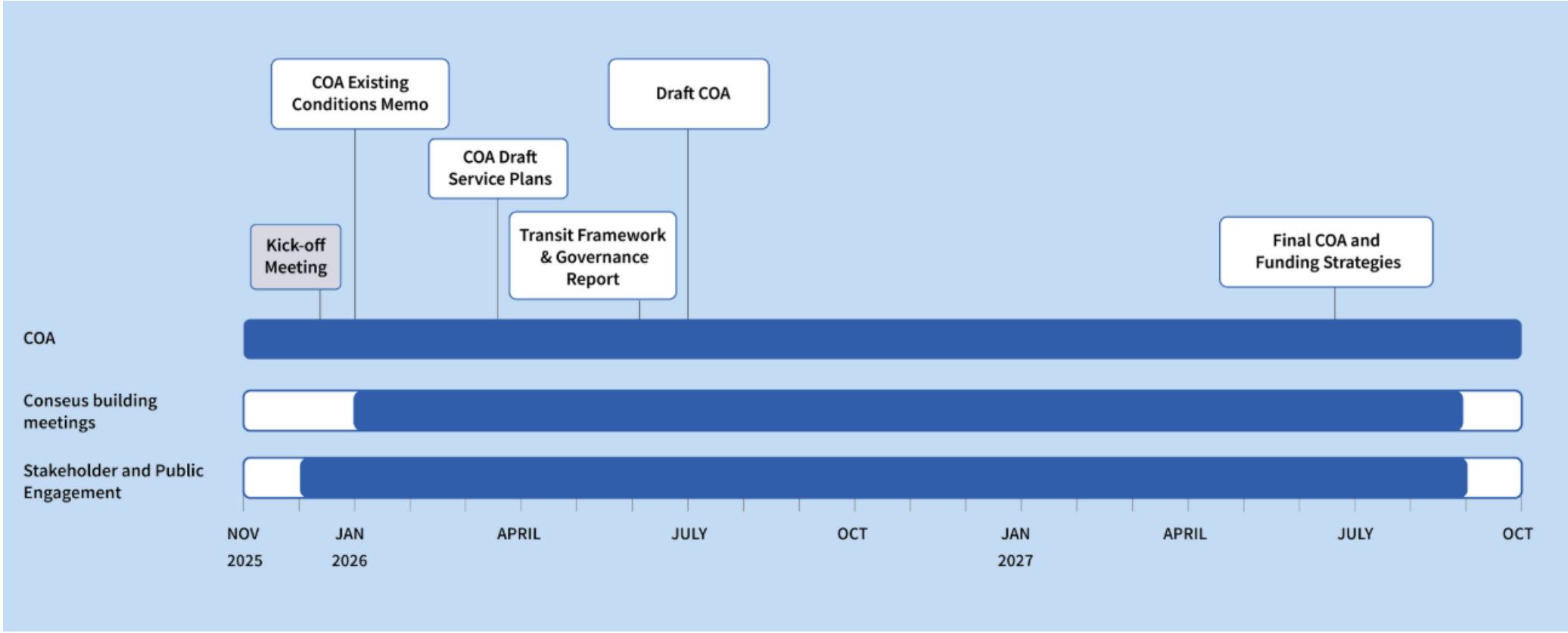
February 5, 2026
Kira Richardson | krichardson@trpa.gov

Project Objectives:

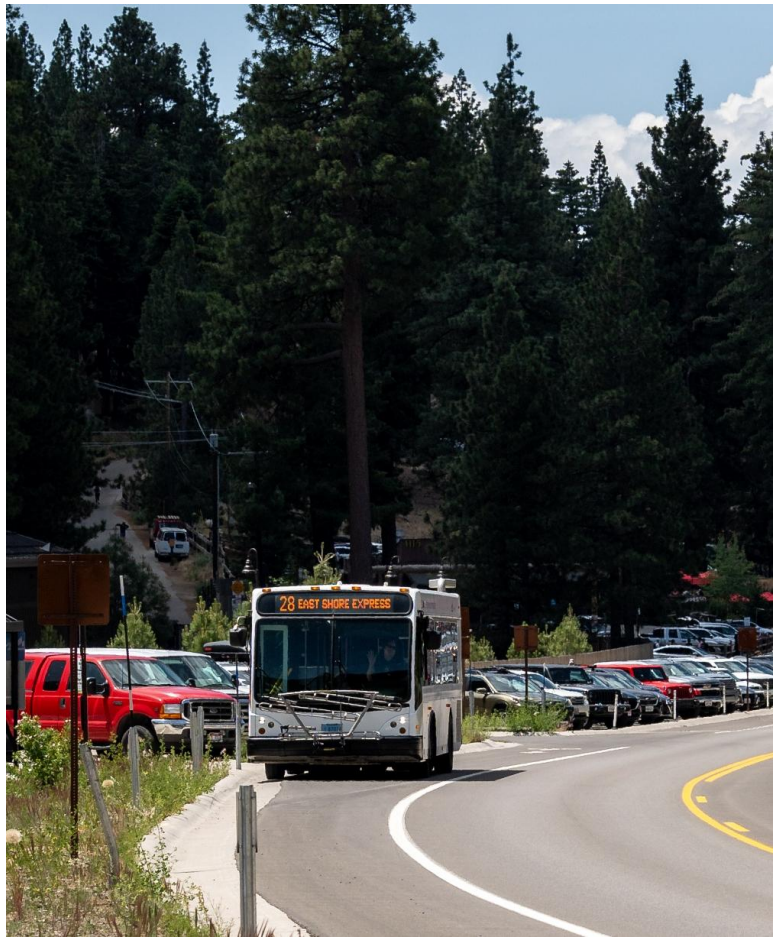
1. **Optimize Service –** Develop short and long-term service plans with a focus on connectivity.
2. **Strengthen Governance –** Clarify roles and responsibilities and learn from other areas.
3. **Leverage Funding** – Assess funding structures/ agreements and stretch dollars.



Project Timeline



Public Engagement



- TTD Short Range Transit Plan (adopted January 2025)
- Connections 2050: Regional Transportation Plan (adopted July 2025)
- Placer County TART Systems Plan Update (adopted November 2025)
- On-board passenger surveys conducted July and October 2025

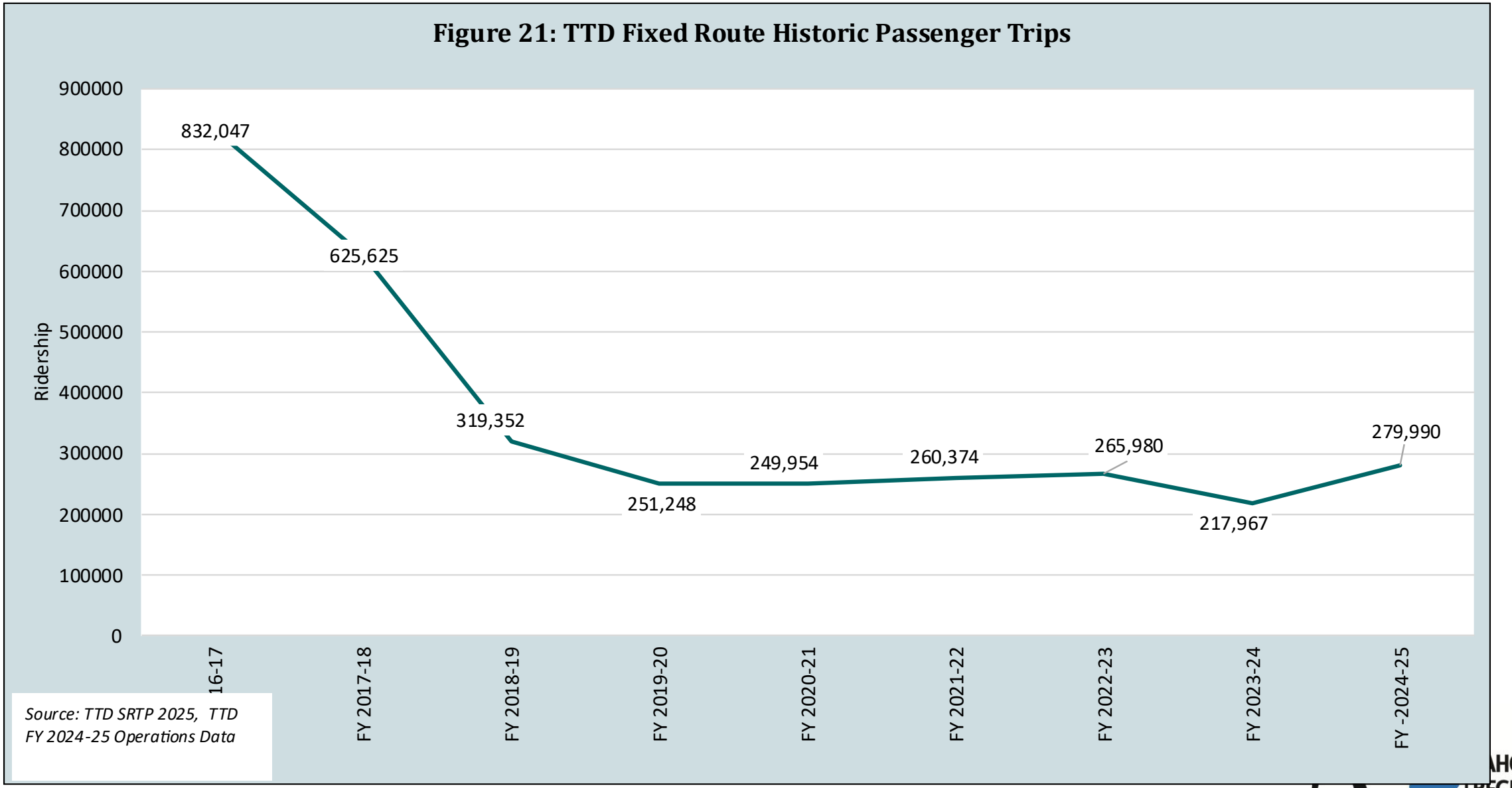
Transit Propensity

	Total Population		Youth (ages 5-17)		Elderly (65+)		People with a Disability		People Living Below the Poverty Line		Total Households	Zero Vehicle Households	
	#	%	#	%	#	%	#	%	#	%	#	#	%
Douglas County	**5,593**	**10.02%**	**462**	**8.26%**	**1,561**	**27.91%**	**559**	**9.99%**	**277**	**4.95%**	**2,626**	**52**	**1.98%**
Washoe County	9,817	17.58%	1,141	11.62%	2,634	26.83%	653	6.65%	596	6.07%	4,005	63	1.57%
Placer County	10,053	18.00%	1,498	14.90%	1,754	17.45%	592	5.89%	554	5.51%	3,672	29	0.79%
El Dorado County (CSLT)	21,360	38.25%	2,942	13.77%	3,217	15.06%	2,435	11.40%	2,612	12.23%	9,243	606	6.56%
El Dorado County (Unincorporated)	9,013	16.14%	1,224	13.58%	1,815	20.14%	770	8.54%	504	5.59%	3,785	14	0.37%
TOTAL Basin	**55,836**		**7,267**	**13.01 %**	**10,981**	**19.67 %**	**5,009**	**8.97%**	**4,543**	**8.14%**	**23,331**	**764**	**3.27%**

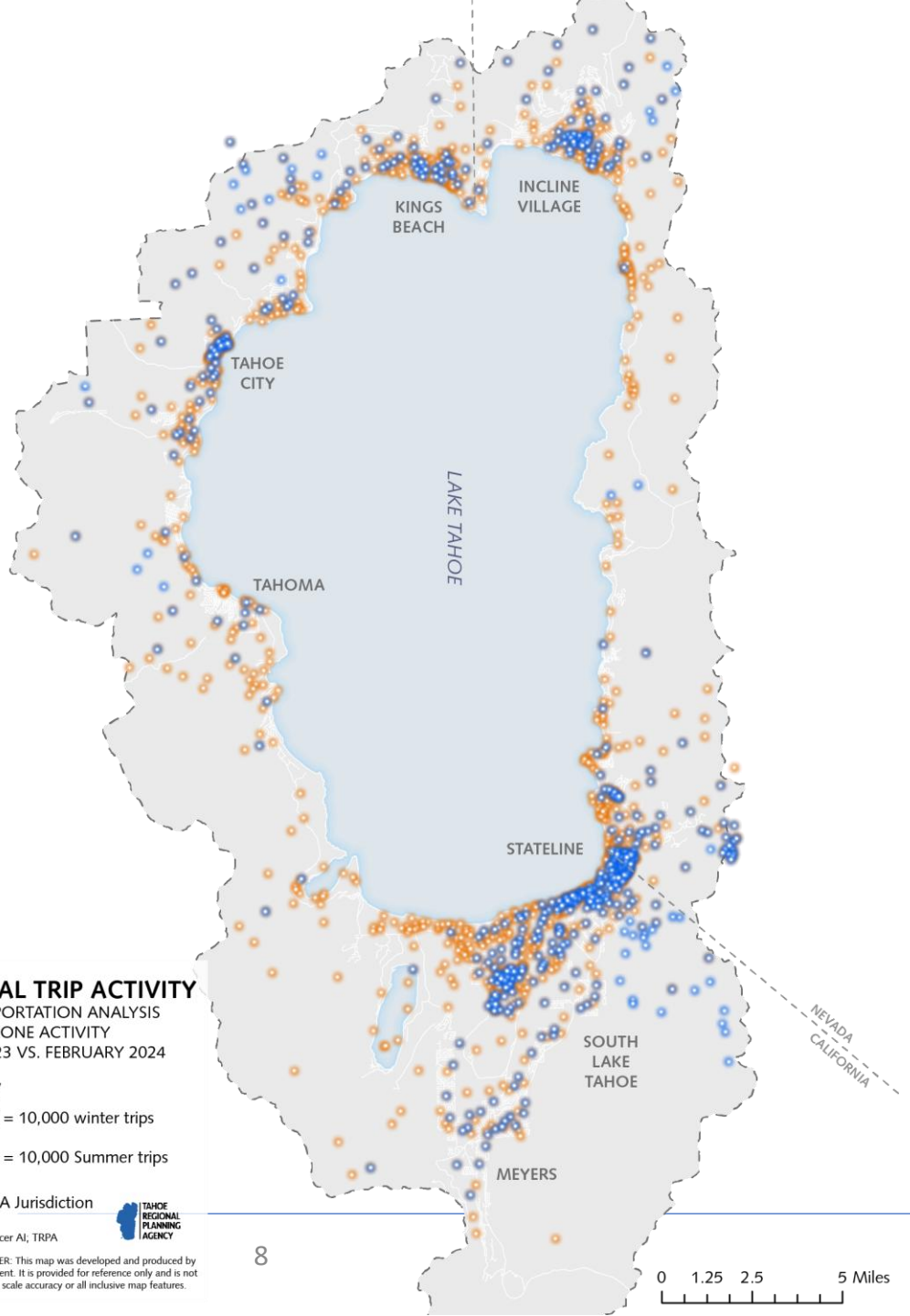
Transit Propensity

Douglas County	
Youth (ages 5-17	8.26%
Elderly (65+)	27.91%
People with a Disability	9.99%
People Living Below the Poverty Line	4.95%
Zero Vehicle Households	1.98%

Figure 21: TTD Fixed Route Historic Passenger Trips



Source: TTD SRTP 2025, TTD FY 2024-25 Operations Data



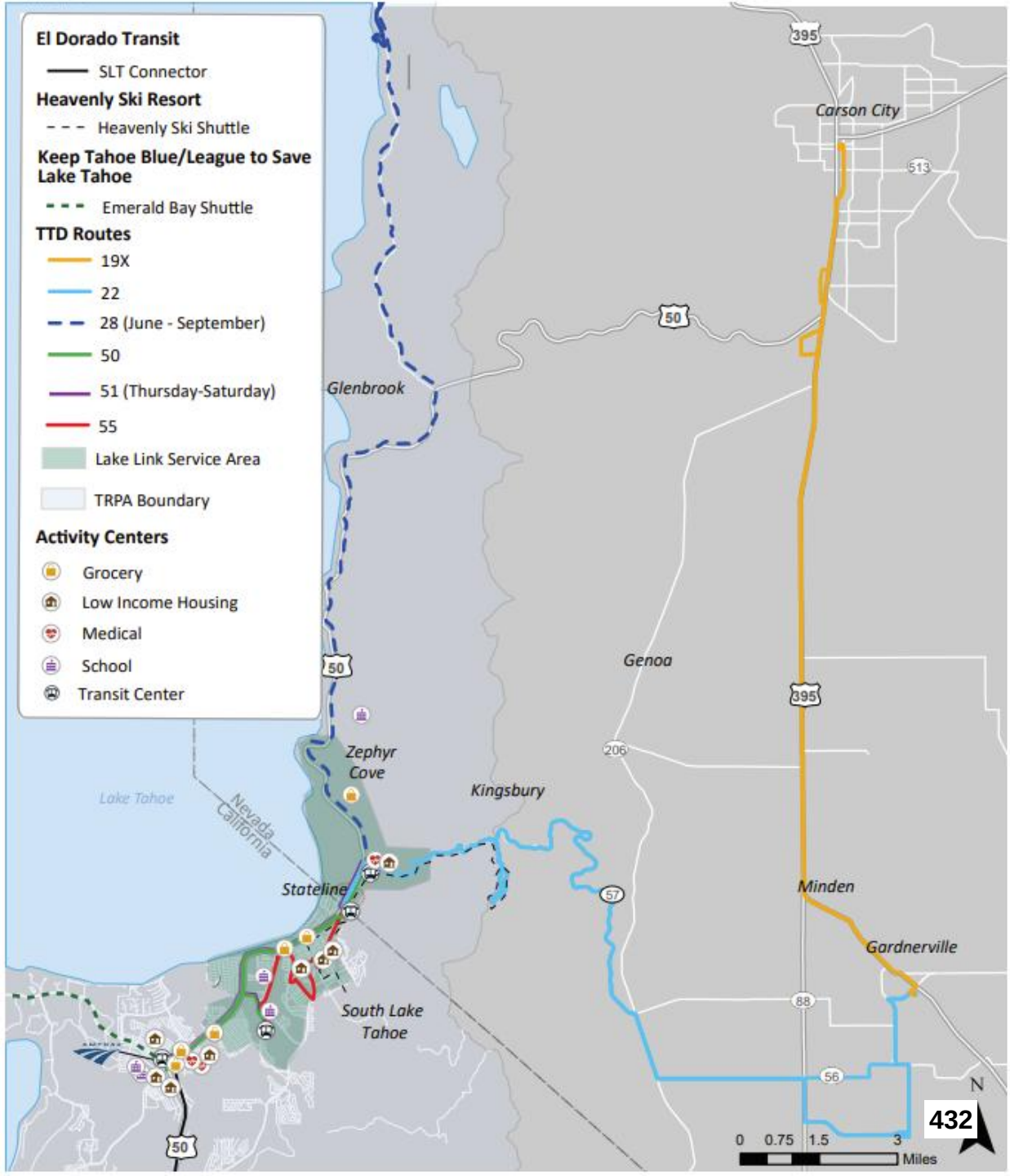
Travel Patterns

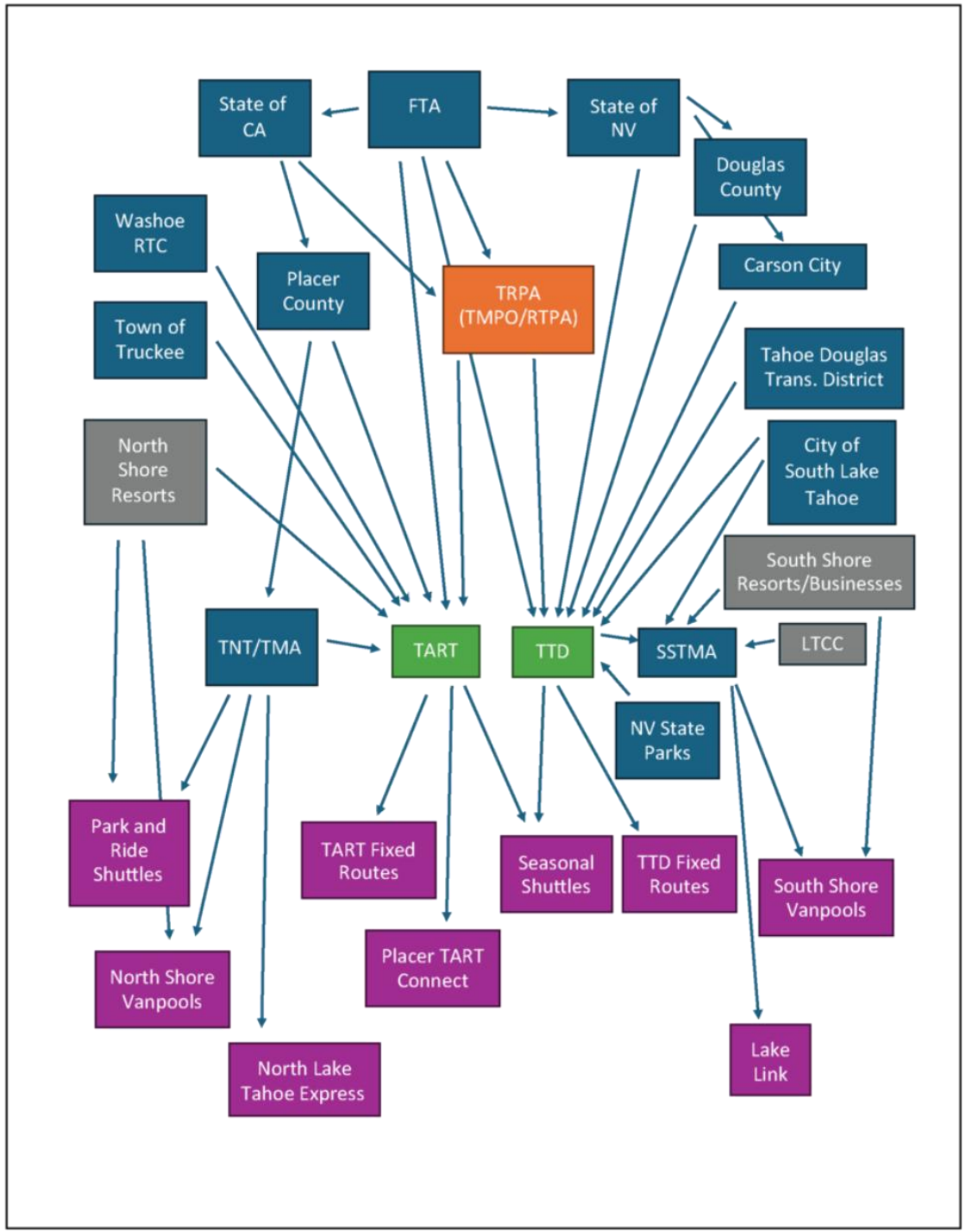
- Travel is highly seasonal
- Travel is highly localized
- Cross-basin commuting is minimal

Existing Transit Service & Governance

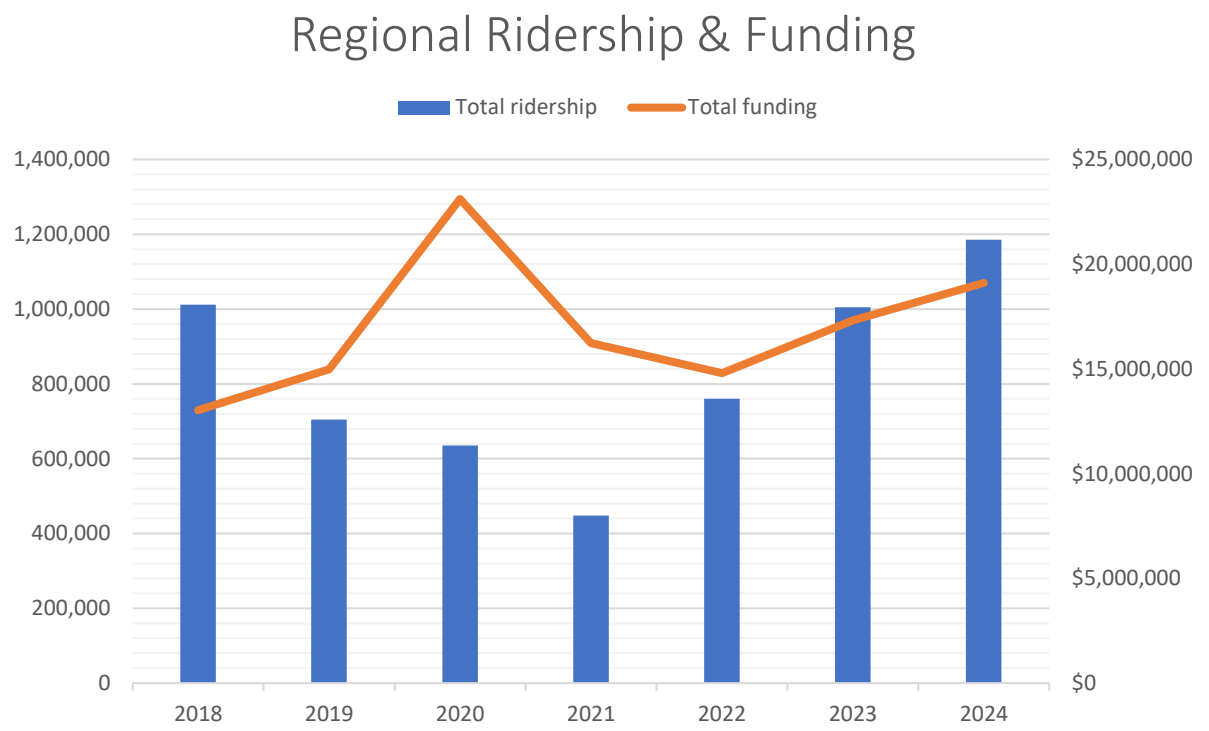
<u>South Shore Transit:</u>

- 6 different operators
  - TTD
  - SSTMA
  - El Dorado Transit
  - Heavenly
  - South Tahoe Airporter
  - Emerald Bay Shuttle
- 24 different funding sources





Funding Overview





Current Strengths

- Increased frequency on Hwy 50 Route
- TTD has improved system cost-efficiency
- New and consistent funding partners supporting transit
- Improved coordination between SSTMA and TTD
- Expanded service (microtransit, fixed routes, and seasonal services)

Areas for Improvement

- Expanded transit connections to Reno, Carson City and Minden/Gardnerville
- Implement North/South connection. Starting with connections to recreation destinations.
- Address staffing challenges at both TART and TTD that act as significant obstacles to providing optimal levels of service.
- Serve resident neighborhoods with limited service such as Meyers in South Lake Tahoe.
- Improve or find a new operations facility for TTD.

Questions?

www.trpa.gov/transitstudy

Kira Richardson

krichardson@trpa.gov

AGENDA ITEM NO. 13.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **AIRPORT**

TITLE:
For presentation only. Introduction of **Ordinance 2026-1663**, amending Title 2 of the Douglas County Code by amending Chapter 2.58: Douglas County Airport Advisory Committee, to change the election cycle of the chair and vice chair. More specifically, Section 2.58.020 will be amended to change the election of chair and vice chair from annually in the month of March to annually at the first meeting of the calendar year. First Reading. (Heather MacDonnell, Airport Manager)

RECOMMENDED MOTION:
Pursuant to NRS 244.100, the proposed ordinance is only required to be read by title to the Board of County Commissioners for introduction.

FINANCIAL IMPACT:
No financial impact.

BACKGROUND:
Chapter 2.58 of the Douglas County Code sets forth the creation and requirements for the Douglas County Airport Advisory Committee and requires the committee to select a chair and vice chair annually in the month of March (Section 2.58.020 - Chairman - Election and duties). Section 2.58.010 - Established - Membership, defines each member's term as a 2-year period ending on December 31; and the timing of Sections 2.58.010 and 2.58.020 creates a gap in leadership between December 31 and March of the following year.
Based on the gap in leadership under the current County Code, Ordinance 2026-1663 is brought forward to the Board of County Commissioners to amend the election cycle as well as amend and provide new language to Section 2.58.020: "Chairman" to "Chair and Vicechair" and "At the first meeting of each calendar year" in lieu of "annually in the month of March."

ATTACHMENTS:
Ordinance 2026-1663 AAC.pdf

ORDINANCE 2026-1663

SUMMARY

Ordinance 2026-1663 is being brought forward to amend Title 2 of the Douglas County Code by amending Chapter 2.58: Douglas County Airport Advisory Committee to change the election cycle of the chair and vice chair.

TITLE

Ordinance 2026-1663 amending Title 2 of the Douglas County Code by amending Chapter 2.58: Douglas County Airport Advisory Committee, to change the election cycle of the chair and vice chair.

RECITALS

WHEREAS, Chapter 2.58 of the Douglas County Code sets forth the establishment and requirements for the Douglas County Airport Advisory Committee; and

WHEREAS, *Section 2.58.020 – Chairman – Election and duties*, requires the committee to select a chair and vice chair annually in the month of March; and

WHEREAS, *Section 2.58.010 – Established – Membership*, defines each members term as a 2-year period ending on December 31; and

WHEREAS, the timing of Sections 2.58.010 and 2.58.020 creates a gap in leadership between December 31 and March of the following year.

NOW THEREFORE, based upon the above considerations,

THE BOARD OF COUNTY COMMISSIONERS OF THE

COUNTY OF DOUGLAS DOES ORDAIN:

Section I: The Douglas County Code, Title 2, is amended with the language deleted shown as ~~strikethrough~~ and the new language shown as *underlined and italicized*, as set forth below, and all other sections shall remain in full force and effect:

Chapter 2.58

Douglas County Airport Advisory Committee

2.58.020 ~~Chairman –~~ Election and Duties*: Chair and Vicechair*

A. At the first meeting of each calendar year, the committee must select from its membership a chair~~man~~ and vice chair~~man~~ ~~annually in the month of March~~.

B. The chair~~man~~ will preside at meetings and be the signatory of any correspondence necessitated by action of the committee.

Adopted on the _____ day of _____, 2026, by the following vote:

Vote:	Ayes:	Commissioners	_____
			_____
			_____
			_____
			_____
	Nays:	Commissioners	_____
			_____
	Absent:	Commissioners	_____
			_____

_____
Mark Gardner, Chairman

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

This ordinance shall be effective on the _____ day of _____, 2026.

AGENDA ITEM NO. 14.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **COMMUNITY DEVELOPMENT**

TITLE:
For possible action. Discussion of an appeal of the Planning Commission's denial of a request for a major variance, Major Variance Application DP 25-0141, which requested to reduce the west side-yard setback from seven feet to zero feet and reduce the overhang of eaves from 18 inches to zero inches for a 534 square foot second-story addition above an existing garage located at 239 Enginehouse Circle, in the R-058 residential zoning district, in the Glenbrook Plan Area of the Tahoe Region. The applicant and appellant is Nielsen Separate Property Trust 2007 and the applicant's representative is Keith Ruben, Wilson Engineering. APN: 1418-10-710-074. (Lucille Rao, Senior Planner)

RECOMMENDED MOTION:
The Board of County Commissioners must first vote to affirm that the appellant has standing.

If the Board votes to affirm that Robert F. Nielsen, Nielsen Separate Family Trust 2007 has standing to appeal the Planning Commission's decision, then the County Commissioners can hear the appeal.

The County Commissioners can decide to either:

1. Uphold the Planning Commission's decision and affirm the denial of the variance request (DP 25-0141) based on the staff report, the decision and minutes of the Planning Commission, the information supplied by the appellant, public comment and the discussion of the County Commissioners because the findings listed in DCC 20.606.050.B cannot be met; OR

2. Reverse the Planning Commission's decision and approve the Major Variance, subject to any applicable conditions, because the findings listed in DCC 20.606.050.B can be met based on the information supplied by the appellant, public comment, and the discussion of the County Commissioners.

FINANCIAL IMPACT:
If approved, the additional square footage will be assessed for tax purposes.

BACKGROUND:
The subject parcel is within the Glenbrook Subdivision. The map was recorded May 26, 1978. The house was built in 1979 per the assessor's database. Setbacks were not determined on the map for each parcel and are therefore required to be seven feet per County Code.

The existing garage was non-conforming according to County Code as it was built on the property line, with no setback (i.e., zero feet). Generally, non-conforming structures cannot be expanded if the expansion will further increase or enlarge the non-conformity. In other words, a non-conforming use cannot be expanded by the proposed remodel/change.

The applicant, Nielsen Separate Property Trust 2007, wishes to obtain approval for a two-story addition above the garage, also with no setback (zero feet setback). Accordingly, the applicant has sought a variance as the addition increases an existing non-conformity.

On December 9, 2025, the Planning Commission denied (5-1, 1 absent) Major Variance application DP 25-0141, for the reasons set forth in the attached minutes and staff report. The applicant timely filed this appeal.

For background, two key facts influenced the Planning Commission's decision to deny the variance application:

First, more than 21 years ago, on March 9, 2004, the Planning Commission approved a similar variance application for this parcel, for a different owner, but required a 3-foot setback for the proposed second-story addition (see attached 2004 approval letter, staff report, and minutes). The former owner did not proceed with construction.

Second, the current owner has already built the addition, and did so without obtaining either a variance or a building permit, despite being aware that both were required. The owner applied for a building permit in September 2024. In October 2024 he was specifically told that no building permit could issue until he obtained a variance. He then ceased correspondence and proceeded to construct the addition. During this time he told his neighbor that he believed it was better to "ask for forgiveness rather than approval." The staff report and a copy of the minutes of the Planning Commission meeting are attached.

ATTACHMENTS:
BOCC Staff Report Feb 2026 (AJH Edits).pdf
Justification Letter.pdf (Appeal)
PC Meeting Minutes December 9, 2025.pdf
PC Denial Lettter _Nielsen Variance_DP25-0141.pdf
PC Staff Report December 9, 2025.pdf
Project Description and Justification Amended (1).pdf

Jack Trainor Correspondence.pdf
Gezelin Letter.pdf
DRC and HOA Letter and Plans Reformatted.pdf
Plans Stamped by Fire Department_Formatted.pdf
Site Plan rev 8-27.pdf
TRPA Qualified Exempt Letter
Staff Report March 9 2004 to Planning Commission.pdf
PC Minutes March 9, 2004.pdf
Vicinity Map (2).pdf
Noticing Radius Map.pdf
Photo before addition
Photo before addition
Photos after addition
Photo of existing front view.png
Photo of addition overlooking neighbor garage.png
Powderkeg Letter of withdrawal.pdf

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: February 5, 2026

To: Douglas County Board of County Commissioners

From: Lucille Rao, Senior Planner

Subject: Appeal of Planning Commission decision of Major Variance (DP 25-0141) for reduced setbacks and eaves. The subject property is located at 239 Enginehouse Circle, Glenbrook. (APN: 1418-10-710-074)

I. REQUEST

For possible action. Discussion of an appeal of the Planning Commission's denial of Major Variance Application DP 25-0141, a request to reduce the west side-yard setback from 7 foot to 0 feet and a reduction of the eaves from 18 inches to 0 for a 534 square foot second-story addition above an existing garage located at 239 Enginehouse Circle in the R-058 residential zoning district, in the Glenbrook Plan Area of the Tahoe Region. The applicant is Nielsen Separate Property Trust 2007 and the applicant's representative is Keith Ruben, Wilson Engineering. APN: 1418-10-710-074.

II. RECOMMENDATION

The Board of County Commissioners must first vote to affirm that the appellant Robert F. Nielsen, Nielsen Separate Family Trust 2007, has standing to appeal.

If the appellant has standing to appeal, then the Board may:

1. Deny the appeal and affirm the Planning Commission's decision to deny Major Variance Application DP 25-0141, because the required findings in DCC 20.606.050(B) were not met.

2. Grant the appeal, overturn the Planning Commission's decision, and conditionally approve the Major Variance Application DP 25-0141, subject to the conditions in this staff report, because the required findings in DCC 20.606.050(B) were met.

III. SUMMARY

Owner/Applicant: Robert F. Nielsen, Nielsen Separate Family Trust 2007

Site Location: 239 Enginehouse Circle

Zoning Designation: R-058 (Residential, Plan Area Statement 058)

Surrounding Zoning: R-058 on all sides.

Flood Zone: X – Unshaded

IV. BACKGROUND & PROJECT DESCRIPTION

The subject parcel is located at 239 Enginehouse Circle, within the Glenbrook Subdivision (APN: 1418-10-710-074) (the "Property"). The subdivision map that created the Property was recorded May 26, 1978, and is attached to this report. The Property contains a single-family residence that was built in 1979, per the assessor's database. The garage for residence was built on the side yard lot line, with a zero-foot setback. Staff were unable to find the original building permit for the house or garage to determine how or why the garage was allowed to be built with a zero-foot side yard setback.

Setbacks were not determined on the map for each parcel, so Douglas County Code (DCC) controls the required setbacks for this area. DCC 20.702.070(A)(3) generally requires a 7-foot side yard setback for this subdivision:

3. *The side yard setback is a minimum of 7 feet from the property line to the foundation or wall. Where the roof is designed to convey runoff to the side yard and size of such roof runoff area exceeds 1,500 square feet, an additional setback of 1 foot for each additional 250 square feet of runoff area must be provided. This setback may be reduced, but not to less than 7 feet, upon an analysis provided by the applicant demonstrating that snow will not shed across the property line. Factors to be considered in this reduction include historical records of amount of snow, roof orientation, roof pitch, exposure of roof to sunlight, drifting patterns, and installation of properly engineered snow-slide restraint devices.*

Because the required side yard setback is 7 feet, the Property's garage as constructed is considered a "non-conforming structure." Per DCC 20.698.030, non-conforming structures may continue to be used, but they can only be enlarged if the expansion would not enlarge the non-conformity:

A. *A nonconforming structure devoted to a use permitted in the land use district in which it is located may be continued in accordance with the provisions of this chapter.*

B. *Normal maintenance and repair of nonconforming structures may be performed.*

C. *Nonconforming structures which are used in a manner conforming to the provisions of this title may be enlarged or extended provided that the nonconformity is not further enlarged or expanded.*

D. *A nonconforming structure, other than an historic structure previously listed on the National Register of Historic Places or designated as historic by the board, shall not be moved unless it will conform to the regulations of the land use district in which it is located.*

To seek an exception to these rules, owners are allowed to apply to the County for a variance. Per DCC 20.606.010, any request to reduce the requirements of the base zoning district's setback requirements by more than 20% are considered "major variances" and must be approved by the Planning Commission:

A. *Applications for variances which request reductions to the requirements of the base zoning district of 35% or less for off-street loading, 20% or less for building setback or fence height, or 10% or less for off-street parking or open space area, are minor variances and may be approved administratively by the director. ...*

B. *All other applications for variances, including those related to sign permits, are major variances and must be approved by the planning commission, the final decision-maker. The director must be responsible for processing such applications for major variances.*

In or around 2004, the prior owner of the Property sought to construct an addition directly above the existing garage, continuing the zero-foot side yard setback up to the second story. Because the proposed second-story addition would have enlarged the setback non-conformity, the owner applied for a major variance.

On March 9, 2004, the Planning Commission reviewed the variance application and approved it, but with a key modification: the second-story addition was required to be built with a **3-foot** side yard setback.

For whatever reason, the prior owner of the Property never proceeded with the construction of the approved second-story addition.

On September 20, 2024, the current owner of the Property submitted a building permit application (DB24-2203) to construct a re-designed second-story addition. Like the design proposed by the prior owner, this new addition was proposed directly above the existing garage, expanding the zero-foot side yard setback up to the second story.

On October 18, 2024, a correction notice was issued to the owner's representative, informing them that they needed to apply for a major variance for the proposed expansion of the zero-foot side yard setback. Staff did not receive any further information or correspondence from the representative or the owner at that time. The building permit was never issued.

On August 18, 2025, staff finally received an application for the required variance and proceeded to process the application for presentation to the Planning Commission. During the noticing period, staff were contacted by the adjacent neighbor at 237 Enginehouse Circle, Jack Trainor. Mr. Trainor informed staff that the second-story addition with zero-foot setbacks had already been built. The owner's representatives later confirmed that construction had actually commenced sometime around October 2024, about the same time the County issued its correction notice. (*See* PC Minutes, attached).

On December 9, 2025, the variance application was presented to the Planning Commission at a public hearing. Minutes from that hearing are attached. During the hearing, Mr. Trainor appeared and provided public comment. Mr. Trainor opposed the variance, noting that "if the applicant had come forward at the beginning and the same conditions as in 2004 were applied, there would be a [3-foot] setback for the

upstairs addition. And I think that would totally change the whole character of what was built and I think that's really relevant, very relevant, if not the most relevant issue." He also explained how he had communicated with the owner multiple times while construction of the addition was happening, and the owner had regularly stated his strategy to get the addition approved was to "ask for forgiveness rather than approval." (*See* PC Minutes, attached).

Following the public hearing, the Planning Commission voted 5-1 to Deny the major variance application.

V. REVIEW AND FINDINGS FOR VARIANCE;

Pursuant to DCC 20.606.050(B), the Planning Commission may not approve a variance unless all of the following Findings are made in the affirmative:

1. *By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in a peculiar and exceptional practical difficulty to, or exceptional and undue hardships upon, the applicant;*

2. *The circumstances or conditions do not apply generally to other properties in the same land use district;*

3. *The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.*

VI. PLANNING COMMISSION DECISION

In support of their decision to deny the variance, the Planning Commissioners addressed the Findings required for a variance, which are listed above. The findings are set forth in full in the attached minutes from the December 9, 2025, Planning Commission meeting, and are summarized below.

Commissioner St. John noted with respect to Finding 1 that there was really nothing "exceptional" about the topography of the lot or its pie shape, noting that pie shaped lots are "all over in subdivisions these days." The pie shape alone, he felt, was insufficient to justify this variance application for a zero-foot setback. He also found with respect to Finding 2 that the circumstances affecting the property – specifically its "pie shape" – *did* apply generally to other properties in the district, noting that the Property was just one "pie shaped lot, on a cul-de-sac next to four other pie shaped lots, in a subdivision with pie shaped lots." Regarding Finding 3 he found that the 0' setback, as applied to the second story, *did* impose a material damage or prejudice to the adjoining property owner, Mr. Trainor.

Commissioner Lile addressed the findings next. She noted her concern was primarily with Finding 3. She found that because the owner had not come forward with the variance application at the outset, the owner was now incapable of making any "assurance about the construction standard and the design," as the prior applicant had done when they agreed to a 3-foot setback. She also took issue with the owner's

variance application, which misleadingly stated that Finding 3 could be met because the addition "does not include any penetrations such as windows or doors on the west side [the side with the zero-foot setback] that necessitate a setback requirement based on the Uniform Building Code." In fact, the addition *did* include windows on the west side (5 of them), which undercut the applicant's own justification for Finding 3. She also agreed that Finding 1 could not be met for this variance application because the shape of the lot alone did not justify "a second story unit to be built on the existing garage that's right on the lot line."

Commissioner Walder next explained his rationale for voting to deny the variance. He acknowledged that while there are many lots within the Tahoe are that are unique and unusual, this particular lot, even with its pie shape, was not. He therefore did not believe that Finding 1 was met with respect to the zero-foot setback. He also found, with regard to Finding 3, that the addition with a zero-foot setback presented "a severe disregard" for the rights of Mr. Trainor and found that the variance would impose a material damage or prejudice.

Commission Casey also noted with respect to Finding 3 the applicant's apparently false claim that there were no "windows or doors" on the side of the building facing Mr. Trainor's property, which undercut the applicant's own argument that Finding 3 could be met. She also concluded that Finding 1 could not be met, concurring with the reasoning of her fellow Planning Commissioners.

Commissioner McKalip explained his inability to make the Findings as well, noting that he was concerned about the potential precedent they would set by granting a variance to a project that was knowingly started without the property approvals, and which had basically been denied previously (or approved with significant modifications). He stated, "I'm highly offended about this and I don't want to set a precedence; that's an ugly precedence in this County."

Commissioner Bruno was the only Planning Commissioner who felt that it was possible to make all the required findings. He accepted the findings of staff, as listed in the staff report, but also found that the additional conditions were required for the findings to be met. He suggested that all completed construction go through the proper building and fire permitting and inspection processes and comply with the International Residential Code, International Fire Code, and International Wildland-Urban Interface Code. He also suggested that the windows installed along the property line at the zero-foot setback should be removed.

VI. RECOMMENDED MOTION

Based on the foregoing, Staff recommend that the Board deny the appeal and affirm the Planning Commission's decision to deny Major Variance Application DP 25-0141, because the required findings were not met.

VII. ALTERNATIVE MOTION

Staff were originally in support of the variance when it was submitted to the Planning Commission, because staff felt that the required findings could be met if certain conditions were imposed on the project. Commissioner Bruno agreed, provided that certain additional conditions were imposed. If the Board determines that the required findings for a major variance were met, then Staff recommend that

the Board grant the appeal, overturn the ruling of the Planning Commission, and conditionally approve the variance application with the following conditions:

1. Within 30 days of the decision of the Board of County Commissioners, the applicant must:

    a. Submit plans to Tahoe Douglas Fire Protection District (TDFPD) for review and make all completed construction available to TDFPD for inspection(s) to ensure compliance with the 2024 International Fire Code and 2024 International Wildland-Urban Interface Code. The applicant must pay all fees associated with the inspection(s).

    b. Submit plans to the Tahoe Regional Planning Agency (TRPA) for review to ensure compliance with the TRPA Code of Ordinances.

2. Within 30 days of obtaining both TDFPD and TRPA approval, but no later than 90 days following the decision of the Board of County Commissioners, the applicant must:
    a. Complete building permit application DB24-2203 and submit records of inspection and approval from TDFPD and TRPA, including an original stamp of approval from TRPA.
    b. Pay all fees associated with building permit application DB24-2203.
    c. Pay a penalty for commencing construction without a building permit, which penalty shall be equal to and in addition to the fee for the building permit.

3. The applicant must make all completed construction available to the Douglas County Building Department for inspection(s) to ensure compliance with, among other codes, the 2024 International Residential Code, including Table R302.1(1) and/or (2). The applicant must pay all fees associated with the inspection(s).

4. Prior to the issuance of a certificate of occupancy, but no later than 150 days following the decision of the Board of County Commissioners, the applicant must:
    a. Meet any condition placed on the project by the Douglas County Building Department.
    b. Meet any conditions placed on the project from TRPA.
    c. Meet any conditions placed on the project by TDFPD.

MAJOR VARIANCE APPLICATION DP25-0141
APPEAL OF DOUGLAS COUNTY PLANNING COMMISSION
OF A MAJOR VARIANCE REQUEST

APPELLANT ROBERT F. NIELSEN,
TRUSTEE OF THE ROBERT F. NIELSEN SEPARATE PROPERTY TRUST,
JUSTIFICATION STATEMENT

COMES NOW, Robert F. Nielsen, Trustee of the Robert F. Nielsen Separate Property Trust, by and through his counsel of record, John J. Gezelin, Esq., of the law firm of Gezelin & Associates, and hereby files this Justification Statement in support of his appeal of the decision of the Douglas County Planning Commission's denial of the Major Variance Request by Mr. Nielsen, DP25-0141.

STANDING

Mr. Nielsen has automatic standing to file this appeal pursuant to Douglas County Code ("DCC") §20.28. Et. Seq. Mr. Nielsen is the owner of the real property located at 239 Enginehouse Circle, Glenbrook, Nevada, APN 1418-10-710-074, which is the situs of the Application for the Major Variance.

FINALITY OF PLANNING COMMISSION'S DENIAL

The determination by the denial of the Douglas County Planning Commission was a final decision that is appealable to the Planning Commission pursuant to Section 26A (Appeal Standards And Procedures), and Title 20 of the Douglas County Code ("Consolidated Development Code").

GROUNDS FOR APPEAL

The Planning Commission's determination is erroneous because it failed to apply the facts and law to the necessary findings for a Major Variance. Specifically, the Planning

Commission's decision is not supported by substantial evidence.

DCC § 20.606.050(B) requires the Planning Commission to evaluate specific statutory criteria. A review of the record reflects the Planning Commission's denial consists of conclusory statements and generalized concerns rather than ***express findings tied to each required criterion.*** Nevada law requires more than a bare conclusion that a variance standard was not met. While findings need not be elaborate, they must be sufficient to permit judicial review and demonstrate a rational connection between the evidence and the decision. Where the record does not show that the Commission actually considered and resolved each required variance criterion, the decision must be reversed. See Kay v. Nunez, 122 Nev. 1100, 148 P3d 176 (2006). Under DCC § 20.606.050(B), a variance may be denied only if the applicant fails to demonstrate unnecessary hardship arising from the application of the zoning regulation to the specific property. The record indicates that the Planning Commission improperly equated "hardship" with mere inconvenience. It appears the Planning Commission rejected hardship solely because the ordinance applies uniformly to other parcels. Nevada courts recognize that hardship is evaluated ***as applied to the property***, not in the abstract, and may arise from unique physical characteristics, lot configuration, topography, or other site-specific constraints. The uncontroverted evidence shows that the unique physical condition of the parcel, being "pie-shaped", satisfies the hardship criteria. Moreover, the staff report found that the lot configuration satisfied the criteria and recommended approval. The Commission's denial does not identify substantial evidence rebutting this showing, and therefore reflects a misapplication of the hardship standard under DCC § 20.606.050(B).

ARGUMENT

Pursuant to Douglas County Code Section 20.606.050(B), the Planning Commission must make the following findings in the affirmative to approve a Major Variance:

1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions that the title would result in a peculiar and exceptional practical difficulty to, or exceptional and undue hardships upon the applicant.

2. The circumstances or conditions do not apply generally to other properties in the same land use district.

3. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of nature resources or immediate detrimental to the public health, safety and general welfare.

All five Planning Commissioners who voted for denial of the Variance stated that they could not affirmatively make Finding Number 1 and 3, with nothing more than generalized statements. Their denial consists of conclusory statements and broad, overstated concerns. The decision is not supported by substantial evidence.

The Planning Commission ignored the precedent set by the same Commission for a remodel ***on the same property above the same existing garage in 2004.*** The then-owners of the same property submitted a Major Variance Application to the Douglas County Planning Commission which approved the Variance for a similar addition over the existing garage.

The 2004 Planning Commission accepted the applicant's response at that time that the

additional improvements above the garage (as Mr. Nielsen's) were limited as a result of the parcel's small size, unique pie shape, and because of the limited amount of the allowed land coverage. Since there is no additional land coverage can be utilized on the property, the only feasible means of construction of the residential addition is for the use of existing land coverage and some minimal relocation. The staff report in this Variance Application examined the 2004 Variance Application and found that Finding Number 1 can be made in the affirmative due to the irregular pie shape of the lot.

Finding Number 3 was cited as a reason for denial by all five Planning Commissioners who voted for denial of the Variance. Again, none of the Planning Commissioners explained the reasoning for their conclusions other than a general statement of denial. Again, their denial consists of conclusory statements and generalized concerns. The decision is not supported by substantial evidence.

A review of the record clearly shows the garage has been in existence since 1979 and has had a zero lot line setback since the time it was built. Two professional surveys have been performed on the property and both indicate that all improvements lie within Mr. Nielsen's lot. There is no encroachment on the neighbor's property and there is no impairment of any natural resources or detriment to public health, safety and general welfare, Mr. Nielsen's adjoining neighbor or any other resident in Glenbrook.

This addition to Mr. Nielsen's home was approved by the Tahoe Regional Planning Commission, the Glenbrook Homeowners Association, and Douglas Tahoe Fire District. No objections were received from any of the above mentioned agencies.

CONCLUSION

Mr. Nielsen respectfully requests that the Douglas County Planning Commission's decision be overturned. It is submitted that the Major Variance must be approved in its entirety in that the three necessary Findings can be affirmatively made and there is no detriment to the properties in the vicinity or any substantial impairment of natural resources or immediate detriment to public health, safety and general welfare of the residents of Glenbrook.

Respectfully submitted this 18th day of December, 2025.

JOHN J. GEZELIN, ESQ.
GEZELIN & ASSOCIATES
1071 Haskell Street
Reno, NV 89509
Telephone (775) 337-9597
Email: john@gezelinlaw.com
Attorney for Robert F. Nielsen

DRAFT

The Regular Meeting of the Planning Commission was held on Tuesday, December 9, 2025, beginning at 1:00 PM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada and was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was called to order at 1:00 PM.

COMMISSIONERS PRESENT:
Maureen Casey, Chair
Kirk E. Walder, Member
Paul A. Bruno, Member
Laurie K Lile, Member
Daniel M St. John, Member
James R McKalip, Member

COMMISSIONERS ABSENT:
Bryce Clutts, Vice Chair

STAFF PRESENT:
Andrea Pawling, Community Development Deputy Director
AJ Hames, Deputy District Attorney
Nicki Leeper, Assistant County Clerk
Amber Lane, Deputy Clerk

PLEDGE OF ALLEGIANCE
Led by Member Bruno.

OPENING PUBLIC COMMENT (NO ACTION) – none

Chairwoman Casey speaks:
It's time for Opening Public Comment and it is limited to three minutes per speaker on matters over which the Planning Commission has jurisdiction. While we want to encourage expression of all views by members of the public, if content is disruptive, irrelevant, willfully misleading, or disrespectful to the public, PC, or staff, the individual will be told to stop speaking. Public Comment will also be taken on agenda items that are identified for possible action, and there will be Closing Public Comment. I will now open Public Comment and ask you to please sign the roster. Say your name for the record into the microphone. Please come forward and I will ask for the first speaker. Seeing no one rise, I will close Opening Public Comment.

APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James R McKalip, Member
SECONDER:	Laurie K Lile, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

UNAPPROVED

APPROVAL OF MINUTES

For possible action. Discussion to approve the draft minutes of the October 14, 2025 meeting of the Planning Commission.

MOTION TO: Approve the draft minutes of the October 14, 2025 meeting of the Planning Commission; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Paul A. Bruno, Member
SECONDER:	Laurie K Lile, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

PUBLIC HEARINGS

1. **For possible action. Discussion on a Major Variance Application DP 25-0141, a request to reduce the west side-yard setback from 7 foot to 0 feet for a 534 square foot second-story addition above an existing garage located at 239 Enginehouse Circle in the R-058 residential zoning district, in the Glenbrook Plan Area of the Tahoe Region. The applicant is Nielsen Separate Property Trust 2007 and the applicant's representative is Keith Ruben, Wilson Engineering. APN: 1418-10-710-074. (Lucille Rao, Planning Department)**

Chairwoman Casey read the agenda item into the record.

Lucille Rao, Senior Planner, speaks:
Thank you, Madam Chair. Season's greetings. It is the season of giving and we shall see if the spirit moves you today. All joking aside, as you may recall, this item was continued from the October Planning Commission meeting. The continuance was requested by the applicant's representative after it was discovered that the addition had already been built. Staff received a call from the neighboring property asking why this was being noticed as the construction was completed. Staff confirmed that the structure had indeed been built and therefore the item would need to be continued. In addition, staff met with the neighbor onsite to discuss the matter and he submitted a letter that has been provided as Supplemental Material to you, describing his issues with the new construction. In the background of the Staff Report, it states that the applicant submitted a building permit on September 20th of 2024 and then on October 18th of 2024 the applicant received a correction report stating that approval of a Major Variance would be required prior to issuance of the building permit. Staff did not receive a response from the applicant or the applicant's representative until August 18th of 2025, when an application for a Major Variance was submitted.

I would like to add that I have a few conditions from the Fire Department that will need to be added to the conditions if the item is approved. I can read them now or the motion can simply say, and items conditioned by Tahoe Fire Protection District and I will list them in the letter if this item is approved. Do you want me to read those items? Okay. A fuel modification defensible space plan; a comprehensive plan, along with a recorded maintenance agreement will be required to clear and maintain defensible space in the 30-to-100-foot zone around the property. A recorded deed restriction or covenant will be necessary, requiring ongoing maintenance of defensible space, strict adherence to access parking restrictions, specifically, no blocking of fire lanes and acknowledgment of all conditions of approval. NPFA 13D automatic fire sprinkler system; installation of an automatic fire sprinkler system within the structure will be required. Fire resistant construction upgrades; the project will need to incorporate fire resistant construction upgrades to reduce wildfire exposure. This includes, but is not limited to noncombustible

UNAPPROVED

siding, ember resistant vents, dual pane smoke tempered glazing, and rated eaves soffits in accordance with IWUIC code, and he asked that we put those in the conditions. Madam Chair, shall we proceed with the applicant's presentation or do you want to start with questions?

Chairwoman Casey speaks:
I think we could go with the applicant's presentation.

Ms. Rao speaks:
Okay. So today we have the applicant's representative, Zach Wood, and the owner's attorney, John Geslin, with presentation for you.

Zach Wood of Wilson Engineers, representing the applicant, speaks:
Hello. Good afternoon, Chair Casey and Commissioners. I am a certified planner and land surveyor in training with Wilson Engineers. And we're here on behalf of the applicant for our variance item at Enginehouse Circle. I think there was a good analysis and we agree with the staff recommendation. Scope goes back, we do have a project that is a constructed single-family residence with additions over time. We are representing the second-floor addition above the existing garage and focusing on that for the action for the requested major modification to the variance. So, we have our stakeholders, obviously we just talked about the fire districts specific technical conditions. The homeowner's association has reviewed and approved the plan set and there's past TRPA approvals as well. So clearly, we know that some of the issues to resolve in terms of recommended conditions and I think we would say we agree with all of those technical requirements for the Wildland Urban Interface Code. May or may not still have review items between different agencies, which we're totally comfortable with if, for instance, the Community Development Building Division needs to review some of those technical changes for the building appurtenances, the windows, the siding. Next slide.

Just some basic statistics there. I think, you know, pointing to some of our proposed findings. Clearly, the lot size at approximately a tenth of an acre doesn't leave a lot of space for setbacks outside of a typical residential construction. No other significant site issues, whether it's floodplain or constraints with TRPA coverage. We'll have a few of our presentation exhibits making sure that we're capturing the elevations. We're capturing the site plan and if there's any questions about what is what here just please let me know. So, in this front elevation, we're seeing the addition and the boulder line work above that garage looking left at the exhibit. And that's the edition in question for the Major Variance. Next slide.

Reduction; we're requesting from seven feet to zero for the second-floor addition above the garage as well as the eave length to zero. We have the garage as built in 1979 and at that time the garage met the existing rules and exists now in its current location. So we're talking about the garage only, not the second-floor addition as what we would consider to be a legal nonconforming to the setback location. All right, forgive me if the photographs or some things that we had as rendering representations are not correct representations that I make as we go through. We have several exhibits, but here is our 1979 context. And I do believe this is a rendering. Next slide. This is a photograph, it's hard to make snow look that way when it's melting off up in Tahoe but now we see what the pre-construction garage is looking like. Gable and roof facing towards the neighboring property to the north. And we can go to the next slide and I think this current context may also be a representation. We do have another photo after it. Now we see the gable end for the garage facing the neighbor gable end for the addition facing the street and a current photograph. So we do have the neighboring property in that photo.

Okay, back to our focus on the findings that we've proposed. And we do agree with that because of the legal nonconforming condition and compliance in 1979 for the garage location, there's nowhere to build but up. So that's where the second-floor additions are. There was the Major Variance application in 2004 but sometimes things don't always get followed through with, so here we are in 2025. And here in 2025

UNAPPROVED

we have this updated survey exhibit. So, this is a very precise location of our property boundary in question and the existing garage. So those show a very small setback of a tenth of a foot. And so this survey was conducted this year based on the structure as it is now and the property boundary. I do have copies of that. It was submitted with our application and I did provide another survey exhibit so I'll have a comment on that after this slide. Okay, shape always, I think creates a constraint for lots within a cul-de-sac. You have a very limited frontage. You need to fit a two-car driveway and a garage if you can. So, it really limits what you're able to do at the front of the structure and the front of the lot. And this clearly has a four or five to one imbalance between the front lot width and the rear. We do have land coverage limitations from TRPA and within Glenbrook and in the County there have been similar variances approved for second story additions. So where the nonconformance is created, again, vertically rather than horizontally in those cases. Back to that list of existing reviews and approvals, we have Fire, Tahoe Regional Planning Agency, and the HOA. Now I will make comment on that additional survey exhibit real quickly. And I do have copies, so I can hand these out individually, Lucille. Thank you.

Chairwoman Casey speaks:
AJ, can we have this if you didn't bring enough for the public?

AJ Hames, Deputy District Attorney, speaks:
Yeah, Madam Chair. He did make copies for the public. I don't know if there are enough, but we'll pass out what we have and if additional copies are needed, we can make copies.

Chairwoman Hales speaks:
Thank you.

Member McKalip speaks:
Madam Chair, we need the Supplemental Materials. Paul Abeyta, I believe, was the builder of the addition, is that correct?

Mr. Wood speaks:
Within the Supplemental Materials included the addition plans? Was that the question?

Member McKalip speaks:
I think, Paul Abeyta, I just wondered… if that's true I want to disclose that I know him and he did some work for me in my home in the Ranchos. I thought I noticed that in one of the letters.

Mr. Wood speaks:
Yeah, I would say my understanding is that's correct. That through the contractor and previous plans, that contractor had prepared them and worked on this project as well.

Member McKalip speaks:
Again, I just wanted to disclose that he did some work for me on a room addition in the Ranchos.

Mr. Hames speaks:
And Mr. McKalip, will that in any way affect your ability to...

Member McKalip speaks:
Absolutely not.

Mr. Hames speaks:
So you'll be able to review the application fairly and impartially?

UNAPPROVED

Member McKalip speaks:
It will have no effect.

Mr. Wood speaks:
All right. Can we rewind a slide, maybe two because I was trying to get back to our… So the exhibit that we have as of the hearing right now that was provided, it is another survey from 2020 and it shows the property line and building coincident. So, John, when he provides comments here in just a minute or two, he can describe the background for his acquisition of that because we just had it. I apologize for it being late into the hearing. Really, it's to show that in addition to the Wilson survey, an exhibit with the application, this previous survey also found the same information for the property boundary location within a tenth of a foot. So that's why we wanted to add it into the record. Thank you, Lucille. Next slide. So in support of the findings, with the background of the survey and the location, we also have consistent site plans that have been submitted for both the building permit and the variance that are showing our existing location, basically at the zero setback. So, with that, I will kind of leave my planning slash surveying technical comments and ask John to complete the presentation on behalf of the applicant. I will be available if there are any other questions. Thank you very much.

John Gezelin, Gezelin & Associates Attorney, representing the applicant, speaks:
Madam Chair, Members of the Commission. I'm an attorney from Reno. I represent the applicant, Robert F. Nielsen, and the Nielsen family, separate family trust. Before we get to the findings, which I'll get to in a moment, I'd like to address the letter that was sent up by the neighbor, Mr. Jack Trainor and Mr. Greg Peterson. They're the neighbors to the immediate west. The two garages abut each other on the pie shape. And so with a picture, looking at Mr. Nielsen's house, Mr. Traynor and Mr. Peterson's house is to the west, and the two garages meet there. They make five points, five enumerated points in their letter. And I'd like to focus on, and there's on one in particular, which is the encroachment. They assert that there's an encroachment on their property and there is none. In the record you have two surveys. There was a 2020 survey which was just passed out to you a little earlier, which shows that the garage, the face of the garage, the outside of the garage is coincident with the property line right to the zero-lot line adjustment. The existing garage is a non-conforming use. It's been there since 1979 and there have been no problems with the garage or any of the approvals with that garage.

The second, so we had a survey in 2020 that showed that it was wholly on Mr. Nielsen's property, then there was another survey which was performed this year in 2025. And it shows that the garage is within 100th of an inch inside Mr. Nielsen's line. And so it's basically a zero-lot line, but it is all contained within Mr. Nielsen's property. So if you, and incidentally, those two surveys were provided to Mr. Trainor and on October 16th and October 22nd of this year to let him… He had asked if there were any surveys that showed the property line and those were provided to him a month and a half ago. In his letter, he says, well, if you look down the line from the stake, it looks like it's off. But I would suggest that this Commission rely on the licensed professional surveyors that have done this twice on this property and have found that garage wholly within Mr. Nielsen's property. And once that encroachment argument falls and fails, which it does, the variance meets all three findings that this Commission has to make and I'll go through those in a moment. But the rest of the letter talks about a precedent and willful disregard and public policy issues. None of those issues are really before this Commission. Mr. Nielsen is here through this application and acknowledges that he should have received this variance prior to construction. He's here before the Board to do whatever is necessary to rectify that, to pay whatever fines or whatever this Board feels is justified to obtain the certificate of occupancy. And he'll go through the Building Department and whatever reviews are necessary there. He'll comply with all the health and safety requirements that Douglas County has. And as Mr. Wood had said, this project had already been approved by Douglas Tahoe Fire. It had been approved by the Tahoe Regional Planning Agency as a qualified

UNAPPROVED

exempt, which means it was a minor review by the TRPA and it's within your review; it says that no further action is necessary or required by the TRPA.

And lastly, the Glenbrook Homeowners Association considered this addition. It was noticed to all the neighbors, including Mr. Trainor and Mr. Peterson. No objection was made at the time and the Design Review Committee of the Glenbrook Homeowners Association approved it without comment. And so the last part of the letter of Mr. Trainor, Mr. Peterson, requests that this Commission order a boundary line adjustment between the two and order them to negotiate and come to some compensation for this encroachment that is non-existent. And with all due respect to this Commission, I believe that this Commission does not have jurisdiction to order a boundary line, especially one that there's no trespass or no violation of any law.

So what do we have here? We have this Commission looking to grant a Major Variance and the staff has gone through the findings and I'll briefly hit them. The first finding is, it has to have an exceptional, there has to be by reason of an exceptional, in this case, the shape of the property. A pie shaped piece that really nothing works on those properties without some give and take of the code and that's what we have here. We have a peculiar, exceptional practical difficulty and a hardship to the applicant if you applied the strict rules of the code. The second are the circumstances and the conditions that they do not generally apply to everybody. This doesn't happen to everybody in Glenbrook. Everybody doesn't have a pie shaped piece of land there. Some do, some don't. But this is an exception. This is a variance. And this Commission in 2004 granted this same or a similar variance on the same garage for another, for a different addition. Those are different. Those are plans. And the last thing is granting a variance will not result in a material damage or prejudice to other properties. Mr. Trainor and Mr. Peterson would argue that they're somehow damaged by this; however, they had an opportunity to object at the HOA Design Review Committee, which they did not, and there is no encroachment on their property whatsoever; it's all contained within Mr. Nielsen's property. So the three conditions, the three findings that this Commission must make have been met. The staff, Ms. Rao has recommended approval and I would reinforce that recommendation and request that you approve the Major Variance that Mr. Nielsen has applied for. Thank you.

To review Mr. Wood and Mr. Gezelin's full presentation please see the Supplemental Meeting Materials.

Chairwoman Casey speaks:
I have a question.

Mr. Gezelin speaks:
Yes.

Chairwoman Casey speaks:
When you were talking about the variance meeting the findings, you said it had already been approved by Douglas County; are you referring to 2004?

Mr. Gezelin speaks:
I'm sorry.

Chairwoman Casey speaks:
You said that your applicant should have received the variance prior to the construction; you acknowledge that. Then number two, you say it had already been approved by Douglas County. Are you referring to 2004?

Mr. Gezelin speaks:
There was a prior variance in 2004 which expired long ago.

UNAPPROVED

Chairwoman Casey speaks:
Okay.

Mr. Gezelin speaks:
But he should have received this variance prior to construction. Yes, he should.

Chairwoman Casey speaks:
Okay. Thank you.

Mr. Gezelin speaks:
Any other questions?

Chairwoman Casey speaks:
Are there other questions?

Mr. Gezelin speaks:
Thank you for your time.

Chairwoman Casey speaks:
Would the neighbor like to come up?

Jack Trainor, neighbor of the applicant, speaks:
Good afternoon. Co-owner of 237 Enginehouse Circle. And I apologize in advance if I'm not as polished as the attorney that made that presentation, I'm just a neighbor. And to that point, we've owned our home for 28 years, and in that time, it's been important to us to be good neighbors. We made an effort to do so. We made an effort to be a good neighbor to the applicant. And to that end, as a result of wanting to be a good neighbor, I'm really not happy to be here. But Mr. Nielsen's actions force us to be here to address his willful disregard for the authority of Douglas County that puts us in this predicament. Had Mr. Nielsen applied for planning and building approval prior, in the proper order, and prior to his constructing the addition, we would have had an opportunity to object at that point rather than at this point. And we would have referenced the 2004 application where a setback was required and stipulated. It also required TRPA approval which has never been received; let me make that correction. And while we're making corrections, let me just address two other comments. The attorney said that the garages abut each other. Lucille can testify to the fact they do not abut each other. Never have been, never will be. They are two separate properties. And another correction is there's a lot of pie shaped lots in Glenbrook, so that's not a consideration. Finally, to correct one other misnomer, we were told that the plans were submitted to the HOA and that we didn't object. You can't object. If you contact the Glenbrook Homeowners Association and ask them, is it possible to object to an application, their answer would be no, it is not, because that's the answer that was given to us. Unequivocally, no you can't. This is for informational purposes only. So let's make that clear. Finally, in terms of this survey, and let me address that for a minute. I think that there is some confusion as to where that line exactly exists, because we had a previous survey done, which unfortunately, I couldn't submit to you because I couldn't find a record of it, but it had showed that the property line was one tenth inside the garage, not outside the garage. So I think that's an area of question. Anyway, I reference a fact that had Mr. Nielsen submitted in the proper order, we could have objected. It turns out that his strategy, and that had been repeated to me on numerous occasions, was to complete the project and then "ask for forgiveness rather than approval." And considering that Mr. Nielsen was president of the National Association of Home Builders, I find that unconscionable. What's really, I think, of concern to you, as well as the specifics of this, is the matter of precedence. I think if Douglas County takes the position that this approach is allowable, what prevents anyone from doing whatever they want in Douglas County and not suffering any consequences? I think this would be disastrous. That's why I make the suggestion that a possible remedy that you could suggest is the boundary line adjustment, where

UNAPPROVED

the line would be equidistant between the two properties. At least it's an acknowledgment of the fact that A, this building doesn't meet the 2004 requirements, which call for two-and-a-half-foot setback. And B, it basically calls attention to the fact that if you just willfully disregard all conditions and regulations in Douglas County, you just do your own thing because you might be powerful, you might be wealthy, you might be able to hire people for your defense. I think that sends the wrong message. Thank you for your consideration. Let me know if you have any questions. I'm happy to answer them now or later.

Chairwoman Casey speaks:
Thank you, sir. Kirk.

Member Walder speaks:
Thank you, Madam Chair. I have a number of questions, so I appreciate my colleague's indulgence as I walk through some of these things. I think most of them are for Mr. Wood or for Mr. Gezelin. So, you can choose who wants to respond to these. First, Mr. Wood, I think you said you're a certified planner and that you are training or apprenticing for a survey engineer. Am I correct in that or did I mishear?

Mr. Wood speaks:
Yeah, Commissioner Walder, I'm not a licensed land surveyor. I have a certificate for a land surveyor in training.

Member Walder speaks:
Land surveyor in training? Thank you. And when were… You can stay there and then Mr. Gezelin can come up as needed. When were you retained by the applicant?

Mr. Wood speaks:
I think our engagement is as of this year, approximately. So within, between 12 months and six months ago. If that's enough accuracy.

Member Walder speaks:
So mid 2025?

Mr. Wood speaks:
Yes.

Member Walder speaks:
Okay. And did you…

Mr. Wood speaks:
And I mean in the specific role for providing services for the variance and performing the surveying.

Member Walder speaks:
Okay.

Mr. Wood speaks:
I know that Wilson and previously RO had prepared improvement plans and plan sets in ’24 and probably earlier.

Member Walder speaks:
Okay. And did you inform Mr. Nielsen that he needed a building permit for any construction and he needed a variance? Or do you know when you informed him of the requirements the County imposes?

UNAPPROVED

Mr. Wood speaks:
Yeah. I didn't have direct contact with the client so I wouldn't be able to answer that at that time.

Member Walder speaks:
Okay. And do you know or can Mr. Nielsen or Mr. Gezelin, I assume Mr. Nielsen is here in the audience, tell me when construction or deconstruction, because I believe the top part of the garage had to be torn down to build the addition, can you tell me when that was started?

Mr. Wood speaks:
I don't know that off the top of my head, I will look that information up if we have time to.

Member Walder speaks:
Is Mr. Nielsen here? Could he? He's not here.

Mr. Wood speaks:
Just John.

Member Walder speaks:
Okay. Can you confirm when the building was construction or deconstruction was started?

Mr. Gezelin speaks:
I believe it was started, the deconstruction started last fall. October of 2024.

Member Walder speaks:
So October of 2024. Okay. And do you know when it was finished?

Mr. Gezelin speaks:
I don't know. I believe it was in the spring of this year. Maybe April or May. I'm not sure when it was completed.

Member Walder speaks:
Okay. Well, on some of these things, they're important details. And I think it would be extremely important if you were knowledgeable or if the applicant was here to better inform us, because we have a timeline that is difficult to accept, in my opinion. Now, I think you describe in your letter the 434 square feet that was added on as living space. Is that correct?

Mr. Gezelin speaks:
The space that was added is a library and an office and a bathroom.

Member Walder speaks:
Okay. And then the most recent survey, I don't see that in our packet. Do you know who did the most recent survey and when that was done?

Mr. Gezelin speaks:
Wilson did it in August of this year.

Member Walder speaks:
Okay.

Mr. Gezelin speaks:
It is in your packet, sir.

UNAPPROVED

Member Walder speaks:
Okay. I must have missed that. So, if you can, I'll look through that, or if Lucille or someone can point me to that. Now, I think you said that the garages abut, is that correct? When I looked up the definition of abut and it says be next to or have a common boundary with, and to me, the pictures...

Mr. Gezelin speaks:
That's a more accurate description of it that they have a common boundary but the garages face each other, and there is a pie shaped, it comes down to probably a foot in the front and maybe three feet in the back, at the back of the garages, maybe even four feet.

Member Walder speaks:
Yeah. So it's clear to me in the pictures, and this is probably the most on packet page 115, they're not touching each other.

Mr. Gezelin speaks:
No, no. They're not touching.

Member Walder speaks:
And I would guess, I had some land survey experience about 50 years ago, I would say that looks like about ten feet maybe to me.

Mr. Gezelin speaks:
No, they do not abut.

Member Walder speaks:
Okay.

Mr. Gezelin speaks:
That was an incorrect word that I used.

Member Walder speaks:
Okay. Thank you.

Mr. Gezelin speaks:
But they face each other and there's no living spaces that face each other from either property.

Member Walder speaks:
Okay, great. Thank you. And do you know, and I'll ask Mr. Trainor this too, when I get finished with my initial questions, if you can stay there, do you know, does the garage for the Trainor property violate any setback requirements?

Mr. Gezelin speaks:
I don't know.

Member Walder speaks:
Okay. All right. I think that's all I have at this point. And perhaps if Mr. Trainor, while this is on our minds, could you tell me does your garage violate setback requirements or have you received a variance for your garage? And I know you haven't been there since the property was built, but… And could you give me an approximation of how far away from your garage the other garage is? Come, please come to the microphone so we can make sure you're heard and on the record.

UNAPPROVED

Mr. Trainor speaks:
We bought the property with the property lines in existence and we have not come forward… We believe we were in conformance, concordance with what requirements were when we bought the house. And to answer your other question, I'm sorry. Your second question was…?

Member Walder speaks:
No, that's basically it. You didn't get a variance. You didn't request a variance. You don't have a variance. You don't know about variance for your garage.

Mr. Trainor speaks:
Correct.

Member Walder speaks:
Okay. All right. And then can you tell me when you noticed the construction or the deconstruction. Are you a full-time resident or are you…?

Mr. Trainor speaks:
No, we are part-time residents.

Member Walder speaks:
Okay.

Mr. Trainor speaks:
But it was approximately a 14-month construction period beginning late summer of 2024, completing in mid-summer 2025.

Member Walder speaks:
Okay. And did you at any point during that time period contact the County, Douglas County, the Building Inspector or Building Officials at any point?

Mr. Trainor speaks:
We did not.

Member Walder speaks:
Okay.

Mr. Trainor speaks:
We assumed… and the reason for that is we assumed that there was A, Planning Commission approval and B, a building permit had been pulled. I think that's a reasonable assumption. And we made that particularly given the applicant was president of the National Association of Home Builders. We would think he'd know they have to do that.

Member Walder speaks:
Okay. Thank you. That's all I have for now. I appreciate it.

Chairwoman Casey speaks:
Paul.

Member Bruno speaks:
Thank you, Madam Chair. May I first ask Mr. Wood, could you come back to the podium?

UNAPPROVED

Mr. Wood speaks:
Yeah, please.

Member Bruno speaks:
Now, you're with Wilson Engineers as you've indicated and you're familiar with the task that we have as the Planning Commission with respect to a Major Variance.

Mr. Wood speaks:
Correct, yes.

Member Bruno speaks:
And in there, there are certain standards that have to be met. And I believe you talked them through, one of them being the third that whatever it is we're considering has to be consistent with the public health, safety, and general welfare. Am I right?

Mr. Wood speaks:
Yes, I agree.

Member Bruno speaks:
Okay. Now there can be a judgment as to what that means but sometimes we are given guidance within the documents and the statutes and the ordinances that tell us what that means. And do you agree with me that building codes represent standards that are consistent with public health, safety, and general welfare?

Mr. Wood speaks:
I would agree that they apply to building occupancies. And the issue in front of the Planning Commission for a Major Variance is the placement of buildings within sites.

Member Bruno speaks:
Right. But we have to be conscious, do we not…?

Mr. Wood speaks:
Absolutely.

Member Bruno speaks:
…that whatever the placement is, is consistent with public health, safety, and general welfare such that the most consistent definition we might have is what's in the building code? If it violates the building code, we have to have a reason why we're going to allow that.

Mr. Wood speaks:
Yeah. And I can comment on that. I'm sorry, I don't know if there was a specific question to respond to.

Member Bruno speaks:
Do you agree with me that if it does not comply with the building code, that we must have a reason why in order to satisfy the public health, safety, and general welfare?

Mr. Wood speaks:
Just one moment.

Member Bruno speaks:
Sure. These sound like loaded questions, don't they?

UNAPPROVED

Mr. Wood speaks:
No, I think it's reasonable. And I'll reply from the perspective of working in tandem with building safety officials for many years, and that is that the building code also has some, but much less, flexibility than this process for exceptional cases when it comes to the strict technical applications. So as applied here, I think our intent is to meet the building code to the letter. And obviously with the distance from the property boundary, we do have, I think, at least one issue in the building code with the separation from the building to the boundary. So yeah, we acknowledge that. Apart from the building code and specific to Douglas County Code in Title 20 for setbacks and the findings for variances, then I would agree that one of our best objective codes is the building code to determine public health, safety, and welfare. We have health codes, we've got a plethora of others, but within Title 20 itself, I believe that the other three findings, in addition to the third finding for public health, safety, and welfare both capture exceptionality and provide for a process where through conditioning we can still achieve the same standards that the Commission finds out the definition of public health and welfare that you can do right now without a true standard that is measurable and achievable. So, you know, in setback terms, from planning perspective, is it a tenth of a foot? I think we might have misspoken that it was a hundredth of a foot. It's a tenth. Is it a foot? Is it two, is it ten? You know, those are the distances that are most commonly used, I believe, in setbacks to justify there's enough setback from an adjacent structure, from property boundary to be safe, particularly in a building safety sense, a building code sense.

Member Bruno speaks:
I appreciate your commentary, and, you know, I'm focused on the building codes you can tell with respect to this third requirement. And I took that from your letter, actually Wilson Engineer's letter to Kate Moroles-O'Neil, who is our Principal Planner on November 14th, 2025, when Wilson says that the granting of the variance will not result in material damage or prejudice to other properties, etcetera, or be detrimental to the public health, safety, and general welfare. So that's the key. The tie-in in that third element that we were just talking about, and we've made that key tie-in with the building code, as you have just indicated. Why that's important is in your next sentence which is in response to Ms. Moroles-O'Neil, which indicates that the current proposal does not include any penetrations, such as windows or doors on the west side that necessitate a setback requirement based on the Uniform Building Code. Do you stand by that statement in your report?

Mr. Wood speaks:
Regarding the existence of the windows?

Member Bruno speaks:
Yes, sir.

Mr. Wood speaks:
No, I think that's a correction item. There are windows within the period since the application was submitted and some further site visits, we got those photos. So, yeah, there are windows there, and I guess the correction for the rest of that statement and related to the building code issues, is that meeting the building code is still the applicant's requirement, as well as their intention, and the existing conditions with the as built structure and unpermitted portion of it would still have to meet the building code. That's, you know, pretty…

Member Bruno speaks:
I appreciate your candor because you've left the Commission with kind of a tautology. And that means we don't have the variance, we don't have the permit, but we have a building. So how can we get the permit if we don't have the variance and we already have the building? That's for us up here. And it's interesting, but you have provided some guidance, which I appreciate very much. That statement I read

UNAPPROVED

was November 14th, 2025 from Wilson Engineers. So the information that you've given me that there are windows on the zero-lot line wall, which is to the west, you learned subsequent to November 14th.

Mr. Wood speaks:
Yeah, correct. And I think, if I can make a comment that was a question from Commissioner Walder about the timing of Wilson work. I do believe it's even before the actual construction occurred. So at that time analysis that occurred from Keith Rubin, our other Planner that you know well, was prior to the construction of the existing addition. And then I wouldn't say we're all playing catch up, but because of the nature where after the construction, then we have this application, a lot of that information, whether it was the as-built with the windows was recent information to us too. And I would put myself in Keith's shoes saying that when the task is to prepare an application on behalf of a property owner applicant, and you prepare with the information available at the time, and then your engagement pauses for a year or two years, and you come to find out where we're at with this project is the case, then you really have to catch up to the work because now conditions have changed.

Member Bruno speaks:
Understood.

Mr. Wood speaks:
So, we do acknowledge that.

Member Bruno speaks:
Understood. Did you have access to the RO Anderson set of plans with regard to this edition?

Mr. Wood speaks:
Yeah, those are internal. I don't know what level of review or coordination there were, they were the basis of that application, sorry, the application, the previous variance application that we're in process with but was delayed. If I'm using the right terminology there.

Member Bruno speaks:
Are you aware that there are window penetrations on that same west wall that we're talking about on the zero lot line in those plans?

Mr. Wood speaks?
I'm going to take your word for it right now because I'm not…

Member Bruno speaks:
You didn't know?

Mr. Wood speaks:
I didn't know that before you just mentioned it.

Member Bruno speaks:
Okay, I appreciate that.

Mr. Wood speaks:
Yeah.

Member Bruno speaks:
Thank you very much, sir. Thank you.

UNAPPROVED

Mr. Wood speaks:
Yep, thank you.

Member Bruno speaks:
May I ask a question of Mr. Trainor?

Chairwoman Casey speaks:
Yes.

Member Bruno speaks:
Thank you, ma'am. Madam Chair has allowed me to ask you a question. I just want to test whether I was in the right place because I have been known to show up where I shouldn't be sometimes. I went to this project, which I disclosed to my colleagues on the Commission and I looked at that wall that is of concern on the second story on top of the garage. Am I correct that there are about five windows on that second story?

Mr. Trainor speaks:
Yes.

Member Bruno speaks:
Okay. So I was in the right place.

Mr. Trainor speaks:
You were in the right place, looking in the right direction.

Member Brun speaks:
And one is larger than the other four?

Mr. Trainor speaks:
I don't know that.

Member Bruno speaks:
Okay.

Mr. Trainor speaks:
Yeah.

Member Bruno speaks:
That's all right, I'm pretty satisfied now.

Mr. Trainor speaks:
Okay.

Member Bruno speaks:
And I appreciate your answers, thank you very much. Thank you, ma'am.

Chairwoman Casey speaks:
Laurie.

UNAPPROVED

Member Lile speaks:
Thank you. Mr. Wood, do you know what set of plans was used, unapproved plans were used to do the construction? Because this plan set from RO Anderson obviously also has a lot of errors on it as well; it's showing eave extensions over the property line, etcetera. So clearly, this is not the plan set that was used for constructing the addition prematurely; so do you know what plan set was used?

Mr. Wood speaks:
Yeah, thank you for your question, Commissioner Lile. I don't have a certain answer for that right now. Obviously, the plan set that's here was as planned or as planned to be submitted and I know that there is an as built as constructed plan set. And I'll apologize because I don't know…

Member Lile speaks:
Okay.

Mr. Wood speaks:
…if that is specifically information in the packet or information that we have on behalf of the applicant.

Member Lile speaks:
This plan set is dated June 6, 2024, so presumably not that long before the demolition was initiated on the existing garage. So it'd be interesting to see what was actually used to construct this unit because obviously, it was not this set of plans. It just makes it less and less, actually more and more concerning about the quality of the construction that was done on this unit because we don't know what was used to initiate that construction. Then, let's see, and maybe Mr. Trainor or Mr. Wood, do you know how far apart, or how far to the west Mr. Trainor's property, the garage is? What's the separation between this existing garage and Mr. Trainor's garage?

Mr. Wood speaks:
I'd have to defer.

Member Lile speaks:
Okay.

Mr. Wood speaks:
I don't have an accurate. Thank you, Lucille.

Ms. Rao speaks:
Madam Chair, I can answer that.

Member Lile speaks:
Okay, thank you.

Ms. Rao speaks:
It's three feet at one point and like 3.5…

Member Lile speaks:
Down…

Ms. Rao speaks:
No, because it's pie shaped.

UNAPPROVED

Member Lile speaks:
Yeah, okay thank you.

Ms. Rao speaks:
So it's about three feet.

Member Lile speaks:
About three feet. Mr. Trainor, can I ask you a question also? We don't really have, and I apologize, I could have looked at Google Earth, but I don't really have a good sense of that side of your property. There's a garage and then I see that there's a unit or your house goes farther back, and do you have a rear yard, or a deck, or anything back there in your rear yard?

Mr. Trainor speaks:
We have a deck that's off the living room, not on, it doesn't abut.

Member Lile speaks:
Okay. Because I'm just trying to figure out what these windows are overlooking on your property, on the addition.

Mr. Trainor speaks:
Oh, I see your question. No, they don't look down at, they don't look at a living space.

Member Lile speaks:
Okay. They look over the roof line and…

Mr. Trainor speaks:
The top of the garage, you can see the garage sloping up.

Member Lile speaks:
Right, okay. All right, thank you.

Mr. Trainor speaks:
Sure.

Chairwoman Casey speaks:
Dan.

Member St. John speaks:
Thank you, Chair. I've got a few questions to our esteemed Senior Planner, Lucille. Is it normal that we would not have records of variances and or building permits from the late 70s?

Ms. Rao speaks:
Our records are spotty. Some of our records we have, some of them we do not. I did search for the building permit from 1979, we did not have that. If we did have anything, it may be a site plan, that's all that they used to keep. And only in recent years are they keeping the entire permit.

UNAPPROVED

Member St. John speaks:
Okay. Is it normal in Glenbrook, or certainly in that subdivision of Glenbrook, that there are zero lot line developments? I thought I'd read that typically our code is consistent with TRPA code and it's a seven foot side yard setback, typically. Is that correct?

Ms. Rao speaks:
Generally speaking, it is a seven foot side yard setback. There also within Glenbrook, there are building envelopes, which means you can build right out to the edge of your envelope; of course, you still have to have distance between for fire safety and building code. And as far as someone building up against a property line in Glenbrook, I'm not aware. I'm sure there are, I just personally have not come across.

Member St. John speaks:
Okay. And it appears that the deck in the back is also built right to the property line, so there's a zero setback for the patio deck.

Ms. Rao speaks:
Maybe I did not…

Member St. John speaks:
I was just looking at the site plan and I saw the deck went all the way to the lot line. Do we know if 237 Enginehouse Circle got a variance since their garage is a lot closer than seven feet?

Ms. Rao speaks:
That's a very good question. I did research that one as well and came up blank as well trying to find out why ten years later their house, which came second, was allowed to be built so close to the existing home. So yeah, I could not find that permit either.

Member St. John speaks:
Okay. I think that's my, well, let me ask you one more question. Is it normal that we would consider it an exceptional difficulty? In my experience with these kinds of things, a lot of this exceptional difficulty stuff gets applied to the first construction. You're trying to, you got a weird shape lot or whatever and you're trying to wedge something in there to get a building unit on that property. My experience is I have not run into it with additions, it is the property owner, they have full use, beneficial use of the property and the grounds. So I'm having a hard time with your findings on the first one as to what is the extraordinary hardship for a beautiful house that already exists on a beautiful lot. You know what I mean?

Ms. Rao speaks:
You make a good point. The garage was existing so it just, we go with the shape of the lot, which I know Laurie says it's not always a good example. And that's really what we relied on.

Member St. John speaks:
Okay. Thank you, Chair.

Chairwoman Casey speaks:
Jim.

UNAPPROVED

Member McKalip speaks:
I think most of my questions have been answered and I don't want to be redundant. On the second floor above the garage, was there ever talk that the setback would apply to that? That wouldn't be built all the way to the same line as the garage?

Ms. Rao speaks:
I'm sorry, can you repeat that?

Member McKalip speaks:
On the second story above the garage, was there any talk that that needed to be set back?

Ms. Rao speaks:
In the 2004 application it was recommended that the second story be set back three feet. It was recommended by staff and the Planning Commission agreed to put that in as a condition. And I think as a result, that's why it was never built.

Member McKalip speaks:
Okay, I had a feeling. If this was somebody building something on their own that didn't know the rules, but that's not the case here, these are all professionals. They had engineers, they had architects, they had a contractor. And when I added to my house, I had all those things, nobody ever once let me consider doing something without a permit.

Chairwoman Casey speaks:
Mind your comments, we haven't opened Public Comment yet.

Member McKalip speaks:
Okay. Well then I asked my one question, I thought that I had seen that in previous plans. Thank you.

Chairwoman Casey speaks:
Dan.

Member St. John speaks:
One quick question, please, Chair? Thank you. If a setback variance was issued in 1979 for the garage, would we be here today?

Ms. Rao speaks:
Yes, we would be because the garage is legal nonconforming, which I've included that code section in the Staff Report. It has to meet today's code, even though if they did receive a variance back in '79, that wouldn't matter. It wouldn't apply to today, they would have to meet today's code.

Member St. John speaks:
So we would be here today?

Ms. Rao speaks:
We would be here today anyway, correct.

Member St. John speaks:
Thank you.

UNAPPROVED

Chairwoman Casey speaks;
If there are no more comments, I would like to open Public Comment and ask speakers to come to the microphone, put your name on the roster and say your name for the record.

PUBLIC COMMENT

Jack Trainor speaks:
Can I comment again?

Chairwoman Casey speaks:
You can have three minutes. You're on the clock this time.

Mr. Trainor speaks:
No, I think a really salient question was the one…

Chairwoman Casey speaks:
Please say your name for the record.

Mr. Trainor speaks:
Oh, I'm sorry, Jack Trainor.

Chairwoman Casey speaks:
Sign the roster.

Mr. Trainor speaks:
Oh, yes. Mr. McKalip just answered, which is that if the applicant had come forward at the beginning and the same conditions as in 2004 were applied, there would be a 2.5 foot setback for the upstairs addition. And I think that would totally change the whole character of what was built and I think that's really relevant, very relevant, if not the most relevant issue. Thank you.

Chairwoman Casey speaks:
Thank you, sir. Are there other speakers? Seeing no one rise, I will close Public Comment and restrict comment to the Commission. Jim, you're on.

Member McKalip speaks:
Like I started to say, this was not somebody doing something on their own that didn't know the rules. This was done purposely, in my opinion, to avoid the rules, to simply say, and I think it was stated somewhere, we'll build it and then we'll deal with the aftermath. So it's not as something that's never been done before, somebody unaware and you can make some allowances for somebody who's personally built the thing himself and didn't know. So I'm really shocked about this, I don't know how we can really look at this when it's already been done. So I'm highly offended about this and I don't want to set a precedence, that's an ugly precedence in this County. Thank you.

Chairwoman Casey speaks:
Okay. I need Commission Members, when you state your position, to clearly state the reasons why you are approving or disapproving this variance. Dan.

UNAPPROVED

Member St. John speaks:
We're going in reverse order this time. Thank you, Chair. So you want me to state why I would vote for or against this, is that what you're asking there?

Chairwoman Casey speaks:
Yes. And if there's a finding, I need you to state which finding you disagree with if you're voting no.

Member St. John speaks:
I think, like many of the Members, I am torn and I think James said it very clearly, but I'm trying to stick to the variance issues. And in my background, variances are for hardships, variances are to allow you to get full beneficial use of a property that otherwise you're not getting beneficial use of; at least that's the way I look at variances. And so when you're asking me to find an exceptional and undue hardship because it's a pie shaped lot on a cul-de-sac next to four other pie shaped lots in a subdivision with pie shaped lots; and we know they're all over in subdivisions in these days and it's just something we work with in design, so I have a difficulty finding that as a hardship. And really, number three, the granting of the variance will not result in material damage or prejudice; now, the pictures help, but I will tell you that if my neighbor was going up 16 feet on my property line, plus a roof, I wouldn't be happy about it either. And so I can see how the neighbor feels like there's material damage or prejudice to their property. It may be the shading, it may be just the massing, it may be a number of things; these are subjective, but I can understand the concerns expressed by the neighbor today in their previous letters. So I guess I'm having a hard time with those two findings and quite frankly, the second finding, which is conditions that do not generally apply to other properties in the same land use. Well, these conditions apply all over, as I said, wedge shaped lots. TRPA, land values are high, you want to maximize building, I get it but it's the same circumstances that apply over, and over, and over again, so I'm not finding, I'm not agreeing with staff's opinion of the findings. Thank you.

Chairwoman Casey speaks:
Thank you. Laurie.

Member Lile speaks:
I concur with my colleague's assessment of the situation in general. I really feel like the finding that is most difficult for me to square would be Finding Three, that the variance will not result in material damage or prejudice to other properties in the vicinity. It feels like this has the potential to do that and I feel like if the applicant had come forward with the variance before they had built the unit, that we would be having a completely other discussion about it. Because then we would have some assurance about the construction standard and the designs that were going to be applied, but we're dealing with something that's already in place. And that placement, to me, I cannot be assured that the way it was constructed, the design of its construction with the windows, the massing of the building, the potential for it to shade the neighboring property, to me, those all have the potential to create a material damage to the adjacent property. Also, as you know, I really agree with Dan on the pie shaped lot situation. Some of these lots are small and so I understand that it's difficult to fit the massing that the owner desires on some of these lots; however, when you buy property, there's no guarantee that the massing that you desire is going to be the massing that gets approved. So I feel like that Finding One also is difficult to justify in my mind that because the property is narrow in the front, requires a second story unit to be built on the existing garage that's right on the lot line. So for me, those two findings are very difficult to find approval for, but that's my concerns with this application. And again, I feel like there's a lot in this application that just doesn't feel right. It doesn't feel right that this owner was unaware that they had to go through a process, it doesn't feel right that there's information that is incorrect, either in the application letter and information,

UNAPPROVED

or on the plans that were submitted. There's difficulty throughout this application that to me just seems to not be acceptable for a discretionary application before the Planning Commission.

Chairwoman Casey speaks:
Paul.

Member Bruno speaks:
Thank you, Madam Chair. After discussions that I had with both Mr. Wood and Mr. Trainor, what we really have is difficult in terms of both the timing and the process. I agree with staff however, on most of their observations. And I took the time to take a look at the 2004 development applications for the same parcel with the reduced setbacks expanding the second story and how it was approved with conditions. I believe that the conditions that were imposed in 2004 were known, although I have no evidence to the current applicant because it strains credulity to indicate, with all respect to Mr. Gezelin, that there was a mistaken understanding that you can build without a permit to obtain after a building or completion. That places the Planning Commission in a terrible position to allow something in direct contravention of both the Major Variance rules and the building permit, such that it makes a mockery of what we do on a daily basis and staff attempts to do in order to make the entire community what it is, which is very impressive, as is the Glenbrook area. That said, I understand that the denial of this Major Variance might necessitate, I'm not saying it does, but it might necessitate the removal of the structure, which would be extremely costly and I'm mindful that that would be a most unfortunate circumstance. So I am trying to balance the potential damage to the community and indeed Glenbrook, and to the rules, and to the process that we are all committed to with the cost of having to comply, which may be greatly in excess. So where I come out, which after all of that, and half of you are asleep by now and I can't blame you. When I look at what staff was unable to find going way back on 2004, in order to remedy and approve or to justify what was built without permits or a variance, nonconforming according to code and I'm speaking of 20.698.030. We might be able to fashion a conditional approval of the Major Variance such that it would be a requirement or a condition that is added to the very mindful and excellent conditions that were created by staff. Two; one condition would be that all construction receives a building permit, that it is in compliance with the Uniform Building Code, including no penetrations on the left side, including windows on the upper floor that would not be allowed on a zero lot line. And the second is the conditions that were enumerated by Douglas County Fire have to be satisfied. Granting the variance with those two conditions would not place, for example, any appellate body that might be looking at this, in a position where they have to ignore what our rules, what our process is, why we exist. While at the same time, not force the applicant to destroy what obviously took a year to build, or a little less than a year to build, which would be very expensive. So I've, in my commentary, tried to explain my position where I'm leaning; not pleased with respect to where I'm placed, but on the other hand, I see light at the end of the tunnel as might be a solution in addition to all of the conditions that were placed by staff. Thank you, Madam Chair.

Chairwoman Casey speaks:
Kirk.

Member Walder speaks:
Thank you, Madam Chair. First of all, I want to thank Lucille for the outstanding job she did in preparing the materials. This was a difficult project, to say the least, to piece together and I applaud you, Lucille, for your good work. Secondly, I do like to say that I've been on the Planning Commission for eight years, I think we've dealt with probably five or six different variances in the Tahoe area. And as Paul knows, and I think the rest of you appreciate, there are very unique lots and very unusual variance requests that we get. So I voted for some of them, I've voted against some of them, I try and judge every individual project on its merits. And I agree with most all of what my colleagues have said, I don't believe that

UNAPPROVED

Finding One can be met or Finding Three. I do not believe that there is exceptional narrowness of the land in question and then as far as Finding Three, I think Laurie explained this well. I do think it presents a severe disregard for your neighbor's rights and would result in material damage or prejudice. So I would be not in favor of granting this variance.

Chairwoman Casey speaks:
My turn. I have been very quiet through this and I believe that all the comments are very thoughtful. I want to thank the agents who have come, the neighbor, and the attorney, and the surveyor, everyone who has come to present their arguments. I read everything in the packet a few times. My husband was laughing at me with my magnifying glass going over everything and said I was obsessing, but I wanted to make sure that however my vote came down on this project, that it was fair and well educated. I did look up Mr. Nielsen and I was very impressed by his credentials, he's a very well respected man in his field. And in 2017, he was inducted into the National Housing Hall of Fame, so I looked up what was the criteria for someone to be inducted into this prestigious organization. And one of the things that the hall of fame selection process looks for are individuals whose careers are marked by upholding building codes and permitting processes. Which means building without obtaining required permits directly contradicts "the promotion of builder professionalism and ethical standards" that the National Housing Hall of Fame explicitly lists as one of its induction criteria. Permit violations demonstrate a deliberate disregard for the legal and regulatory framework that protects consumers, neighboring properties, public safety, and the integrity of the broader housing industry. And when I read that, there was a whole different look at how I looked at this application. I had read Finding Three that talked about the penetration, such as windows or doors on the west side that didn't necessitate a setback requirement based on the Uniform Building Code. I did look at the dates of construction and not having the required permits, and all these things were fitting into my unrest that Douglas County was, and our rules and our Title 20, and everything else was being disregarded and disrespected. But when I read what the National Housing Hall of Fame had to say about what it required of those individuals who were inducted, it sealed it for me. That this man, who was a past president of the Builders Association of Northern Nevada and past president of the Nevada Home Builders Association, felt so little for the county that he lives in, and the Community Development Department, and the rules and regulations that he supposedly knows so well, that he felt that he could build such a large addition to his home.

AJ Hames, Deputy District Attorney, speaks:
Madam Chair? I'm sorry to interrupt you. I think that the applicant's knowledge of the requirements in Douglas County is relevant. We haven't noticed this item for a discussion of anyone's character today…

Chairwoman Casey speaks:
Yes, okay.

Mr. Hames speaks:
So if you want to just…

Chairwoman Casey speaks:
Okay, well I'm moving on.

Mr. Hames speaks:
Discourage you from going too far.

UNAPPROVED

Chairwoman Casey speaks:
It is very important that we not set a precedent and allow this type of behavior to get lost in the mixture by saying, okay, well, we'll grant a variance if they meet this condition and bring it back and create a loop. Because you can't get a permit without a variance and you can't grant a variance without a permit and this type of thing. We either meet the findings or we don't, we either grant the variance or we don't. And it's been said very well by the Commissioners here that Finding One and Finding Three are not met and I agree. We cannot grant the variance because it does not meet the findings and we cannot allow a precedent to be set that we're making an exception; I just am not comfortable with that. And that we don't have a good timetable for when this was built and we don't have the actual plans and as Laurie said, it just doesn't feel right. I don't like dealing with feelings, I like dealing with fact. But there are holes that need to be filled and at least at this time, I cannot support this application. So do we have a motion? Laurie, you have something else to say?

Member Lile speaks:
Yes, thank you. I have two questions, well, first, a statement. First, I really appreciate that staff has worked so hard on this application. The applicant has put them in an incredibly difficult position that should never have been burdened on staff to try to sort through this mess of information. So I applaud staff for their attempts and the information that they provided is excellent, we really appreciate all that. I don't totally disagree with your assessment of the findings, but I think that in that case, I disagree a certain degree with it, but I do express that you guys did a good job on this. The other question I have is for the attorney. It sounds like this variance will not be granted, and what is the process if the applicant, I know there's an appeal process, but if the applicant were to come back with the information that we need? The plans that were used to construct the building, the information about how they are compliant or not compliant with the building code, the information about when it was constructed, the stuff that is lacking from this application. And then also, the 2004 application had a three foot setback that was applied, I don't know if that's something that the applicant is willing to consider changing this expansion to include that three foot setback. But there are, and I realize that's a little bit difficult, but what is the standard for bringing back another variance application on this property if the applicant wanted to pursue something that was more in line with our standards?

Mr. Hames speaks:
Typically, I believe there's a one year…

Member Lile speaks:
One year?

Mr. Hames speaks:
…waiting period. So if the application is denied, they can't reapply for the same project for at least a year.

Member Lile speaks:
Right.

Mr. Hames speaks:
If you wanted for them to be able to come back sooner to discuss maybe the three foot change or something along those lines, then what you'd have to do today would be to make a motion for a continuance. But there would have to be, I would think, some…

Member Lile speaks:
Okay.

UNAPPROVED

Mr. Hames speaks:
…some perception that they could change…

Member Lile speaks:
Right.

Mr. Hames speaks:
…things that would change your mind about how you want to vote within that time period. Otherwise, the continuance would be…

Member Lile speaks:
Right.

Mr. Hames speaks:
…a waste.

Member Lile speaks:
Right. Okay, thank you for that information. I know that if it is denied and the appeal is not successful, then there's probably a requirement before that one year is up for them to begin removing that structure. So I want to just know if there's an alternative, if they want to pursue an alternative, to totally demolishing it, to bring it back. Something else that would be more in line at least with the 2004 one that was approved.

Member Bruno speaks:
Before I get to further comments, because as I've exposed, I am in agreement with staff's recommendations with a couple of additional conditions; I think it would be incumbent upon us, especially in view of Commissioner Lile's comments to ask the applicant if they would be willing to redesign in a fashion that she has articulated and come back to us. Because then a continuance might be more appropriate.

Chairwoman Casey speaks:
I don't know about that. Would the Commission entertain that? Personally, I don't see that asking for a continuance would change my mind. How do the other Commissioners feel?

Member Lile speaks:
My thought, my hope would be that there would be a denial without prejudice or something that would allow them to come back more promptly than a year. But again, I don't know that continuing it for 30 days, 60 days, 90 days, whatever, is going to result in a plan that we are capable of approving. But certainly asking the applicant if there is any alternative, I don't see a problem asking them.

Chairwoman Casey speaks:
Kirk.

Member Walder speaks:
Thank you, Madam Chair. I'm unalterably opposed to a continuance. They have appeal rights, they have legal rights, they've enjoyed the built process and I am not sure about whether they can have use of the additions in question now, which I would be also opposed to. I know that's not within our jurisdiction now, but they've gone so far that I would just prefer to do the straight denial and allow them whatever legal or other appeal rights that they have.

UNAPPROVED

Chairwoman Casey speaks:
Dan.

Member St. John speaks:
I agree with you, Madam Chair, with the one exception that the variance had been granted subject to conditions 20 years ago. If that hadn't happened, I would be squarely in your court. I grappled with that and I guess my option, which I don't think is going to get a lot of, go very far here, but my option along that way would be to ask for a continuance subject to them resubmitting a variance that is in compliance with what was approved in 2004. That's about as far as I could go at this point. But notwithstanding, I agree with what you've said, I tend to be a little bit drawn by the precedent that the County had issued a variance approval in the past, and I would honor that.

Chairwoman Casey speaks:
Jim.

Member McKalip speaks:
I'm not in favor of a continuance. I think that the applicant does have a process he could go through and he can apply again in a year. And that time, I hope that he would put something together that would be in conformity with what was approved before, three foot setback, as well as the fire code and everything else that's required of them and go back and do it the right way. I don't believe that at this point a continuance is the right thing to do.

Chairwoman Casey speaks:
Yes. I don't believe that anybody disagrees that it's a lovely addition and that it was well thought out, and that it's unfortunate, this whole event is unfortunate. But I think the best and cleanest approach for us is just to vote and send it on its way. Kirk.

Member Walder speaks:
If there are no other comments, I'm prepared to make a motion. Thank you, Madam Chair. I move that the Planning Commission disapprove Major Variance Application DP 25-0141 for Nielsen Separate Property Trust 2007, a Major Variance to reduce the required seven foot setback to zero feet and a reduction of the required eaves from 18 inches to 0 inches in the R-058 plan area statement in the Tahoe region based on information provided to and during our public meeting and the inability to meet the required findings.

Chairwoman Casey speaks:
Is there a second?

Member McKalip speaks:
Second.

Chairwoman Casey speaks:
We have a motion by Kirk, seconded by Jim. All those in favor? Discussion.

Member Bruno speaks:
I disagree with the motion. I'll be voting against it because I believe, as I've articulated, that there is a way out that would conditionally approve the variance, require compliance with the Uniform Building Code and the obtaining of a permit in a more expedited fashion that would penalize the offender because of the various fines, etcetera that are already articulated in the Staff Report. And add the two conditions that I

UNAPPROVED

spoke of, which is obtaining of the building permit, say within 30 days, which would necessitate before the variance would be in effect. And the second, which would be satisfying all of the conditions that have already been articulated by our fire department, Douglas County Fire Department. So I would basically vote a conditional granting.

Chairwoman Casey speaks:
Thank you, Paul. All those in favor of the motion? All those opposed?

Member Bruno speaks:
Nay.

Chairwoman Casey speaks:
So we have five ayes, Paul Bruno voting no, and Bryce Clutts is absent.

MOTION TO: Deny Major Variance Application DP 25-0141 for Nielsen Separate Property Trust 2007, a Major Variance to reduce the required seven foot setback to zero feet and a reduction of the required eaves from 18 inches to 0 inches in the R-058 plan area in the Tahoe region based on information provided during the public meeting and the inability to meet the required findings; carried.

RESULT:	**DENIED**
MOVER:	Kirk E. Walder, Member
SECONDER:	James R McKalip, Member
AYES:	Maureen Casey, Kirk E. Walder, Laurie K Lile, Daniel M St. John, James R McKalip
NAYES:	Paul A. Bruno

Chairwoman Casey speaks:
Let’s take a five minute break.

A break was held.

Chairwoman Casey speaks:
I will call this meeting of the Douglas County Planning Commission to order and open this public hearing.

2. For possible action. Discussion of Ordinance 2025-1661, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapters 20.650, 20.658, 20.660, 20.662, 20.664, 20.666, and 20.668, and repealing Chapter 20.675, in order to implement the requirements of Assembly Bill 241, passed by the Nevada State Legislature during the 2025 legislative session, by allowing mixed-use and multi-family residential development in commercial zones. The applicant is Douglas County. Affected properties are those which are within commercial zoning districts outside the Tahoe Basin. (Kate O'Neil, Planning Department)

Chairwoman Casey read the agenda item into the record.

Kate Moroles-O’Neil, Planning Manager, speaks:
Thank you, Madam Chair. Good afternoon, everyone in the attendance today. I'm actually going to ask for a continuance on this item until the January Planning Commission meeting. Staff recently took the implementation of AB241 to the Town Boards of Genoa, Minden, and Gardnerville and we received some good feedback. I did provide a letter from the Town of Gardnerville today and copies were left in the hallway prior to the meeting. I would still like to give my PowerPoint presentation today to share some

UNAPPROVED

insights and then give some feedback, hopefully get some feedback from the Planning Commission on direction forward and come back in January after staff has had the opportunity to review and analyze all feedback. So, Madam Chair, if I may proceed with my presentation?

Chairwoman Casey speaks:
Kate, would you like me to read the next item into the record and then you could give both presentations at the same time?

Ms. Moroles-O'Neil speaks:
Yes, please, Madam Chair. Thank you.

Chairwoman Casey read Public Hearings Item 3 into the record.

Ms. Moroles-O'Neil speaks:
Thank you, Madam Chair.

Ms. Moroles-O'Neil began the presentation and covered the following topics:

- Implementation of Assembly Bill 241
- Assembly Bill (AB) 241
  - AB 241 adoption in May 2025:
    - The Nevada State Legislature approved Assembly Bill 241, which modifies NRS Chapter 278, to require each governing body in the State of Nevada to adopt an ordinance that authorizes by-right a multi-family housing development or mixed-use development that includes residential use on property zoned for commercial use.
- 2020 Master Plan

Ms. Moroles-O'Neil speaks:
This is from our 2020 Douglas County Master Plan which includes the action of allowing Multi-Family Residential Zoning in the commercial land use category. So, although Mixed-Use Commercial Zoning was implemented into Title 20, I believe in 2007, the Master Plan indicates that, this action indicates this action and so it seems similar to the intent of AB241.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- Ordinance 2025-1661 Zoning Text Amendment
  - Amends Douglas County Code, Title 20, by revising Chapters 20.650, 20.658, 20.660, 20.662, 20.664, 20.666, and 20.668, and repealing Chapter 20.675, in order to implement the requirements of AB 241, by allowing mixed-use and multi-family residential development in commercial zones.
  - Eliminates Mixed-Use Commercial zoning
  - Multi-Family Residential (MFR) development will be allowed in all commercial zones.
  - MUC design standards and requirements will still be required in certain commercial zoning districts where MFR development are proposed.
    - In General Commercial (GC), and Tourist Commercial (TC) zones, MFR development will be allowed without a mixed-use component.
    - In Neighborhood Commercial (NC) and Office Commercial (OC) zones, MFR development will require a mixed-use component. Meaning, any proposed MFR development must include some type of approved commercial use.

UNAPPROVED

Ms. Moroles-O'Neil speaks:
Now, how we landed on General Commercial and Tourist Commercial, as far as the properties that would only, you could only do multi-family is, there's just a handful, there's not as many, especially undeveloped, and they're surrounded by Neighborhood Commercial, most of them, or Office Commercial. We have a ton of Neighborhood Commercial Zone properties up and down 395, so our thought process was, well, if you're going to allow multi-family, these would be good properties because you're going to have that commercial component around a General Commercial or an Office Commercial. So, that's where our thought process… Yes.

Member McKalip speaks:
Tourist Commercial is like, a casino is Tourist Commercial; correct?

Ms. Moroles-O'Neil speaks:
Yes. I think, yeah. We're going to look at a map, a map showing the zoning, so I'll show you the different zoning.

Member McKalip speaks:
Okay. Thank you.

Ms. Moroles-O'Neil speaks:
This is where we landed originally. As far as General Commercial and Tourist Commercial, you can do multi-family development and you don't need a commercial component or you can still do commercial. I want to be clear, just because this AB241 says you're allowed by right now to do multi-family, it doesn't mean you have to. You can still utilize your property as strictly commercial in all zoning districts; is that clear? Does everybody understand? Okay.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- Ordinance 2025-1662 Zoning Map Amendment
  - Changes the zoning for certain properties within Douglas County from Mixed-Use Commercial (MUC) to commercially zoned properties.
  - Rezoning to be compatible with existing development and those parcels undeveloped will be designated by neighboring parcel zoning and/or respective town plan.

Ms. Moroles-O'Neil speaks:
If staff is moving forward with eliminating the Mixed-Use Commercial, we have to address those parcels in our County that are zoned Mixed-Use Commercial, we have to change the zoning now.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- Current MUC Zoned Parcels - Gardnerville

Ms. Moroles-O'Neil speaks:
So, let's start with Gardnerville. These pink properties are the current, those are the properties that are zoned Mixed-Use Commercial right now. So, you have down on 395, the right past Waterloo, where the Burger King and all that is, there's the gun store there and then behind that property is, that was actually a multi-family that was coming in originally, there's cement pads already back there, but all of that is currently zoned Mixed-Use Commercial. And then this other property here in the middle, right where Judy's Blinds is, if you're familiar, across from Raley's. And then that other property is right at the curve, it's empty, next to, I think it was a realtor's place, there's an empty parcel there. So, those are the current Mixed-Use Commercial.

UNAPPROVED

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- New Zoned Parcels & Compatibility

Ms. Moroles-O'Neil speaks:
So, in black, those are the ones that I just went over that are currently zoned Mixed-Use Commercial. So, staff said, well, it makes sense to zone them Neighborhood Commercial because if you look around they're already surrounded by Neighborhood Commercial and it still requires the commercial component; that was really important when we were looking at this. From a County's perspective and looking at the Towns and their Prosperity Plans and their commercial corridors, we don't want to lose that commercial aspect, so we felt, looking at the zoning map, that the Neighborhood Commercial made sense for these parcels. So, someone could come in with a multi-family again, but they would still have to do a commercial component, so you wouldn't lose that. When we went to the Town of Gardnerville, and that's in the letter I provided, and this was really good feedback, so when we talk about General Commercial and I'm going to point out a property, unfortunately, that's not here on this map, across from Sharkey's and adjacent to Overland there's that empty lot and that's General Commercial. I'm just using this as an example. It was really important for the Town of Gardnerville to talk about their plan and their commercial corridor and their hesitance was, now if we allow someone with General Commercial empty lot, they're just going to put in multi-family and we've lost that commercial component in our commercial corridor. And what I think would be, so now, again, although the Towns are advisory, it's important to heed what they're saying and especially after they've developed the Town plans. So, the ideal situation is someone coming in, this is from a planning perspective, that property or another similar property where they come in and it's mixed-use, it's residential on the bottom or commercial on the bottom and housing up top which is more of that old town feel and more of what we're used to versus large apartment complex; however, we have to remember the intent of AB24; it was to require and to provide more attainable housing. That can be a struggle because this isn't Las Vegas and this is, we're talking a much smaller town, a much smaller scale. I think the intent of AB241 was to address where you have large box stores that are now abandoned; what do we do with these properties? Well, let's rezone them and allow multi-family in these buildings. Again, just by reviewing the hearings, I believe that was the intent. Broad scale statewide makes it difficult from a planning aspect to try to make what you're wanting to do here fit in our littler towns from a planning perspective. So, I really heard, from a staff level and listening to the Town of Gardnerville, Town of Minden, Town of Genoa, that possibly the better solution is to still require commercial in all zoning districts, meaning even if it's General Commercial or Tourist Commercial, to address these ones, like right in the commercial corridor, to where you can still do multi-family, great spot for it, but you don't want to lose that commercial from a Town's perspective and what their plan are and their corridors. I've heard from other owners who, they have adjacent properties and one is Neighborhood Commercial and the other one is mixed-use, would rather have a multi-family zone property in a Neighborhood Commercial. But again, looking at the plans of the Town, that's that commercial corridor, so how do we maintain the commercial aspect for these properties?

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- Current MUC Zoned Parcels - Minden

Ms. Moroles-O'Neil speaks:
Here's Minden. We can move on and do the same exercise. Over here to the far left, that's where the movie theater is and the housing complex there. Up here on the top right, this is the one I just referred to next to Neighborhood Commercial. One of the things I want to point out is, if you can, I don't have a pointer, but if you can look up here where… What? Do what? Oh, I see. Okay. Pointer. Right here? Okay. Thank you. Okay. So, right in here, see this little sliver of pink, so this is a Multi-Family Residential parcel already zoned that way, but we have, and it happens within the County, we have these

UNAPPROVED

inconsistencies where this property line has a little bit of Mixed-Use Commercial in it. And same with down here, see this public, this is Public Facility property right here and it bleeds into this mixed-use. So, within this Zoning Map Amendment we also are cleaning that up. I mean, we're, what we're saying is and suggesting is this property that's 99 percent MFR, we're going to make the entire thing. So, we're going to change this little sliver, so we don't have split zoning and make this entire parcel MFR and this is, the Town of Minden owns here, this is all Public Facilities. The same for here, so this entire parcel would be Public Facilities. And how does this happen? Well, sometimes when boundary line adjustments are done and you're using metes and bounds and then property lines are done and they don't mix up and you end up with these type of inaccuracies, so I just wanted to point that out. This here is the Minden Village, off Lucerne. Again, all these offices here and then residential.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- New Zoned Parcels & Compatibility

Ms. Moroles-O'Neil speaks:
So again, when we go to the following map, here's the ones, in the black, those are the ones that I just showed and you can see we changed everything to Neighborhood Commercial. Again, what made sense was Neighborhood Commercial is nearly identical to Mixed-Use Commercial, so we don't want to lose the commercial aspect so let's just make everything, these, which is already neighborhood by Neighborhood Commercial. So, it seemed to make a lot of sense until we got some of the feedback.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- Current MUC Zoned Parcel - Tahoe

Ms. Moroles-O'Neil speaks:
This is Tahoe which is a beast of its own. So, this is an interesting parcel and we see this a lot in Tahoe. How these things happened, I mean, this is beyond just a boundary line adjustment, but this is actually one whole parcel that literally has three different zonings and it's a parking lot and there's also already some multi-family here, but you see the large parking lot.

Ms. Moroles-O'Neil continued the presentation and covered the following topic:

- New Zoned Parcels & Compatibility

Ms. Moroles-O'Neil speaks:
This is the only part of the parcel that is Mixed-Use Commercial. This is MFR and this is General Commercial, which makes sense, parking lot, but this is parking lot over here. In any case, to address this, again, Mixed-Use Commercial is so similar to Neighborhood Commercial it made sense to, again, just to, to be consistent, zone it nearly the same as Mixed-Use Commercial.

So, here is the quandary now and this is something that was discussed by staff when this was first brought to us and we were having the discussion is although Mixed-Use Commercial and Neighborhood Commercial are nearly identical, there are some uses that are not identical. I'll give you an example; within Mixed-Use Commercial a large group care or group home is allowed with a Special Use Permit; it is not allowed in Neighborhood Commercial. An independent congregate senior living community is allowed in Neighborhood Commercial; it is not allowed in Mixed-Use Commercial. An indoor gun range is allowed in Neighborhood Commercial; it is not allowed in Mixed-Use Commercial. So, let's go back to the Minden Village or the, I'm sorry, Ironwood, where the movie theater is. So, there is a residential complex right there. So, if LabCorp happened to go out of business that adjacent, that could, with it zoned

UNAPPROVED

Neighborhood Commercial instead of mixed-use, they could now put an indoor gun range in there. So, that's the quandary now in thinking this through is and maybe these are incidental and there's too few because if you look at the table it's really 95 percent, it's exact, but there are those few exceptions where the uses are not the same. So, originally it made sense, let's get rid of mixed-use, but after, you know, and let's just do commercial in two of the zoning districts, not all commercial zoning districts. But it's a quandary, it's a difficult one, because you don't want to take away any type of use that was originally there that now wouldn't be there by changing Neighborhood Commercial. So, moving forward there's options; do we keep Mixed-Use commercial in the code, we just leave it there and we don't need a Zoning Map Amendment and the Zoning Text Amendment would be modified to just add multi-family in all commercial districts and leave it at that or how staff has brought it forward. So, that's why I asked for a continuance because I feel like there's more to look at and to research and I want feedback from the Planning Commission. I know we'll hear Public Comment also, but I think it, for staff and myself to feel like we've really given the due diligence that we have this time and I bring it back in January after some feedback and comments from the Planning Commission.

To review Ms. Moroles-O'Neil's full presentation please see the Agenda Packet material.

Chairwoman Casey speaks:
Are there questions? Dan.

Member St. John speaks:
Why not just take the easy road and keep your Mixed-Use Commercial? Is there an advantage to getting rid of it other than just simplicity?

Ms. Moroles-O'Neil speaks:
Well, the intent of getting rid of it to begin with was we don't need it anymore, that's why. It just made sense and it made cleaner for code, like, we don't really need that zoning district anymore because the only reason we had it is so that you could do residential and commercial on the same property. Now, with AB241, we don't need it. The only disconnect now are those uses that, again, most of it is identical but there are those few exceptions.

Member St. John speaks:
Why not just move those uses into the new code language that way you don't have to lose sleep over missing out a couple of uses?

Ms. Moroles-O'Neil speaks:
Well, because it goes both ways; there's some that are allowed here, not allowed here, and allowed here. And remember, we can't really affect all the… So if, let's say for example we said, you know what, we're not going to allow indoor gun ranges in Neighborhood Commercial anymore because it's an allowed use in Neighborhood Commercial, not in mixed-use. So, if we got rid of mixed-use, we're going to say, oh, never mind, we're going to allow indoor gun ranges now in Mixed-Use Commercial, keep it in our code, and that might not go, because that wasn't the intent of these parcels. So, that's where it can get challenging and we can't just spot zone, like, okay, the use is allowed only on this parcel, so that's why it's challenging.

Member Lile speaks:
Kate, on those orphan uses, what other zones are they allowed in? Are indoor gun ranges allowed in any other zone or is that the only zone that they're permissible? And also, I'm actually curious about the gun ranges but I'm a lot more concerned about the group homes and congregate housing and make sure that there's allowances for them in the community.

UNAPPROVED

Ms. Moroles-O'Neil speaks:
I will provide this, you know, again, this is kind of all coming to fruition now, like, you know, as I literally started going one by one. So, to address your question about the indoor gun range, Commissioner Lile, a Special Use Permit is required in Private Recreation, Neighborhood Commercial, General Commercial, and Tourist Commercial. So right now, the only commercial district it's not allowed in is Office Commercial and it's not allowed in mixed-use.

Member Lile speaks:
What about group homes and congregate care?

Ms. Moroles-O'Neil speaks:
Let me get back to that one. Okay. So, for the independent congregate senior living community, right now it's allowed in Neighborhood Commercial, Office Commercial, General Commercial and it's not allowed in mixed-use and it's not allowed in Tourist Commercial.

Chairwoman Casey speaks:
Jim.

Member McKalip speaks:
It seems like the more things you run across you're always going to find something that doesn't fit; this could go on forever. When you first started, I thought Neighborhood Commercial seemed to solve everything, but apparently it doesn't. In what you came across did you find, in most cases, Neighborhood Commercial was the best way to go and there's just a few cases where you need to make a change and what were the… Well, answer that one, then I have one more follow-up.

Ms. Moroles-O'Neil speaks:
Well, I think initially where we landed with Neighborhood Commercial and Office Commercial requiring the commercial component, we felt pretty comfortable, again, because we thought General Commercial and Tourist Commercial there's just not as many properties compared to Neighborhood Commercial and those properties seem to be, for the majority, surrounded by Neighborhood Commercial where you're going to have to have a commercial property or there's already existing commercial properties around you. So, that's where we landed initially because we didn't want to get rid of that commercial component for sure. And then after going to the meeting, starting with the Town of Gardnerville, I thought they made a good point as far as their Town plan and their corridor and what they'd like to see on these vacant General Commercial properties. There's one property, from what I understand, there was an interest of putting a hotel. Well, if this changes, that could change the intent of use to, well, maybe a multi-family development would better serve me as a developer. I don't know the answer to that question but that was their concern is they don't want to get rid of, lose that commercial component. Now, on the other hand, you have General Commercial down by Walmart which would be a great place for apartments, right, I mean, but that's outside, you know, when you get outside the Town boundaries it's not as much of an emphasis because there's, as far as Plan for Prosperity for Town of Gardnerville, you know, their Town boundaries. But again, you can't pick and choose, like, okay, this property you can do just multi-family, so it's trying to find that fine line. And after hearing feedback and talking to, hearing some Public Comment, I think it's a good reason for pause, to come back in January and get feedback from the Planning Commission.

Member McKalip speaks:
All right. I'll leave it at that. Thank you.

UNAPPROVED

Chairwoman Casey speaks:
This was… Okay, Paul. This was originally noticed as a Public Hearing so I'd like to open Public Comment because some people may be here to speak. Please come to the microphone and put your name down on the roster.

PUBLIC COMMENT

Erik Nilssen, Town of Gardnerville Manager, speaks:
Thank you, Madam Chair. I appreciate the discussion Kate started, so I won't probably take my full three minutes. I did provide a letter summarizing the position of the Town Board which was taken at the meeting last Tuesday; it didn't have time to make it into the packet. I was hoping it would make it into Supplemental, but it didn't, but now that we have a month, you'll have plenty of time to review it. Again, to reiterate, the main concern for the Town is General Commercial not requiring a commercial component. The Town, through its corridor, from High School Street, you know, from the middle school south to the S-curve is all General Commercial and if that was redeveloped without a commercial component you could have straight apartments all along Main Street. The Plan for Prosperity, which is the Master Plan for the Town for 20 years, states that the goal is to develop new commercial projects and renovate existing buildings as an extension of downtown's historic storefront shopping environment. To lose a quarter of our main street that could potentially just be apartments, Gardnerville loses its complete feel and its complete vision. We, the Town Board, also recognized they don't discourage Mixed-Use Commercial, they don't discourage residential components along Main Street. They've always wanted Mixed-Use Commercial. They always want the insurance offices, the accountants on a base floor with residential on the top, apartments, that's fine, we just don't want it strictly multi-family. And Kate, I'll just correct one thing she said; down by Walmart that is still in the Town boundaries but we do agree that, you know, that is General Commercial also but could a row of multi-family or apartments in that area, that's more appropriate, so yeah, you are kind of caught between two. You can't have General Commercial one and General Commercial two, so the Town Board asked and requested that just all commercially zoned properties have a commercial component to them. The one thing I will say, Tourist Commercial, there's two properties in the Town that are zoned Tourist Commercial, Sharkey's and then Oxoby Mobile Home Park which is currently residential. If Tourist Commercial wasn't required to have a commercial component that wouldn't affect the Town that much. But I appreciate it, I'll be back in January if the Planning Commission does indeed continue this and I appreciate Kate for bringing this up and I appreciate your time. Thank you.

Chairwoman Casey speaks:
Thank you, Erik.

Alan Rabkin speaks:
Good afternoon. I'm here on behalf of…

Chairwoman Casey speaks:
Excuse me, sir, please state your name for the record and sign the roster.

Mr. Rabkin speaks:
Right. Alan Rapkin, here on behalf of 344 Quaking Aspen Association, which is a sub association up in the Tahoe Village development. We, of course, are almost 100 percent outside of the TRPA area. We're technically in the basin, Tahoe Basin, but we're really outside of the general regulations to the basin. Our concern is for AB241, which we've been following, as well as its integration into Title 20, is rumors and talk about further development of the Stagecoach area into a commercial multi-use area, the effect and the taxing of our loop system with Quaking Aspen and Tramway would, impact AB241 would have on a US Forest Service permit dealing with Heavenly, so all these questions remain. We, of course, have

UNAPPROVED

finally gotten off the ground the Tramway project that had been delayed for so many years but it's going to come online soon with 40 additional condominium units. Quaking Aspen and Tramway are very overtaxed right now, a lot of the burdens are falling on the HOA as opposed to KGID and the County, and there's just general concern as to the impact of a mixed-use development that could ever come into Tahoe Village. And this is not pie in the sky; things, back about 30 years ago, your records will show, I appeared to also question the American Ski proposal to further develop the Stagecoach area, also as a multi-use, part residential, part commercial development. Fortunately for Tahoe Village, that proposal was shelved because the sale by American Ski to ultimately Vail. But we do know that Vail has plans to further develop. We don't know what impact those plans would have on Title 20 here in the County, but we are concerned, and we do have an overtaxing problem, especially as to parking, etcetera and I did put that into my comment letter. It's pretty widely known that we're pretty heavily concentrated because of the vacation home rental situation up on the hill. It seems like the concentration of VHRs up on the hill is causing problems for regular family and second home development up on the hill. Anyway, thank you. I did provide a comment letter; it pretty well sets out the position of my sub association. I don't know if the master association, Tahoe Village HOA, has provided comment but I know they are also interested in learning more about what's going on. Thank you very much.

Chairwoman Casey speaks:
Thank you, sir, and we did receive your comments. Is there anyone else? Seeing no one rise, I will close Public Comment. Kate.

Ms. Moroles-O'Neil speaks:
Yeah. Just, in response to the last Public Comment; again, this is not bringing forward any type of development and currently that property off of Quaking that I showed the multiple three zones, it is right now zoned Multi-Use Commercial so if someone wanted to come in today they could do that with that property without even AB241 being in existence. So, changing it, we wouldn't, in order to change it to, let's say, I mean, I don't know what the intent would be, Single Family Residential let's say, that would require a Master Plan Amendment. So again, this bill only allows us to affect the commercial property, so again, it made the most sense to change the zoning to Neighborhood Commercial. But again, if we did move forward and keep Multi-Use Commercial that property would remain as is.

Chairwoman Casey speaks:
We'll need a motion to continue this item to January 14th. Kate.

Ms. Moroles-O'Neil speaks:
I'm sorry, I would just like some thoughts, if I could, and some feedback from any type of direction or how you're, the thoughts as far as requiring residential and any feedback or anything you might be able to give as far as that goes.

Chairwoman Casey speaks:
The only feedback I have is I concur with Erik Nilssen. Having attended both the Town of Minden and the Town of Gardnerville meetings, their big concerns were to incorporate the Vision Plans and I think that's an excellent idea and that's something that you touched on. I think that we're being sensitive to what the needs are for Douglas County, as well as keeping mindful of what the State wants and nobody is happy that the State is taking away local control.

Member Bruno speaks:
Thank you, Madam Chair. The significance of your comment that the potential for this particular Assembly Bill to pass as a law was inconsistent with what I envision Genoa, Minden, and Gardnerville would benefit from and that's a difficult proposition because having commercial on the first floor with one or two apartments above is consistent with what you see in most Western towns that were conceived

UNAPPROVED

or started to be built before a certain time. My best example is where I participated in the Planning Commission in the Town of Los Gatos and they maintained the commercial on the first floor, if not a restaurant, a small retail or whatever type of business it was, commercial business, with apartments above in an architecturally pleasing circumstance that allowed for walking in front of these types of developments with parking in the back. And that really would be conducive, at least in my opinion, with all due respect to our Town Manager that's here, to the type of communities that I envision or I saw 37 years ago when I first started coming up and I'd hate to lose that by having block multi-family dwellings. I realize that that's a noble cause because there is not enough affordable housing, but I don't think this is the way to affect it within the Town. There's my, I would probably go against the State in this and I doubt seriously if I'd be a state representative for that kind of view but so be it. Thank you.

Member McKalip speaks:
I think this is a complete overreach by the State; it doesn't surprise me. My understanding is this bill originated with concerns of Las Vegas and in several situations they had strip malls that were zoned commercial that were dying and they needed to get a residential, so I understand, and I think in that case, in that place, this is probably pretty reasonable. Here, and I'm thinking about Winnemucca and Ely and all the rurals, that this is ridiculous. Unfortunately, we have to deal with it and I don't know how you're going to find that perfect composite to get everything we want and have housing, that if the State had worked harder to lobby the federal government for that housing bill we'd have land and we could have housing and we could still develop our commercial corridors. But nobody elected me governor, or president or anything, so until that happens, I think you're doing the best you can do and I appreciate that you're delaying this to get more input and the best I can tell you is good luck. I think it's going to be hard to make everyone happy, but like I said, good luck.

Member Walder speaks:
Thank you, Madam Chair. If everybody's prepared, I'll make a motion to... Laurie.

Member Lile speaks:
Sorry to be so late here. Kate, I have a couple questions. The requirement for a commercial component, I think, is a good thing and I would support it in all the zones, but let's talk about what that means. I don't see anything in the code right now that says a commercial component is a certain percentage of the square footage or a minimum square footage. I mean, somebody could come in and say, well, I have a vending machine over here, that's a commercial component. So, I think there needs to be an express amount of commercial component that is, and maybe that varies for the different zones. So maybe in a General Commercial Zone that commercial component is ten percent or 15 percent and in a Neighborhood Commercial Zone maybe it's 30 percent or whatever constitutes the ground floor or something of that nature. So, I think if we spend some time kind of digging in a little bit to those details it might satisfy some of the needs of the Towns and our obligation, as sad as it is, to comply with the regulation that doesn't fit us really well. So, I'm a big proponent of kind of trying to find where those middle grounds would lie in the different zone categories, so that would be my suggestion to maybe do a little more code modification between the Neighborhood Commercial, General Commercial, Tourist Commercial, anything like that. I don't think Tourist Commercial is going to be a big problem. I don't know that we would need a commercial or just to designate that in Tourist Commercial, but I think between Neighborhood Commercial and General Commercial we should have a little more distinction between the two about what a commercial component is.

Ms. Moroles-O'Neil speaks:
Thank you for your comment, Commissioner Lile. Currently, Mixed-Use Commercial does require those development standards, so it's based on your floor area ratio. The least amount you can have for the commercial component is 25 percent. So, we didn't plan on changing, that development standard would still have to be met in all the commercial zones with the multi-family, so you would still, the minimum

UNAPPROVED

you would need on a mixed-use property in commercial zoning districts would be, the least you could do is 25 percent.

Member Lile speaks:
Do you think that satisfies some of the concerns of the Town of Gardnerville? Maybe we should up it to a little higher percentage of commercial component in the General Commercial zones.

Ms. Moroles-O'Neil speaks:
I think, it might depend on how we move forward, if we eliminate Mixed-Use Commercial, again, just keeping in mind the uses, so that would eliminate, you know, that conflict would still be there. It would be challenging because we'd have Mixed-Use Commercial and we have development standards already for percentages. I'm not sure how, that might be confusing then to say, but in General Commercial it may need to be different because Mixed-Use Commercial is just that, commercial and residential, but I can look into how we may proceed and update the Mixed-Use Commercial section of code. But I appreciate the comment; we can look into that.

Chairwoman Casey speaks:
Dan.

Member St. John speaks:
Just real quick, it's ironic that we're all saying we don't like the State to step in on our land use, but having said that, I think it's particularly important that you're doing what you're doing. We like local control and I think your efforts to talk to the Townships are spot on; that's what we have to do. And I'm going to be inclined to lean towards the Townships input as long as it's not grossly wrong, or something like that, or out of step with what you can do or we can do as a County. So, my direction would be to keep the communications open with the Townships and let's listen to what they have to say; they are our eyes and ears in each area. Thank you.

Member Walder speaks:
Thank you, Madam Chair. I would like to move that Items 2 and 3 on the agenda, discussion of Ordinance 2025-1661, a Zoning Text Amendment, and discussion of Ordinance 2025-1622 be continued to the January 13, 2026, I've got Tuesday the 13th, Tuesday the 13th, January 13, 2026, to be held at the Historic County Courthouse in Minden.

Chairwoman Casey speaks:
Is there a second?

Member McKalip speaks:
Second.

Chairwoman Casey speaks:
We have a motion by Kirk, second by Jim. All those in favor? The motion passes unanimously and Bryce is absent.

UNAPPROVED

MOTION TO: Continue Public Hearing Item 2, discussion of Ordinance 2025-1661, a Zoning Text Amendment and Public Hearing Item 3, discussion of Ordinance 2025-1662, a Zoning Map Amendment to the January 13, 2026 Planning Commission meeting; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kirk E. Walder, Member
SECONDER:	James R McKalip, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

3. For possible action. Discussion of Ordinance 2025-1662, a Zoning Map Amendment changing the zoning for properties within Douglas County zoned Mixed-Use Commercial (MUC), in order to implement the requirements of Assembly Bill 241, which was passed by the Nevada State Legislature during the 2025 legislative session, and which requires the allowance of mixed- use or multi-family residential development in all commercial zones. The applicant is Douglas County. Affected properties are those which are within MUC zoning districts outside the Tahoe Basin. (Kate O'Neil, Planning Department)

Public Hearing Item 3 was heard with Public Hearing Item 2.

Please refer to Public Hearing Item 2 for the full discussion.

MOTION TO: Continue Public Hearing Item 2, discussion of Ordinance 2025-1661, a Zoning Text Amendment and Public Hearing Item 3, discussion of Ordinance 2025-1662, a Zoning Map Amendment to the January 13, 2026 Planning Commission meeting; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kirk E. Walder, Member
SECONDER:	James R McKalip, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

Member Walder speaks:
Madam Chair, I do have some closing comments, if I may?

Chairwoman Casey speaks:
Sure.

Member Walder speaks:
I wanted to close the meeting by thanking the many people and organizations that have assisted with the activities of the Planning Commission in the past year. First and foremost, we owe a deep debt of gratitude and appreciation for your outstanding leadership, Chair Casey. You have a strong dedication to your position, run excellent meetings, and devote considerable time before and after our meetings to stay informed. You attend Board of Commissioners and Town Board meetings and go above and beyond to be knowledgeable about the needs of Douglas County. Thank you, Maureen. I extend my thanks also and the good efforts of Vice Chair, Bryce Clutts, and all of my fellow Planning Commissioners, each of you provide a valuable service to the Planning Commission. We're well served by everyone in the Community Development Department; Tom, Andrea, Kate, Lucille, Linda, and Coleen do tremendous work which would be lost without. Thank you and your support staff in Minden and at Stateline. We also receive important support assistance from the County Engineer, Jeremy Hutchings, and his team, as well as VHR Program Manager, Ernie Strehlow, and his staff. Our Clerk-Treasurer, Amy Burgans, has an outstanding

UNAPPROVED

group of workers that support our meetings both before, during, and after our meetings. Thank you to Nicki, Amber, Michelle, Tanya, and the entire Clerk staff for their excellent work. SoSu TV does a great job broadcasting our meetings; they work behind the scenes, and we appreciate their work. Douglas County is also fortunate to have the superb leadership of County Manager, Jenifer Davidson, and the efforts of her team. Finally, we should thank Kurt Hildebrand and The Record Courier for the role that they play in keeping our community informed of the actions of county government. Our nation is fortunate to have a free and independent press. Merry Christmas, Happy New Year, may everyone have a wonderful holiday season. Thank you.

Chairwoman Casey speaks:
Here, here. Thank you. Kirk.

CLOSING PUBLIC COMMENT (NO ACTION) – none

Chairwoman Casey speaks:
I would like to open Public Comment. If there is anyone wishing to speak, please come to the microphone, put your name on the roster, and say your name for the record. Seeing no one rise, I will close Closing Public Comment. I would like to make an announcement; the first public workshop and presentation for Title 20 Consolidated Development Code Update is taking place on Tuesday, December 16th from 4:30 PM to 6:30 PM at the CVIC Hall. The title is essentially a rule book for all building, land use, and development within the County and it combines all regulations regarding zoning, subdivisions, and construction into a single legal title. Staff has been working diligently on revisions for the past three years and 2026 is the year we finally get to see the results of that monumental effort. I would like to echo the sentiments of my compadre, Kirk Walder, and thank you all for a wonderful year. Thank you to the public, thank you to the Town Managers, and thank you to each and every one of you. AJ, you're the best. Merry Christmas to all. I will adjourn this meeting.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting adjourned at 3:24 PM.

Respectfully submitted:

_____
Maureen Casey, Chairwoman
Douglas County Planning Commission

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

UNAPPROVED

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

FILED

December 11, 2025

December 11. 2025

Planning Commission
Douglas County, NV
By: ljr

Nielsen Sep Property Trust 2007
Robert Nielsen TTEE
4008 Whispering Pine Loop
Reno, NV 89519

RE: Request for a Major Variance (ref: DP 25-0141) to allow for a reduced west side-yard setback from 7 feet to 0 feet and to reduce the required eaves from 18 inches to 0 inches for an existing second-floor addition above a garage. The subject property is located at 239 Enginehouse Circle, Glenbrook. (APN: 1418-10-710-074)

Dear Mr. Nielsen:

On December 9, 2025 the Douglas County Planning Commission denied (5-1, 1 absent) your application for a Major Variance (ref: DP 25-0141) to allow for a reduced west side-yard setback from 7 feet to 0 feet and to reduce the required eaves from 18 inches to 0 inches for an existing second-floor addition above a garage located at 239 Enginehouse Circle, Glenbrook NV.

Should you be aggrieved by any portion of this decision, you have 10 working days from the date of the Planning Commission decision (December 9, 2025) to file the Appeal of Decision application and applicable fees with the Community Development Department. Please see code section 20.28.020 Appeals to county.

If you have any questions, please contact me at lrao@douglasnv.us or 775-782-6218.

Sincerely,

Lucille Rao

Lucille Rao, Senior Planner
Cc: Keith Ruben, Wilson Engineers
File

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: December 9, 2025

To: Douglas County Planning Commission

From: Lucille Rao, Senior Planner

Subject: Request for a Major Variance (ref: DP 25-0141) to allow for a reduced west side-yard setback from 7 feet to 0 feet and to reduce the required eaves from 18 inches to 0 inches for an existing second-floor addition above a garage. The subject property is located at 239 Enginehouse Circle, Glenbrook. (APN: 1418-10-710-074)

I. REQUEST

For possible action. Discussion on Major Variance Application DP 25-0141, a request to reduce the west side-yard setback from 7 feet to 0 feet and to reduce the required eaves from 18 inches to 0 inches for a 534 square foot existing second-story addition above a garage located at 239 Enginehouse Circle in the R-058 residential zoning district, in the Glenbrook Plan Area of the Tahoe Region. The applicant is Nielsen Separate Property Trust 2007 and the applicant's representative is Keith Ruben, Wilson Engineering. APN: 1418-10-710-074.

II. RECOMMENDATION

Approve Major Variance Application DP 25-0141 for Nielsen Separate Property Trust 2007, a major variance to reduce the required 7-foot setback to 0 feet and a reduction of the required eaves from 18 inches to 0 inches in the R-058 Plan Area Statement in the Tahoe Region based on the discussion in the staff report and the ability to make the required findings.

III. SUMMARY

Owner/Applicant: Robert F. Nielsen, Nielsen Separate Family Trust 2007

Site Location: 239 Enginehouse Circle

Zoning Designation: R-058/ Residential Plan Area Statement 058

Surrounding Zoning: North: R-058

West: R-058

East – R-058

South – R-058

Flood Zone: X – Unshaded

IV. BACKGROUND & PROJECT DESCRIPTION

The subject parcel is within the Glenbrook Subdivision, the map was recorded May 26, 1978 (*See attachment)*. The house was built in 1979 per the assessor's database. Setbacks were not determined on the map for each parcel; therefore, we look at county code for required setbacks for the area (see code section 20.702.070 below).

The existing garage and second-story addition is non-conforming according to code (see section 20.698.030 below). Therefore, the applicant is requesting a variance to the setback to increase the non-conformity.

Staff were unable to find a building permit for the house and garage dating back to 1979 to determine how or why the garage was allowed to be built at a zero-lot line.

On September 20, 2024, the property owner's representative submitted a building permit for the second-story addition. During the review of the application, it was determined that the owner would need to apply for a major variance for setbacks due to the non-conformity of the existing garage. On October 18, 2024, a correction notice was issued to the representative. Staff did not receive any further information or correspondence from the representative or the property owner. In addition, the building permit was never issued. On August 18, 2025, staff received an application for the required variance and proceeded to process the application for presentation to the Planning Commission. During the noticing period staff was contacted by the adjacent neighbor and discussed the fact that the second-story addition had already been built. Once staff confirmed that was the case it was determined that the applicant would need to request a continuance from the Planning Commission to resubmit their application and modify the request. On October 18, 2025, the Planning Commission granted the continuance to the December 9, 2025, meeting.

On March 9, 2004, the Planning Commission approved a similar variance for this parcel (see attachment for approval letter, staff report, and minutes from 2004).

Douglas County Code Section 20.702.070 contains the setback standards for this subdivision.

1. The front yard and street side-yard setback is a minimum of 20 feet measured from the edge of the pavement. This setback may be reduced by up to 50 percent provided both of the following conditions are met a. The slope within the front or street side-yard and building footprint is 25 percent or greater; and b. A minimum 20 feet of driveway exists between the garage and the edge of the pavement. 2. The rear yard setback is a minimum of 20 feet from the property line. 3. The side yard setback is a minimum of 7 feet from the property line to the foundation or wall. Where the roof is designed to convey runoff to the side yard and size of such roof runoff area exceeds 1,500 square feet, an additional setback of 1 foot for each additional 250 square feet of runoff area must be provided. This setback may be reduced, but not to less than 7 feet, upon an analysis provided by the applicant demonstrating that snow will not shed across the property line. Factors to be considered in this reduction include historical

records of amount of snow, roof orientation, roof pitch, exposure of roof to sunlight, drifting patterns, and installation of properly engineered snow-slide restraint devices.

Douglas County Code Section 20.606.010 Major and Minor Variances

A. *Applications for variances which request reductions to the requirements of the base zoning district of 35% or less for off-street loading, 20% or less for building setback or fence height, or 10% or less for off-street parking or open space area, are minor variances and may be approved administratively by the director.*
B. *All other applications for variances, including those related to sign permits, are major variances and must be approved by the planning commission, the final decision-maker. The director must be responsible for processing such applications for major variances.*

Douglas County Code Section 20.698.030 Nonconforming structures.

A. A nonconforming structure devoted to a use permitted in the land use district in which it is located may be continued in accordance with the provisions of this chapter.
B. Normal maintenance and repair of nonconforming structures may be performed.
C. Nonconforming structures which are used in a manner conforming to the provisions of this title may be enlarged or extended provided that the nonconformity is not further enlarged or expanded.
D. A nonconforming structure, other than an historic structure previously listed on the National Register of Historic Places or designated as historic by the board, shall not be moved unless it will conform to the regulations of the land use district in which it is located. (Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1955)

V. REVIEW AND FINDINGS

Variance Findings

Pursuant to Douglas County Code Section 20.606.050.B, the Planning Commission may not approve a Variance unless all of the following findings are made in the affirmative:

1. *By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in a peculiar and exceptional practical difficulty to, or exceptional and undue hardships upon, the applicant;*

Applicant's Response: The site is constrained by the limited width of the driveway, the pie-shaped lot, and the limited coverage allowed by TRPA. The Owner seeks approval to construct a second story above the existing garage and extend the living area on that floor to the existing second floor.

To facilitate the owner's intent for the project, the applicant seeks approval of a 0' setback on the west side of the property.

Staff Response: The existing home on the parcel was constructed in 1979, the applicant is requesting a variance to the side setback to add a second floor to the existing garage for two offices and a full bathroom. The existing garage is considered legal non-conforming (code section 20.698.030 included in this report). Staff could not locate the building permit for the construction of the home and garage from 1979 to recognize the zero-lot line setback. In the Tahoe Basin setback standards are the same for all parcels (unless setbacks were set by a final subdivision map) unlike the valley portion of the county where we have different setbacks for different zoning districts as well as specific setbacks for certain Planned Developments. Staff agree that there are constraints to the parcel such as the pie-shaped lot and TRPA restrictions.

2. *The circumstances or conditions do not apply generally to other properties in the same land use district;*

Applicant's Response: There are several other parcels in the neighborhood which have had vertical rather than horizontal additions. For example, the County approved a Major Variance for the Baise family (Owner of parcel 1418-10-710-067) when they were allowed to reduce the front-yard setback from 20 feet to 11.5 feet to allow for the construction of a second-story addition to the existing single-family residence. The constraints of these somewhat awkward site layouts have been tight for a few of these lots. As noted by the applicant in 2004, this request is particularly unique in that the existing garage already encroaches on the setback. The Representative for the Featherston's proposed the following justification for Item 2 (*"The circumstances or conditions do not apply generally to other properties in the same land use district").*

- "Although numerous homes in the area have added-on with new living space above an existing garage—typically, the garage being modified does not already encroach into a setback – thus, those modifications do not require the granting of a variance."

Staff Response: The history of buildable parcels in the Tahoe Planning Area has a large range of sizes, encumbrances, constraints and requirements. Every parcel is reviewed and analyzed individually for such issues. The ability to re-habilitate older homes and cabins in the Tahoe Region sometimes comes with many obstacles, mainly setback issues. There are often problems with structures needing to be completely rebuilt due to structural issues or often a property owner simply desires a larger home to meet domestic needs. All these scenarios require the changes to meet Douglas County Code, the Douglas County Design Criteria as well as building and fire safety codes. Planning Commission has approved variances to setbacks in Tahoe throughout the years. In fact, this parcel requested a similar variance in 2004 and was approved by the Planning Commission (see attachments). The owner at that time did not move forward with construction plans.

3. *The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.*

Applicant's Response: The rear of the property faces an open space area owned by the Glenbrook HOA. To the best of our knowledge, there are no known issues with neighboring properties. The current proposal does not include any penetrations such as windows or doors on the west side that necessitate a setback requirement based on the Uniform Building Code.

We have contacted and received plan approval from Tahoe Douglas Fire. TRPA has deemed the project Qualified Exempt, and the Glenbrook Homeowner's Association (HOA) has indicated their plan approval.

Staff Response: Staff have reviewed the request and believe this finding can be made. The Design Review Committee states in their letter (see attachment) "Your remodel plans were circulated to neighbors for review and comment with respect to any potential interferences with view corridors. No viewshed impact comments or objections to the project for that reason were received. For these reasons the project has been approved by the DRC." Staff is in support of the variance subject to conditions.

V. THE FOLLOWING CONDITIONS ARE APPLICABLE TO THE PROJECT:

1. The applicant must pay for and accept building permit DB24-2203 within 30 days of the decision by the Planning Commission. In addition, fees will be imposed on the permit for construction without a permit.

2. The applicant must submit a receipt from Tahoe Douglas Fire Protection District indicating that plans have been submitted for review at the time of building permit submittal.

3. Tahoe Douglas Fire Protection District approval is required prior to issuance of a building permit.

4. The applicant must obtain approval from the Tahoe Regional Planning Agency (TRPA). The plans submitted with the building permit must have an original stamp of approval from TRPA, or the County will reject the plans. Any conditions placed on the project from TRPA must be met prior to final certificate of occupancy.

5. Plans submitted must meet the following building codes:
    a. 2018 IRC table R302.1(1) and or (2) depending on if the structure has fire sprinklers.

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code* with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[a, b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.
a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

TABLE R302.1(2)
EXTERIOR WALLS—DWELLINGS WITH FIRE SPRINKLERS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code* with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood[b, c]	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet
Openings in walls	Not allowed	NA	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.
a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section P2904, the fire separation distance for exterior walls not fire-resistance rated and for fire-resistance-rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
c. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

VI. CONCLUSION

In conclusion, staff supports the request and recommends the Planning Commission approve Major Variance Application 25-0141 to allow for a "0" setback on the west side yard setback and a reduction to the eaves from 18 inches to 0 to accommodate a second-floor addition to an existing garage.

WILSON ENGINEERS

1603 Esmeralda Avenue
Minden, NV 89423

9060 Double Diamond Pkwy, Suite 1B
Reno, NV 89521

Office: 775-782-2322

~~August 27, 2025~~
November 14, 2025

Via Email

Kate Moroles-O'Neil
Principal Planner
Community Development
1594 Esmeralda Avenue
Minden, NV 89423

Major Variance for Glenbrook Garage Improvements
Project Description and Justification
239 Enginehouse Circle

Dear Ms. Moroles-O'Neil

Please consider this letter our amended statement of justification and project description on behalf of the Owner, Nielsen Sep Property Trust 2007. The request is to approve a variance that would allow the required west side yard setback to be reduced from 7 feet down to 0', and reduce the required eave length of 18 inches to 0" to accommodate the planned second floor addition above the existing garage.



Property Details	
Current Owner:	Nielsen Separate Property Trust 2007
Site Address:	239 Enginehouse Circle
APN:	1418-10-710-074
Acreage:	.12
Entitlements:	Building Permit
Land Use Designation:	Residential
Zoning Code:	(R-058 zoning district (Residential – Plan Area Statement 058) Glenbrook Community

Property Details	
FEMA Floodplain:	FEMA Flood 32005C0035G, eff. 1/20/2010
TRPA:	Qualified Exempt (see Attachment 1)

This application requests approval for a new addition to the property at 239 Enginehouse Circle. The owner plans to add two rooms and a bathroom above the existing detached garage, maintaining the same footprint. The addition will add 534 square feet of living space and will connect to the existing 2,732-square-foot house.

The property, located in the Residential - Plan Area Statement 058 (Glenbrook) zoning district, features a home and garage that were built in 1979 in compliance with the regulations that at that time were solely adopted and administered by TRPA. While the existing garage has zero setbacks from the northwest side-yard property line, new construction must meet a 7-foot side-yard setback as required in PAS 058 which was adopted by Douglas County in 2000 and also meet the building eave requirement of Douglas County Code 20.690.030. Although the Tahoe Regional Planning Agency (TRPA) has determined this addition is a Qualified Exempt activity, a variance is still required to meet Douglas County's current regulations for expansion. The property is in an X-unshaded flood zone, so no special building standards apply.

The main house and original garage were legally permitted and constructed in 1979 under the ownership of the Fetherston Living Trust. Subsequently, the property was sold to the Reese Revocable Trust, which was followed by the current owner, Nielsen Separate Property Trust 2007 who purchased the property in 2020.

In March of 2004, James and Barbara Fetherston sought approval for a major variance to reduce the northwest side-yard setback from 7-feet to 0-feet and to reduce the northeast rear-yard setback from 20-feet to 4-feet to support the construction of a first level expansion to an existing garage and a first level and second level expansion and addition to an existing single family residence located within the R-058 zoning district (excerpted from March 10, 2004, Douglas County Planning Commission approval). The proposal by the current owner does not propose a first-floor expansion of the existing residence. This 2004 application was approved but the project was never inaugurated by the owner, and as a result the variance approval expired.

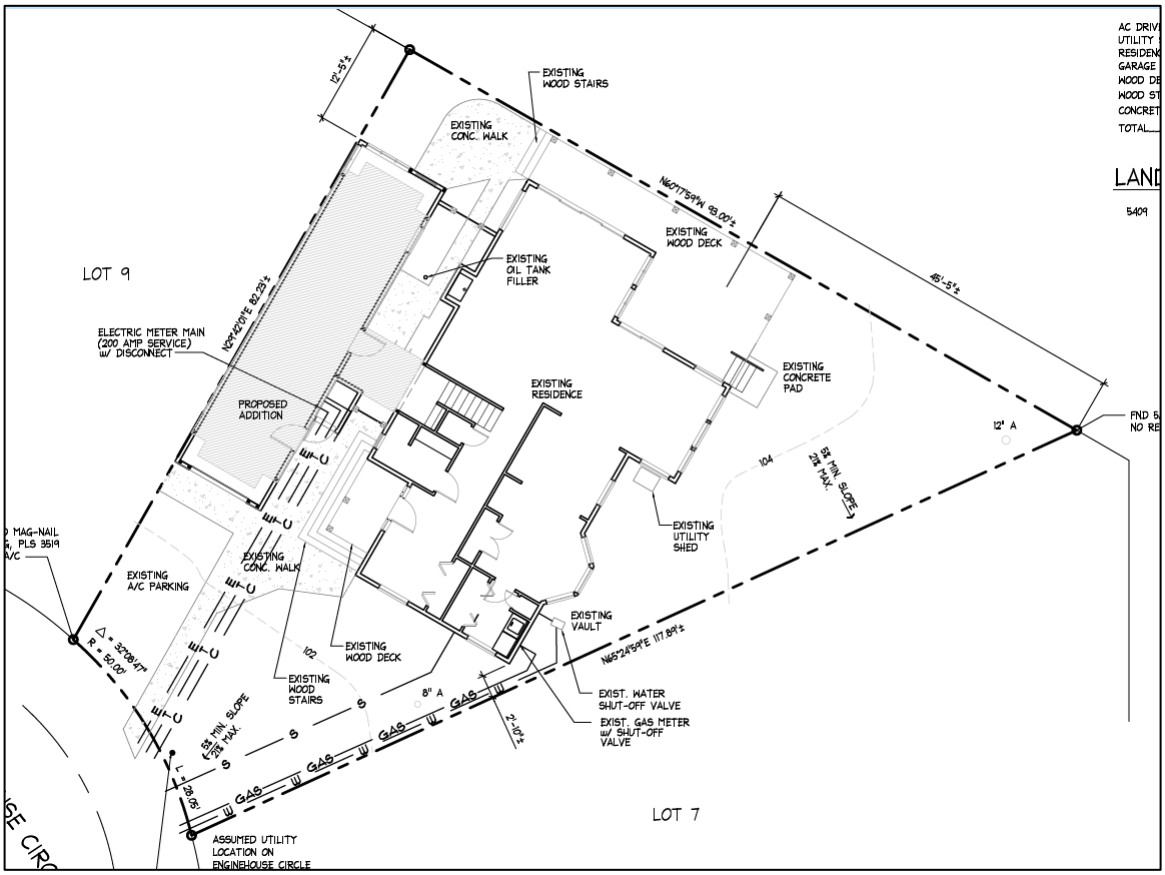
The current owner, Robert F. Nielsen, Trustee of the Robert F. Nielsen Separate Property Trust, respectfully requests the Douglas County Planning Commission's consideration of a variance application for 239 Enginehouse Circle, Glenbrook, Nevada, acknowledging responsibility for beginning construction without the required permits due to a mistaken belief they could be obtained afterward. Upon realizing the error, the owner immediately sought professional help, submitted all necessary documentation, and welcomes inspections, agreeing to pay any fees or make corrections as needed to comply with county regulations. Committed to transparency and cooperation, the owner regrets any inconvenience caused and assures the Commission that this situation will not set a precedent, seeking approval to bring the property into compliance.

Per Title 20.606.040 Procedures for major variance: (Ord. 1319, 2010; Ord. 763, 1996; Ord. 533, 1991; Ord. 199, 1973)

The County's required findings for a major variance are addressed below.

The planning commission must not approve a major variance unless it finds that:

1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, and the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;



Wilson Response

The site is constrained by the limited width of the driveway, the pie-shaped lot, and the limited coverage allowed by TRPA. The Owner seeks approval to construct a second story above the existing garage and extend the living area on that story to the existing second floor.

To facilitate the owner's intent for the project, the applicant seeks approval of a 0' setback on the west side of the property. The site plan is provided below under Attachment 2.

2. The circumstances or conditions do not apply generally to other properties in the same land use district; and

Wilson Response: There are several other parcels in the neighborhood which have had vertical rather than horizontal additions. For example, the County approved a Major Variance for the Baise family (Owner of parcel 1418-10-710-067) when they were allowed to reduce the front-yard setback from 20 feet to 11.5 feet to allow for the construction of a second-story addition to the existing single-family residence. The constraints of these somewhat awkward site layouts have been tight for a few of these lots. As noted by the applicant in 2004, this request is particularly unique in that the existing garage already encroaches on the setback.

The Representative for the Featherston's proposed the following justification for Item 2 (*"The circumstances or conditions do not apply generally to other properties in the same land use district")*.

- "Although numerous homes in the area have added-on with new living space above an existing garage—typically, the garage being modified does not already encroach into a setback – thus, those modifications do not require the granting of a variance."

3. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety, and general welfare.

Wilson Response: The rear of the property faces an open space area owned by the Glenbrook HOA. To the best of our knowledge, there are no known issues with neighboring properties. The current proposal does not include any penetrations such as windows or doors on the west side that necessitate a setback requirement based on the Uniform Building Code.

We have contacted and received plan approval from Tahoe Douglas Fire. TRPA has deemed the project Qualified Exempt, and the Glenbrook Homeowner's Association (HOA) has indicated their plan approval.

Again, the owner regrets commencing construction prior to obtaining the necessary permits and any inconvenience this may have caused Douglas County Planning and Building officials and respectfully requests the Planning Commission's consideration of the variance application on its own merits and approval of the variance request. The owner is committed to and will seek all necessary permits to bring the property into compliance.

Sincerely,

WILSON ENGINEERS, LLC

Keith Ruben
Director of Planning & Entitlements
Keith.Ruben@wilson-engineers.com | 775.215.5015

Attachment 1: TRPA Qualified Exempt
Attachment 2: Site Plan
Attachment 3: Surveying Exhibit

Docusign Envelope ID: 2E0F4CB6-81CE-46F5-87AA-17921C891226

Powderkeg, LLC
K. Greg Peterson
greg@kgregpeterson.com
(916) 335-2444
Jack Trainor
jack@trainorandassociates.com
(775) 771-6533

December 4, 2025

VIA EMAIL – ORIGINAL BY MAIL

Douglas County Community Development
1594 Esmeralda Avenue, Post Office Box 218
Minden, NV 89423
ATTN: Lucille Rao, Case Planner

Re: *Major Variance Application DP 25-0141*
Applicant: Nielsen Separate Property Trust 2007
Address: 239 Enginehouse Circle, Glenbrook, NV [APN 1418-10-710-074]
Date and Time of Hearing: December 9, 2025, 1:00 PM

Dear Ms. Rao:

We are the member/managers of Powderkeg LLC, the owner of a residential home located at 237 Enginehouse Circle in the Glenbrook subdivision, and have owned our home since 1997. Ours is the property immediately adjacent to the property and improvements that are the subject of the above-referenced Major Variance Application (DP 25-0141). We have been good neighbors to the Nielson's and the previous owners, as we value amicable and cooperative relationships. That said, we are writing you urging denial of the application by the Planning Commission or, in the alternative, that any approval of the application be expressly conditioned upon a mutually acceptable lot line adjustment and compensation agreement explained below. Our reasons supporting denial of the application are as follows:

1. Precedent. The same property that is the subject of present application was before your Planning Commission in 2004, and at that time the then-owners requested essentially the same variance. Your commission granted a variance but with significant conditions including, notably, that the then-applicant, the Featherstons, had to set back their second story 2.5 feet from the property line and had to obtain approval of the proposed project from the Tahoe Regional Planning Agency before proceeding. We presume the current applicant was very well aware of these conditions and yet willfully failed to submit an application for a variance before proceeding with his construction because he had no interest in abiding by those former conditions. The impact this has had on our property is significant, given the height and size of the addition. Had the applicant followed normal

Docusign Envelope ID: 2E0F4CB6-81CE-46F5-87AA-17921C891226

procedures and applied for Planning and Building Permit approvals prior to construction, we would have had an opportunity to voice our objections to the massive addition.

2. Encroachment. A survey recently conducted by the current owner shows that the already constructed improvements are not set back from the property line but in fact encroach upon our property. The most basic way to demonstrate this is as follows: If you stand above the surveyor's pin that is in the applicant's driveway you cannot see the survey stake in the backyard that shows the lineal extent of the property line. It is hidden by the west-facing wall and you have to take a step or two to the left before the survey stake in the backyard comes into view. The applicant has constructed improvements including concrete, fire-proof siding that extends over the property line. Your approval of this application would be sanctioning a trespass on our property.

3. Willful Disregard. We can confirm from direct conversations during the construction process with both Mr. Nielsen and his contractor, Paul Abeyta, that the applicant and his contractor willfully chose to proceed without a building permit and without making any type of application for a variance, intentionally choosing "instead of asking for permission, to later ask for forgiveness" (their words). Mr. Abeyta is a contractor and should and does know better than to proceed in this manner which risks his own livelihood. In addition, Mr. Nielsen, the applicant, certainly knew of the process that applies under the circumstances given his former positions as the President of the Builders Association of Northern Nevada in 1986, President of the Nevada Home Builders Association in 1988, and Chairman of the Board of the National Homebuilder's Association in 2011, but he also chose to disregard it.

4. Public Policy. Until now the applicant has willfully chosen to ignore your jurisdiction – the very reason your body exists – to enforce the zoning codes and ordinances that all Douglas County residents are expected to abide by *before proceeding* with construction. Prior to submitting his application in this matter, the applicant never approached the undersigned to discuss his project or his intent to proceed with this application. Granting the present application would send exactly the wrong message to others in Douglas County, and especially in the Glenbrook community, who could fairly be expected to ask why they should even bother coming to your body at all, or instead if they should simply proceed and decide whether or not to "ask for forgiveness" later. Under the circumstances it is also a fair question to ask why the applicant has even bothered to come to you now – especially after we disclosed to your planner a significant fact omitted from the original application: *that the construction was already finished.* Whatever the reason, it is not in the public interest for your body to sanction this type of egregious conduct by granting the present application, so whatever the consequences of denial of the application end up being, those consequences are the ones the applicant should be left to face, having deliberately, knowingly and intentionally chosen to proceed in this manner.

Docusign Envelope ID: 2E0F4CB6-81CE-46F5-87AA-17921C891226

5. Alternatively, Conditional Approval. If there is any consideration given to approval of the present application then we request that it be expressly conditioned upon the negotiation of a mutually acceptable lot line adjustment and compensation agreement by a date certain. We suggest the area between the two garages be divided down the middle with some type of monetary compensation for the land taken and the encroachment of the second story. We also suggest this negotiated agreement must be finalized no later than 120 days from the date of the hearing or, barring an agreement by that date, that the application be deemed denied in its entirety.

Your attention to our concerns is greatly appreciated. We will both be appearing at the hearing and available to answer your questions. Thank you.

Very truly yours,

K. Greg Peterson

DocuSigned by:
Jack Trainor
4B4E6D3A48A54DC...

Jack Trainor

Gezelin
& Associates

November 17, 2025

The Honorable Maureen Casey
Chair of the Douglas County Planning Commission
P.O. Box 218
Minden, NV 89423

RE: Variance Application DP25-0141

Dear Madam Chair:

This firm represents Robert F. Nielsen, Trustee of the Robert F. Nielsen Separate Property Trust, the owner of the residence located at 239 Enginehouse Circle, Glenbrook, Nevada.

In late 2024, the owner submitted plans to Douglas County Building Department for a remodel. The remodel consisted of an addition over the existing garage. It involved the construction of an office and library with bath above the garage, and breezeway connecting to the existing home. Prior to commencement of construction, the project had been reviewed and approved by the Tahoe-Douglas Fire, the Tahoe Regional Planning Agency, and the Glenbrook Homeowners Association. However the Building Department did not approve the plans at the time because of the issue with the variance, which was discovered during its review. With concern for the upcoming winter at the time, the owner proceeded under the mistaken, but good-faith belief, that the required building permit could be obtained after commencement or completion of construction.

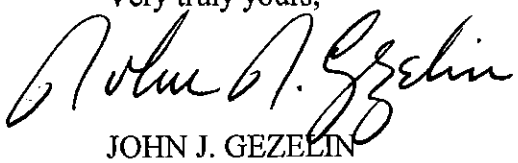
Only after submitting the application for this major variance, did the owner become aware that the building permit should have been obtained prior to construction. Upon learning of his mistaken understanding, the owner immediately engaged our office to address this oversight and to initiate the appropriate process to bring the property into full compliance with Douglas County regulations.

As part of this submittal for a variance, the owner, through his representatives, is submitting the required permit applications, as-built documentation, and supporting materials necessary for review by the County.

The owner welcomes inspections from Douglas County and will promptly pay any fees or fines imposed by Douglas County and make any modifications or corrections deemed necessary to satisfy applicable code and safety standards in order to have Douglas County issue a Certificate of Occupancy.

The failure to obtain the required building permit prior to the commencement and completion of construction was inadvertent and was not intended to circumvent Douglas County's procedures. The owner regrets any inconvenience this may have caused Douglas County, and its building officials.

Very truly yours,



JOHN J. GEZELIN

1071 Haskell Street Reno, Nevada 89509 · (775) 337-9597 · Fax: (775) 337-9598 · john@gezelinlaw.com
www.gezelinlaw.com

Glenbrook
HOMEOWNER'S ASSOCIATION
P.O. Box 447, 238 Old Hwy 50, Glenbrook, NV 89413

October 10, 2024

Patricia Morales and Robert Nielsen *via e-mail*
239 Engine House Circle
Glenbrook, Nevada 89413

Subject: **Home Remodel Application, 239 Engine House Circle**
Glenbrook HOA Unit 2A - Lot 8 (Cottage Field Home)

Dear Ms. Morales and Mr. Nielsen:

The Glenbrook Design Review Committee (DRC) has reviewed your June 25, 2024 home remodel application, and accompanying revised remodel plan set dated August 8, 2024. The plans were circulated to nearby residents for comment.

The proposal is to add "his and her" office space and a new bathroom over the existing garage and breezeway and the courtyard connecting the home to the garage. The new siding, paint and rooflines will match existing. The existing home is 4 bedrooms / 2.5 baths. The proposed remodel will be 4 bedrooms / 3.5 BA with 2 new office areas. The project is considered a major remodel by the DRC.

No changes in the building ground footprint configuration or setbacks from the property line are proposed. There will be no change in the overall maximum building roof ridge height. Existing and proposed land coverage of 3,300 square feet exceeds the GHOA allowance for your lot, but will remain unchanged. The proposed new total of 3,266 square feet of indoor living space is within GHOA allowances. On 9/24/2024 you provided the GHOA office with a signed acknowledgment that the room additions will not be used as sleeping areas; therefore the project will not create a demand for additional off-property parking.

The overall appearance of the home, including roof and window arrays, is consistent with DRC architectural standards. No change in building siding or trim colors is proposed.

Your application and plan set includes a construction staging/parking plan. This plan is acceptable to the DRC and GHOA management.

Your remodel plans were circulated to neighbors for review and comment with respect to any potential interferences with view corridors. No viewshed impact comments or objections to the project for that reason were received.

For these reasons the project has been approved by the DRC. A copy of the remodel application and August 8, 2024 plan set, stamped as approved by the DRC, is attached for reference.

If you choose to update the plans with details necessary for oversight agency permitting or construction, please provide those plans to the DRC for review and approval.

The DRC appreciates your willingness to undertake the project in accordance with community standards. Should you have any questions concerning the foregoing, please let us know.

Sincerely,

Phil Atkins-Pattenson
Design Review Committee
415.215.5407

Jane Greenthal
Design Review Committee
415.802.9185

Joseph Miller
Design Review Committee
925.323.7855

copy: Nicholas Saadi, GHOA Community Association Manager

Attachment: Nielsen Addition Plan Set Revised August 8, 2024 (17 sheets)

Glenbroo A Des Review Committee

PO Box 447, Gle rook, NV 89413

Request & Su ary of Project

Full set of RC Rules and Procedures are av ble on website www.glenbroo tahoe.org or by calling H A o at 775-749-5266

Owner_Neilson SEP Property Trust 2 _ Address 239 Enginehouse Cir, Glenbrook, NV 89413

Date Submitted 6/25/2024

Estimated Starting Date _09/01/2024

Minor Remodel/ Maintenance:

Replacement of an existing feature that exc $2,000 in cost

___ Painting - same color Color _____ _
___ Painting- change of color Color _____ _
Reroof Color _____ _
___ Asphalt replacement- ie Pavers, other C r _____ _
___ Windows - replace with similar- ie upgr from single pane to double pane,
___ Door replacement Color _____ _
___ Landscape- replace existing
Other _____ _
Description/ etails: _____ _ _

Fees/Deposits Required:

Owner Fee $500 (waived if timely filed)
Owner Deposit $1,000 (if less than 1 mo for pletion- see rate sheet if longer) Owner may request waiver of deposit by checking box o wner Construction Compliance Agreement

Forms needed to be submitted in add n to this ummary page:

Owner Construction Compliance Agreemen
Contractor's Compliance Acknowledgement
Parking Plan for contractor vehicles
Sketch, if needed, of proposed replacement hanges

Major Remodel:

Any remodel involving exterior additions to r ence or major landscaping additions that require sketches, drawings, or full architectural plan sually involves multiple vendors/contractors and costs more than $5,000. Call HOA office if y re uncertain whether improvement should be classified as a minor remodel or one of the t types of major remodels.

New Construction or extensive remodel:

New construction or major remodel that exc s 6 months of construction time.

Forms needed to be submitted for M r Remodel or New Construction:

Summary of Project sheet ----------
Owner Construction Compliance
Agreement ☐**RC approval stamp here**
Contractor's Compliance
Acknowledgement
Parking Plan for contractor vehicles
Detailed plans - 4 sets required - see DRC rules

Fees/Depo its for major remodels and new construction:

See rate sheet attached

Glenbrook
DESIGN REVIEW COMMITTEE
Date Received 7/15/2024
X Preliminary Submittal
☐ Working Drawings
X Approved Without Change
☐ Approved With Changes Noted
☐ Denied
DESIGN COMMITTEE
Signature SEE PLANS FOR FINAL
Signature SIGNATURE

Office Use Only

Fees/Deposits Required:

Owner Fee $ _____ _ Owner Deposit $ ___ _

Date Received ___ _ Date Received ___ _

Forms Signed:

Owner Cons ruc on Co pliance Agreement - Date Recd __
Contractor's Compliance Agreement - Date Recd __

Date Parking Plan Submitted

Parking Plan Approval Date __

Construction Plans:
Date Plans Received ___ Date sent to architect .-----

Date of response by architect ___ _ Date started _____ Da e completed_____

Completion verified by _____ Date deposit returned __ _ Comment _____ _

GLENBROOK HOMEOWNERS ASSOCIATION

DESIGN REVIEW COMMITTEE (DRC)

OWNER CONSTRUCTION COMPLIANCE AGREEMENT

FOR A MAJOR OR EXTENSIVE REMODEL OR NEW CONSTRUCTION

The following agreement is entered into between the Owner and the Glenbrook Homeowners Associa ion (GHOA), Design Review Committee (DRC).

Un t/Lot# _____Owner' Na e Neil on SEP Property Trust 2007 Street

Addres 23 Enginehouse Cir, Glenbrook, NV 89413

ı t is hereby agreed and understood:

1. GHOA's CC&Rs require property owners to submit Architectural Plans for review and approval for any exterior improvement. This includes but is not limited to: buildings, additions, decks, roads, landscaping, walks, fences, stairs, arbor, etc. (See DRC Guidelines and the CC&R's)

2. No construction work can commence until DRC has approved the Construction Documents. To proceed with only a preliminary approval is a violation of DRC Rules & Procedures.

3. No changes can be made to approved drawings or submittals (architectural materials or landscaping) without the written approval from the DRC.

4. Unapproved changes are a violation of the CC&Rs and are subject to Owner construction penalties and the violation will be required to be remedied immediately at the Owner's expense. Continued material deviations, not corrected after initial notice and penalties, will be assessed construction penalties of up to $1,000 per week, per item.

5. Violations of any of the above items and those set forth on the attached "Fees, Deposits, and Fine/Penalty Schedule" may cause the DRC to stop the project and the Association to impose discipline in accordance with the attached "Fees, Deposits, and Fine/Penalty Schedule."

6. Parking for construction vehicles including workers is to be confined to the client driveway or the area designated for parking by the GHOA manager. Shuttling workers, if necessary is the responsibility of the Contractor. Owner is responsible for enforcing parking plan. Violations of any contractor rules are subject to fines assessed against Homeowner deposits.

7. I waive my right to a 24-hr notice per CC&Rs section 4.3(b) and I give permission

for DRC members, GHOA staff, consulting architect or other inspectors hired by GHOA to enter the property during the construction period while contractors or homeowners are present to inspect the compliance per approved plans and to enforce contractor rules and requirements.

8. My signature below attests to my acceptance of responsibility for the fees penalty's and fines as determined by the "DRC FEES, DEPOSITS AND FINE/ PENALTY SCHEDULE."

9. The project will commence on September 1st, 2024 and will be completed by May 30th , 2024

The undersigned has read, understands and agrees to the terms and conditions of this agreement and acknowledges the same by his/her signature below:

_____ _____

(Owner's Signature) (Date)

Attachment: Fees, Deposits, and Fine/Penalty Schedule

GLENBROOK HOMEOWNERS ASSOCIATION

FEES, DEPOSITS AND FINE/PENALTY SCHEDULE EFFECTIVE AS OF JUNE 23 2012

DESIGN REVIEW APPLICATION FEES:

Non- refundable

1) Minor Remodel/Maintenance- $ 500.00* Replacement of existing features-
*Will be waived if signed application is filed in a timely manner and homeowner deposits paid or waiver of deposit requested

2) Major Remodel without extensive changes $ 500.00 Any remodel involving exterior additions to Residence, such as decks, but not requiring review of outside consulting architect or major landscaping changes

3) Major Remodel $1,000.00 Any remodel involving exterior additions to residence that involves detailed set of plans requiring services of outside consulting architect

4) New Construction or extensive remodel $ 2,000.00 New construction or major remodel that Exceeds 6 month of construction time

5) Variance Application $ 1,000.00 To cover administrative, postage, and other costs

DESIGN REVIEW HOMEOWNER DEPOSITS:

Refundable, provided no fines for building non-compliance, contractor rule violations, or common area damage claims are assessed

Length of construction work estimated for completion:

Less than one month	than 12 months
Between 1 and 6	$ 1,000.00* $
months Between 6	2,000.00 $ 5,000.00
and 12 months More	$10,000.00

* Homeowner may request waiver of deposit if work is a Minor Remodel/Maintenance and work is completed within 1 month by a single vendor/contractor. Waiver of deposit does not relieve homeowner obligation for payment of damage to common area or fines/penalties imposed by GHOA/DRC in accordance with GHOA procedures

Note: If construction completion time is delayed, homeowner shall submit additional deposit amounts for adjusted completion time.

DESIGN REVIEW FINES/PENAL TIES:

Contractor rule violations and resulting penalties will be deducted from Homeowner Deposits. Any shortages will be assessed against the Homeowners per CC&R procedures.

Construction Penalties

Completion Delays
If completion is not completed within 2 yrs of Commencement and no approved extension is granted.

Deviation from Approved Plans
Penalties assessed in accordance to CCR provisions

Continued Material Deviation from Approved Plans If deviation is not corrected after penalty

Fines

Contractor Rule Violations

Warnings may be issued for initial violations Board Approved Update 06/23/12 33

$ 100.00
per week

$ 100.00
per week

up to $ 1,000.00 per week per item

$ 25.00
per occurrence

PROJECT TEAM

ARCHITECTURAL

ANDY NOLTING R.D.
R.C. ANDERSON
1603 ESPERANZA
MINDEN, NV. 89423
775-782-2922

STRUCTURAL

RANDY VOGELGESANG S.E.
R.C. ANDERSON
1603 ESPERANZA
MINDEN, NV. 89423
775-782-2922

PROJECT MANAGER / INTERIORS

MELISSA KERLEY
TOWARD NEVADA LLC.
P.O. BOX 172
GLENBROOK, NV. 89413
775-790-1262

GENERAL CONTRACTOR

ABBITTA REMODELING + CONSTRUCTION
1366 SUNRISE PEAK DRIVE
CARSON CITY, NV. 89701
775-882-7255

SYMBOL LIST

SPOT ELEVATION
SANITARY SEWER
WATER LINE
GAS LINE
ELECTRICAL LINE
TELEPHONE LINE
CABLE T.V. LINE
CENTERLINE
FENCE
PROPOSED CONTOUR
EXISTING CONTOUR
BATT INSULATION
EARTH / GRADE
RIGID INSULATION
CMU BLOCK / CONC. WALL
METAL
PAVING / CONCRETE
GRASS / GROUNDCOVER
STONE / GRAVEL
SAND / MORTAR / STUCCO
LAP SIDING
WOOD FINISH
ASPHALT / TILE ROOFING
METAL ROOFING
SPANISH TILE
FIRE HYDRANT
POWER POLE
PERK TEST
EXIST. EVERGREEN TREE
EXIST. DECIDUOUS TREE
NOTE AREA
WOOD FRAMING TWO MEMBER
WOOD FRAMING INTERRUPTED MEMBER
REVISION CLOUD
BUILDING SECTION CUT
WALL SECTION CUT
DETAIL CUT
ROOF ELEVATION

CODE DATA

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE (IFC) IFC 105.4.2
INTERNATIONAL WILD URBAN INTERFACE CODE
2017 NATIONAL ELECTRIC CODE

OCCUPANCY GROUP	R-3
CONSTRUCTION TYPE	V-B
ALLOWABLE FLOOR AREA	UNLIMITED
HEATED FLOOR AREA (EXISTING)	2732 SQ. FT.
HEATED FLOOR AREA (ADDITION)	554 SQ. FT.
STORAGE	26 SQ. FT.
GARAGE FLOOR AREA	462 SQ. FT.
GROSS TOTAL FLOOR AREA	3094 SQ. FT.
EXISTING DECKS/ PORCH	455 SQ. FT.
NUMBER OF STORIES	2
TOTAL HEIGHT	43'-3 1/2"
SNOW LOAD	90#
EXPOSURE	C
DESIGN WIND SPEED	120 M.P.H.
SEISMIC ZONE	D
SEISMIC BASE SHEAR	0.33 W

TRUSS CALCULATIONS WILL BE A DEFERRED SUBMITTAL

VICINITY MAP





NIELSEN ADDITION
239 ENGINE HOUSE CIRCLE
A.P.N.1418-10-710-074

GENERAL NOTES

GENERAL NOTES:

WORK PERFORMED SHALL COMPLY TO THE FOLLOWING:
THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS
INTERNATIONAL RESIDENTIAL CODE APPLICABLE EDITION.

ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

RESIDENTIAL DESIGNER TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR/OWNER OR SUBCONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THESE CONTRACTOR FAILED TO NOTIFY THE RESIDENTIAL DESIGNER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR THE GENERAL SAFETY DURING CONSTRUCTION, AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS.

INSTALLATION OF ALL MATERIALS AND FINISHES MUST BE DONE IN STRICT ACCORDANCE WITH THE RELATED MANUFACTURERS SPECIFICATIONS AND DETAILS.

THE CONTRACTOR/OWNER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEE LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

SITE WORK:

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE RESIDENTIAL DESIGNER. IT SHALL BE THE CONTRACTOR/OWNERS RESPONSIBILITY TO VERIFY THESE LOCATIONS AS THE PROPOSED CONSTRUCTION AREA AND ANY OTHER AREAS AFFECTED BY THE UTILITY INSTALLATION. CONTRACTOR TO BEGINNING EXCAVATION. CAREFULLY PIT CONTRACTOR TO FIND ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION ON THESE DRAWINGS. HE/SHE SHALL NOTIFY THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.

CONNECT WATER, GAS, ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES AND PUBLIC WORKS SPECIFICATIONS.
THE CONTRACTOR/OWNER SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) 48 HOURS PRIOR TO START OF CONSTRUCTION.

REMOVE ALL DEBRIS FROM FORMS BEFORE POURING ANY CONCRETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SHORING REQUIRED. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL PRAYING UNTIL ALL ELEMENTS OF DESIGN HAVE BEEN INCORPORATED INTO THE PROJECT.

ELECTRICAL:

ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE OR 2017 NATIONAL ELECTRICAL CODE AND MANUFACTURERS SPECIFICATIONS.

ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB.

SEE ELECTRICAL PLAN FOR FURTHER PERTINENT ELECTRICAL NOTES:

PLUMBING:

ALL PLUMBING INSTALLATIONS SHALL CONFORM WITH THE 2012 UNIFORM PLUMBING CODE

FAUCET AERATORS SHALL HAVE A MAXIMUM FLOW RATE OF NO MORE THAN 2.75 GALLONS PER MINUTE.

WATER CLOSETS SHALL HAVE WATER RESERVOIRS THAT LIMIT WATER USED TO NO MORE THAN 1.6 GALLONS PER FLUSH.

SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE.

PLUMBING CONT:

ALL WATER PIPES TO BE COPPER TYPE 'L' UNDER FLOOR TYPE 'M' ABOVE SLAB AND PVC SCHED. 40 FROM METER TO HOUSE.

WATER HEATERS SHALL BE INSULATED WITH AN EXTERNAL INSULATION BLANKET OF R-12 OR GREATER. INSULATE ALL PLUMBING PIPES IN UNCONDITIONED SPACES WITH EXTERNAL INSULATION WRAPPING OF R-3 OR GREATER.

WATER HEATER SEISMIC ANCHORING STRAPS SHALL BE LOCATED AT THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATERS VERTICAL DIMENSION. LOWER STRAP SHALL BE PLACED A MINIMUM OF 4" ABOVE WATER HEATER CONTROLS.

ALL DISHWASHERS TO HAVE AIR GAPS INSTALLED.

ALL WASTE AND VENT PIPE TO BE PLASTIC A.B.S.

ALL PLUMBING FIXTURES TO BE SELECTED BY CONTRACTOR/OWNER.

MECHANICAL:

ALL MECHANICAL EQUIPMENT, DUCTWORK AND INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE 2018 MECHANICAL CODE AND THE MANUFACTURERS SPECIFICATIONS.

GAS PIPING SHALL NOT BE EMBEDDED IN OR BELOW CONCRETE SLABS.

ALL MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LAB.

DOORS AND WINDOWS:

ALL GLAZING SHALL CONFORM TO 2018 IRC SECTION R308.

ALL DOORS TO BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE UNLESS NOTED OTHERWISE.

FINAL INTERIOR DOOR CASING SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR DOOR CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

FINAL ENTRANCE DOOR STYLE SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL DOOR HARDWARE SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR WINDOW CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR WINDOW CASING STYLE TO BE SELECTED BY CONTRACTOR/OWNER.

INTERIOR MATERIAL/FINISHES:

1/2" GYPSUM BOARD AT ALL WALLS. 5/8" GYPSUM BOARD AT ALL CEILINGS. 5/8" TYPE 'X' GYPSUM BOARD AT GARAGE CEILING, WALLS COMMON TO HOUSE, ALL BEARING WALLS, UNDER STAIRS AND AT STORAGE AREAS.

GYPSUM WALL BOARD INSTALLED AS BACKING IN SHOWERS SHALL BE TYPE 'X-R' OR GREENBOARD* PER 2018 IRC SECTION R702.4.3

1/2" CEMENTICIOUS BACKER BOARD MUST BE PROVIDED AS BACKING FOR ALL CERAMIC TILE FOR WALLS AND PLATFORMS AND 1/2" CEMENTICIOUS BACKER BOARD MUST BE USED AS SUBSTRATE FOR TILE AND STONE AT FLOORS.

WALLS AND CEILINGS IN KITCHENS AND BATHROOMS SHALL BE PAINTED WITH SEMI-GLOSS LATEX ENAMEL. ALL OTHER WALLS SHALL BE PAINTED WITH FLAT LATEX ENAMEL.

ALL FINAL INTERIOR FINISH MATERIALS SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL BASE AND CROWN MOLDINGS SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

FINAL BASE AND CROWN MOLDING SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL CLOSETS TO BE FINISHED SAME AS ADJACENT ROOM UNLESS OTHERWISE NOTED.

FLASHING:

ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE FULLY CAULKED AND SEALED.

ROOF FLASHING AT VERTICAL WALL JUNCTIONS BASE AND COUNTER FLASHINGS ARE REQUIRED WHERE ROOFING MATERIAL MEETS WALLS. KORY FLASHING WITH A 4" MIN. TURN-UP AGAINST THE WALL AND FORM HORIZONTAL LEG 4" MIN. AWAY FROM THE WALL BASE FLASHINGS SHOULD BE FASTENED TO THE SHEATHING TO PREVENT SLIPPAGE. BASE COUNTER FLASHING AT WALL AS REQUIRED FOR SIDING CONDITION. FLASHING SHALL BE MINIMUM 26 GAGE GALVANIZED SHEET METAL.

ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED BY AN UNDERLAYMENT OF ONE LAYER OF "TYVEK" BUILDING WRAP BY "DUPONT" OR EQUAL OVER EXTERIOR SHEAR WALL SHEATHING. INSTALL PER MANUFACTURERS INSTRUCTIONS.

INSULATION:

FIBERGLASS BATT INSULATION SHALL BE INSTALLED THROUGHOUT THE BUILDING ENVELOPE IN ACCORDANCE WITH THE FOLLOWING:

FLAT CEILINGS WITH ATTICS OVER HEATED SPACES R-38
VAULTED CEILINGS OVER HEATED SPACES R-38
EXTERIOR WALLS AT HEATED SPACES R-21
UNDERFLOOR AT FLOOR JOISTS R-19

VAULTED CEILING INSULATION BATTS SHOULD FIT SNUGLY BETWEEN THE CEILING TRUSSES OR RAFTERS. CARE MUST BE TAKEN WHEN INSTALLING SO THE BATTS REMAIN FLUSH WITH BOTTOM OF RAFTERS OR TRUSSES TO MAINTAIN PROPER AIRSPACE.

CARPENTRY

INDIVIDUAL CONCRETE PIER SHALL PROJECT AT LEAST 8" ABOVE EXPOSED GROUND UNLESS THE POST IS TREATED OR WOOD IS OF NATURAL RESISTANCE TO DECAY.

ALL WOOD WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

ANY WOOD POSTS AND BEAMS SUPPORTING A SECOND STORY OVER A GARAGE SHALL BE PROTECTED BY 1 HOUR CONSTRUCTION.

PLYWOOD SHOULD BE INSTALLED WITH 1/8" SPACING AT ALL END AND EDGE JOINTS UNLESS OTHERWISE INDICATED BY PANEL MANUFACTURER.

ALWAYS STAGGER END JOINTS WHEN INSTALLING PLYWOOD OR O.S.B. PANELS. WHEN GLUING A PLYWOOD OR O.S.B. FLOOR SYSTEM SPREAD ENOUGH GLUE TO LAY ONLY 4 OR 5 PANELS AT A TIME. TO INSURE PANELS WILL BE FIRMLY AND PERMANENTLY BONDED TO JOISTS, WIPE AWAY WATER, DUST AND DEBRIS BEFORE APPLYING GLUE.

APPLY GLUE IN A 1/4" DIAMETER BEAD TO FRAMING MEMBER IN A CONTINUOUS LINE, OR A SERPENTINE PATTERN IN WIDE AREAS.

COMPLETE ALL NAILING OF EACH PANEL BEFORE GLUE SETS OR SKINS OVER.

VAULTED CEILINGS CAN BE PRONE TO MOISTURE PROBLEMS. DURING CONSTRUCTION A VAPOR RETARDER SHOULD BE APPLIED TO THE WARM-IN-WINTER SIDE OF THE INSULATION.

CONTRACTOR/OWNER MUST COORDINATE ALL PLUMBING, MECHANICAL AND ELECTRICAL ROUGH OPENING REQUIREMENTS WITH FRAMING AND FINISHES TO ALLOW FOR PROPER CLEARANCES.

INSTALLATION OF ALL RELATED EQUIPMENT, AND FIXTURES ACCORDINGLY. DIMENSIONS SHOWN ON DRAWINGS MUST BE COORDINATED AND ADJUSTED ACCORDINGLY (I.E. ROUGH IN FOR TUBS).

MISCELLANEOUS:

PROVIDE 1 HR. CONSTRUCTION AT DUCT AND FLUE CHASES FROM 1ST TO 2ND STORY AS REQUIRED.

CONCRETE WALLS PIERS OR COLUMNS SHALL SET AT LEAST 2 DAYS BEFORE PLACING BEAMS, POSTS, SLABS SUPPORTED THEREON.

A HOUSE NUMBER IS TO BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY

DRAWING INDEX

T8	TITLE SHEET / GENERAL NOTES
SP	SITE PLAN
A1	EXTERIOR ELEVATIONS
A2	AS-BUILT FIRST FLOOR PLAN
A3	AS-BUILT SECOND FLOOR PLAN
A4	AS-BUILT ELEVATIONS
A5	SECOND FLOOR PLAN
A6	SECTION A
A7	ELECTRICAL PLAN
A8	ARCHITECTURAL DETAILS
A9	2018 I.R.C. NOTES
S1	AS-BUILT FOUNDATION PLAN
S2	FRAMING PLAN
S3	ROOF FRAMING PLAN
S8	STRUCTURAL SPECIFICATIONS
SD1	STANDARD DETAILS
SD2	STRUCTURAL DETAILS

Glenbrook
DESIGN REVIEW COMMITTEE
Date Received 8/8/2024
☐ Preliminary Submittal
☒ Working Drawings
☒ Approved Without Change
☐ Approved With Changes Noted
☐ Denied
DESIGN COMMITTEE
Signature
Signature
Date of Action 10/10/2024

If you choose to update the plans with details necessary for oversight agency permitting or construction, please provide those plans to the DRC for review and approval.

I.W.U.I. CODE INFO. W/ AMENDMENTS

THIS HOME WILL BE PROTECTED FROM WILDFIRE PER THE REQUIREMENTS OF 2018 INTERNATIONAL WILD URBAN INTERFACE CODE

FIRE HAZARD SEVERITY:	HIGH RISK
WATER SUPPLY:	CONFORMING
REQUIRED DEFENSIBLE SPACE:	100'
1.5K DEFENSIBLE SPACE:	75'
IGNITION RESISTANT CONSTRUCTION FOR NONCONFORMING IS:	R2
1.5K DEFENSIBLE SPACE USED TO REDUCE IGNITION RESISTANT CONSTRUCTION TO:	R2

ALL CONSTRUCTION TO COMPLY WITH CHAPTER 5 OF THE WILDLAND URBAN INTERFACE GUIDE FOR CLASS 1 IGNITION RESISTANT CONSTRUCTION.

SITE SHALL COMPLY WITH CHAPTER 4 OF THE WILDLAND URBAN INTERFACE GUIDE FOR DEFENSIBLE SPACE

*1.5 STRUCTURE WILL NOT BE SPRINKLERED AS IT IS UNDER 1,000 FEET FROM A RELIABLE WATER SOURCE. (CONFORMING WATER)

IR 1 NO SHALL HAVE FIRE RESISTIVE CONSTRUCTION AND EXTERIOR SIDING MATERIAL SHALL BE NON-COMBUSTIBLE.

ROOFS CLASS A: ROOF EDGE GAPS FIRE STOPPED, 26 GAGE VALLEY FLASHING
EAVES: IR MATERIAL: 1 HOUR FRC, 2" NOM. 2XM, LUMBER OR TREATED MATERIALS
FASCIA: IR MATERIAL: 1 HOUR FRC, 2" NOM. 2XM, LUMBER
VENTS: 144 SQ. IN. 1/4" NON-COMBUSTIBLE CORROSION RESISTANT MESH, OR APPROVED DEVICE 27" VALLEY
EXTERIOR WALLS: APPROVE 1 HR. FRC APPROVED NONCOMBUSTIBLE MATERIALS
HEAVY TIMBER OR LOG WALL: FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE. IR MATERIAL
WINDOWS: TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, GLASS BLOCK, MIN. 20 MINUTE RATING.
DOORS: APPROVED NONCOMBUSTIBLE CONSTRUCTION, SOLID CORE 1 3/4" MIN. 1 HR. 20 MIN. RATING
DECKS: 1 HOUR FRC, HEAVY TIMBER, APPROVED NON-COMBUSTIBLE MATERIALS, FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE, IR MATERIAL
UNSLOPED UNDERFLOOR: FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE.
GUTTERS: NON-COMBUSTIBLE MATERIAL, PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

Section 101.2 Scope
101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, maintenance and use of any building, structure or premises within the Wildland-Urban Interface areas within this jurisdiction.
Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.
Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

Section 104 Appeals
104.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be one hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official, and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

Section 302.3 Review of Wildland-Urban Interface Areas
302.3 Review of wildland-urban interface areas. The code official shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 302.1 on a 5-year basis, or more frequently as deemed necessary by the legislative body.

Section 502.1 Objective
502.1 Objective. The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the International Building Code, from the various levels of hazards.

Section 502.1 General (Fire Hazard Severity)
502.1 General. The fire hazard for buildings hereafter constructed, modified or relocated into wildland-urban interface areas shall be established in accordance with Table 502.1. See also Appendix C.

Section 504.2 Roof Covering
504.2 Roof covering. Roofs shall have a roof assembly that complies with a Class A rating tested in accordance with ASTM E 108 or UL 790. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg.) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking.

Section 504.7.1 Underfloor Areas
504.7.1 Underfloor areas. Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.3.

Section 504.8.1 Vent Location
504.8.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.
Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

Section 505.10.1 Vent Location
505.10.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Section 602.1 Automatic Sprinkler Systems 602.1 General.
In Carson City, North Lake Tahoe Fire Protection District, City of Reno, City of Sparks, Sierra Fire Protection District, Truckee Meadows Fire Protection District or approved automatic sprinkler system shall be installed in all occupancies in new buildings located more than one thousand feet (1,000') from an approved water supply as measured along an approved fire access road. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.

Section 604.2.1 Responsible Party
604.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible space are responsible for modifying or removing nonfireresistive vegetation on the property owned, leased or controlled by said person.
604.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing nonfire- resistive vegetation on said property.
604.2.2 Trees. Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.*
Section 604.4 Trees (Maintenance of Defensible Space)
604.4 Trees. Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Tree crowns within the defensible space shall be pruned to remove limbs located less than 10 feet (3048 mm) above the ground surface adjacent to the trees or an acceptable distance as determined by the code official
Section 604.4.1 Chimney Clearance
604.4.1 Chimney clearance. Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum clearance of 10 feet (3048 mm).
Section 604.5 Non-combustible Area
604.5 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

Section 607.1 General
607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9496 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Section 1302.1 Scope
1302.1 Scope. Where required vegetation management plans shall be submitted to the code official and the State Forester Firewarden for review and approval as part of the plans required for a permit.

Section 1302.2 Plan Content
1302.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:
1. A copy of the site defensible space plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel reduction measures.

Section 1302 Defensible Space Plans
SECTION 1302
DEFENSIBLE SPACE PLANS

1302.1 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.
1302.2 Plan content. A defensible space plan shall include at least the following information:

1. Property boundaries.
2. Current and proposed structures on the property.
3. Trees and vegetation taller than 3 feet in height.
4. Individual plant or brush fields 20 square feet or larger in area.
5. Tree drip lines.
6. Roads and driveways in assisting the property.

NO.	DATE	REVISION BLOCK	BY
1	8/8/24	TAHOE DOUGLAS REVISIONS	CBE

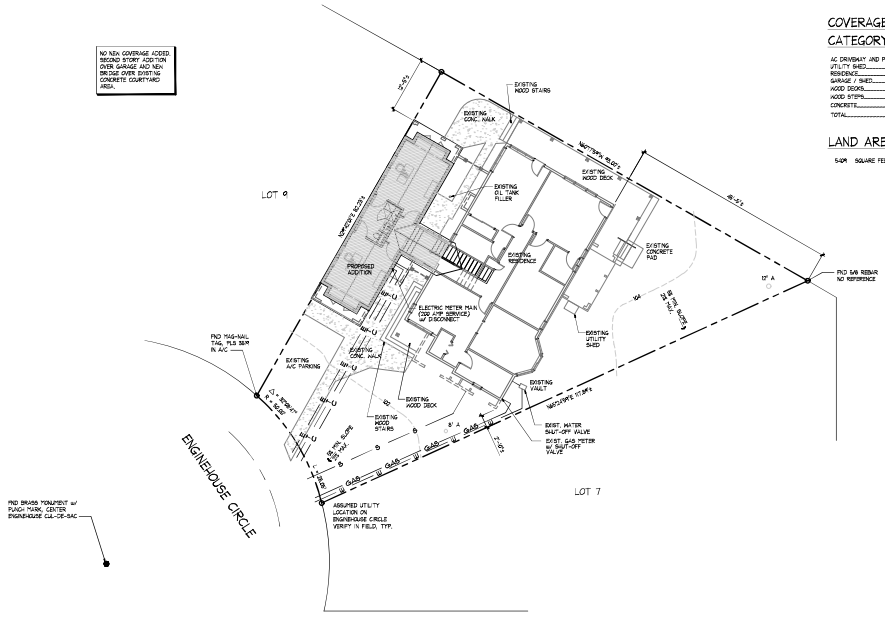
SCALE: N.T.S.

R|O Anderson
www.roanderson.com
Minden: 1603 Esperanza Ave. P.O. Box 2659 Minden, NV 89423 P. 775.782.2922 F. 775.782.3900
Reno: 5241 Spectrum Blvd. Reno, NV 89512 P. 775.746.3500 F. 775.746.3520

NIELSEN ADDITION
ROBERT NIELSEN

TITLE SHEET/ GENERAL NOTES
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	JOB:
WAN	3608-001
ENGINEER:	DRAWING:
RV	3608-001TS
SCALE:	SHEET:
N.T.S.	TS
DATE:	OF: 17 SHEETS
6/6/24	



SITE PLAN

SCALE: 1" = 10'-0"

COVERAGE

CATEGORY	SQUARE FEET
AC DRIVEWAY AND PARKING	259
UTILITY SHED	9
RESIDENCE	1427
GARAGE / SHED	976
WOOD DECKS	434
WOOD STEPS	71
CONCRETE	548
TOTAL	3520

LAND AREA

5491 SQUARE FEET

SITE PLAN

PTN. SEC. 10, T.14N., R.18E.,M.D.B. & M.

A.P.N. 01-163-09

SUBDIVISION GLENBROOK UNIT 2

LOT #8

ACREAGE .12 ACRES

ZONING R-058

SETBACKS: FRONT -
SIDES -
REAR -

PHYSICAL ADDRESS:
239 ENGINEHOUSE CIRCLE
DOUGLAS COUNTY, NV 89413

2732 SQUARE FOOT EXISTING RESIDENCE
534 SQUARE FOOT 2 OFFICES 1 BATH ADDITION

NO SURVEY PROVIDED
THIS SITE PLAN IS PROVIDED FOR THE LOCATION OF THE PROJECT FOR CONSTRUCTION PURPOSES ONLY.
THIS IS NOT A GRADING PLAN.

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL STATE AND LOCAL CODES AND ORDINANCES. ALL MATERIALS AND WORKMANSHIP SHALL MEET F.H.A. STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE TRADE. ALL INFORMATION ON THESE PLANS TO BE CONFIRMED BY OWNER AND OR CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS REMAIN THE PROPERTY OF R.O. ANDERSON, WILLIAM ANDREW WALTING, RESIDENTIAL DESIGNER, NV. LIC #AD-P. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE PARCEL FOR WHICH THEY WERE PREPARED, AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 10'

R|O Anderson
HOMES@ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

SITE PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SP
SCALE: 1" = 10'	SHEET: SP
DATE: 6/6/24	OF: 17 SHEETS

ATTIC VENTILATION CALCULATIONS:

932 SQ. FT. / 300 = 1.77 SQ. FT. OF REQUIRED VENTILATION

PROVIDED MIN. 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS
PROVIDE .887 SQ. FT. OF VENTILATION AT OR NEAR RIDGE.
PROVIDE .887 SQ. FT. OF VENTILATION AT EAVE LINE.
ATTIC VENTILATION PER 2018 IRC SECTION R806

ROOFING:

COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2018 IRC SECTION R905. UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.2

COMPOSITION SHINGLES INSTALLED PER MFR'S. SPECS. AND TO CONFORM TO 2018 IRC SECTION R905

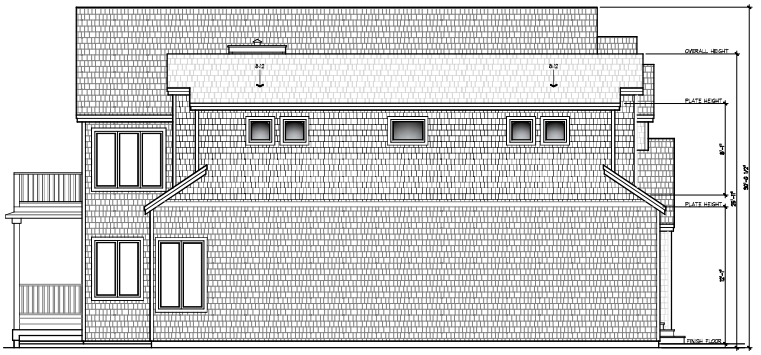
ALL METALS AND FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT SURFACES

USE ROOF VENTS PER 2018 IRC SECTION R806



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY
1	8/8/24	TAHOE DOUGLAS FIRE REVISIONS	CBE

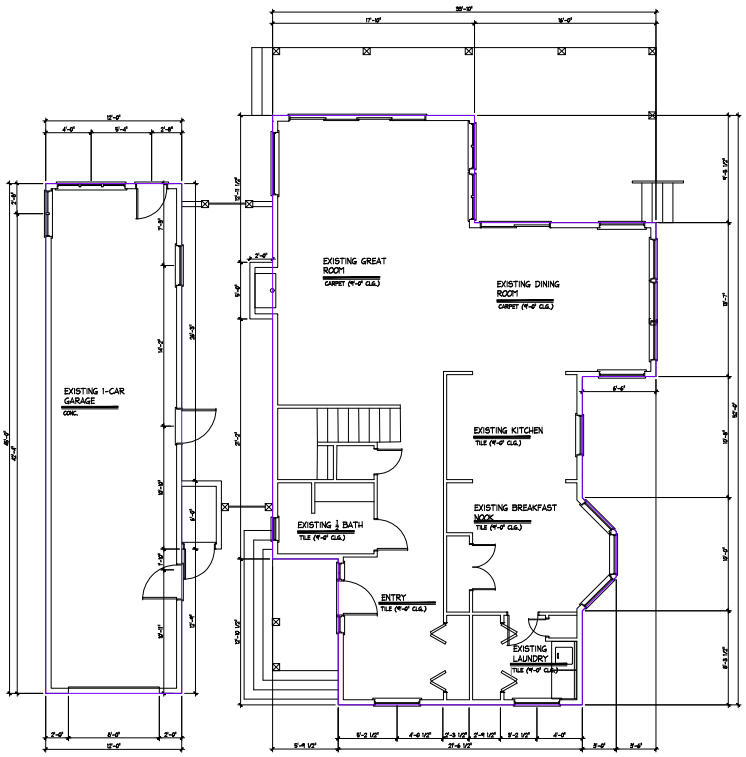
SCALE: 1/4" = 1'-0"

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

EXTERIOR ELEVATIONS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	WAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	6/6/24
JOB:	3608-001
DRAWING:	3608-001EL
SHEET:	A1
OF:	17 SHEETS



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. O.S.L. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION 505 AND TABLE M1508.4.4 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH. 17. PROVIDE PROPER VENTING PER 2018 IRC CH. 18

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2903.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN THAN PRESSURE EXCEEDS 80 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL INTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.3

AS-BUILT FLOOR PLAN (LOWER)

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER 1426 SQ. FT.
RESIDENCE UPPER 1266 SQ. FT.
RESIDENCE TOTAL 2782 SQ. FT.

GARAGE 548 SQ. FT.
STORAGE 72 SQ. FT.
COVERED PORCHES 226 SQ. FT.

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

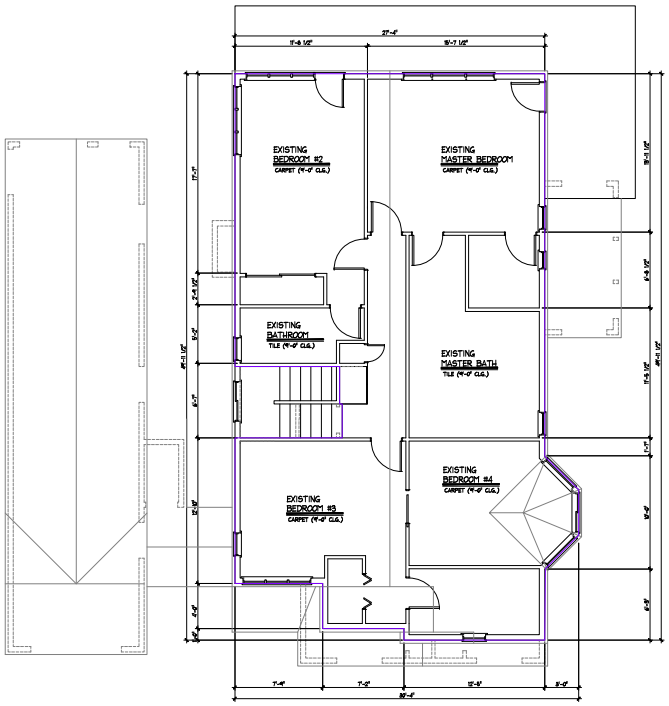
R|O Anderson
WWW.ROANDERSON.COM

REDDING 1255 Imperial Way P.O. Box 994390 Redding, CA 96099 T 530.223.1600	NEVADA 9670 Gateway Drive Suite 100 Reno, NV 89521 T 775.853.6700
Diamond Bar 21660 E. Copley Dr. Suite 100 Diamond Bar, CA 91765 T 909.396.0024	Roseville 1004 Lincoln Way Auburn, CA 95603 T 530.885.1056

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FIRST FLOOR PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	WAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	6/6/24
JOB:	3608-001
DRAWING:	3608-001FPAB
SHEET:	A2
OF:	17 SHEETS



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2019 U.B.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2019 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2019 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2019 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2019 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2019 IRC SECTION 1505 AND TABLE M1505.4.1 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2019 IRC CH. 17 PROVIDE PROPER VENTING PER 2019 IRC CH. 19

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.2%) OF ONE PERCENT (%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH 1"R-3 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FUTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2019 IRC P2604.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2019 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR. VALVES AND EXPANSION TANKS SHALL CONFORM TO 2019 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 80 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ACCESSIBLE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL. MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2019 IRC TABLE P2903.2

GAS PIPING SIZE PER 2019 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2019 IRC P2902.4.3

AS-BUILT FLOOR PLAN (UPPER)

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER: 1488 SQ. FT.
RESIDENCE UPPER: 1861 SQ. FT.
RESIDENCE TOTAL: 3788 SQ. FT.

GARAGE: 512 SQ. FT.
STORAGE: 32 SQ. FT.
COVERED PORCHES: 295 SQ. FT.

NO.	DATE	REVISION BLOCK	BY

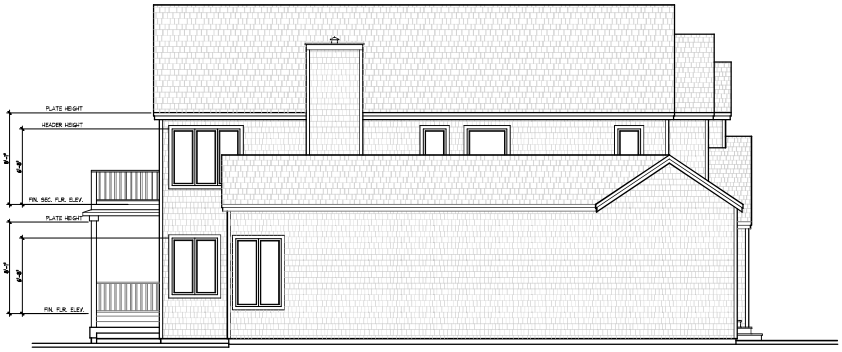
SCALE: 1/4" = 1'-0"

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FLOOR SECOND PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 6/6/24
JOB: 3608-001
DRAWING: 3608-001FP1AB
SHEET: A3
OF: 17 SHEETS



LEFT SIDE ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



REAR ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

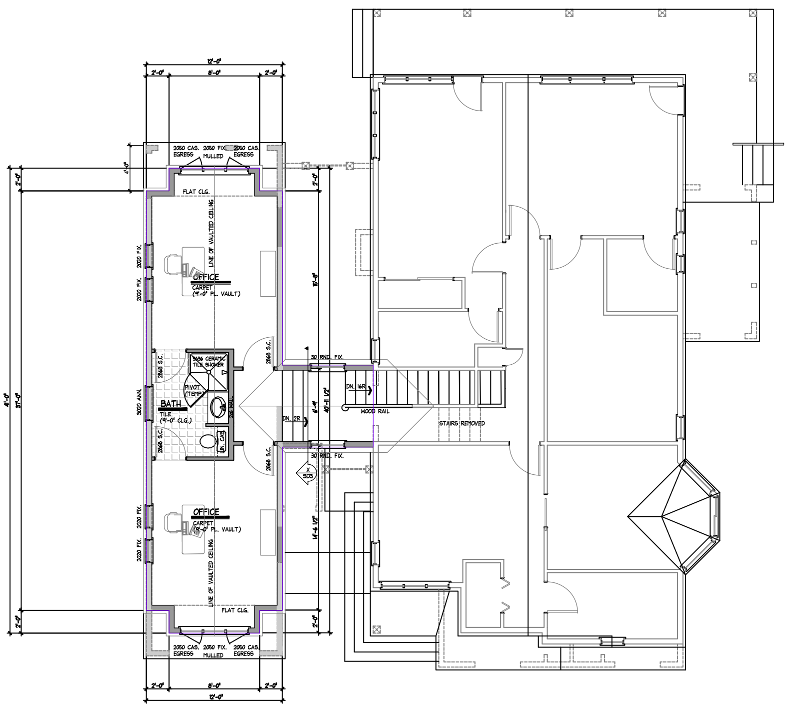
SCALE: 1/4" = 1'-0"

R|O|Anderson
WWW.ROANDERSON.COM
NEVADA
Post Office Drawer B
Minden, NV 89423
T 775.782.7732
CALIFORNIA
Diamond Valley Unit 18
Hemet, CA 92545
T 775.782.7732

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT BUILDING ELEVATIONS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	IKAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	6/6/24
JOB:	3608-001
DRAWING:	3608-001ABEL1
SHEET:	A4
OF:	17 SHEETS



LEGEND

WALL TO BE REMOVED

EXISTING WALL

NEW WALL

NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION 1505 AND TABLE M1505.4.4 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH. 17 PROVIDE PROPER VENTING PER 2018 IRC CH. 18

WATER RESISTANT BACKING 'GREENBOARD' SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2603.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 65 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 61 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL. MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.3

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER 1408 SQ. FT.
RESIDENCE UPPER 1324 SQ. FT.
RESIDENCE EXIST. 2732 SQ. FT.
ADDITION 534 SQ. FT.
RESIDENCE TOTAL 3266 SQ. FT.
GARAGE 540 SQ. FT.
STORAGE 26 SQ. FT.
COVERED PORCHES 255 SQ. FT.

NO.	DATE	REVISION BLOCK	BY

1 0 1 2
40 0 40 80
SCALE: 1/4" = 1'-0"

R|O|Anderson
WWW.ROANDERSON.COM
MINDEN
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7084
RENO
9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084

NIELSEN ADDITION
ROBERT NIELSEN

SECOND FLOOR PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001FP2
SCALE: 1/4" = 1'-0"	SHEET: A5
DATE: 6/6/24	OF: 17 SHEETS

ROOFING:
COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2016 RC SECTION R905. UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.7

SHEATHING:
5/8" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (40/20). STAGGER JOINTS - NAIL WITH 8d @ 6"o.c. ALL EDGES, GABLE ENDS, AND FREZE BLOCKS. 8d @ 12" O.C. FIELD

TRUSSES:
PRE-MANUFACTURED ENGINEERED TRUSSES @ 24" o.c.
PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O.
DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM.
STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.

NOTE- SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

OUTLOOKERS:
2x4 D.F. #2 OUTLOOKERS AT 24" O.C.

FILL SECTIONS:
RIDGE 2x8 DF #2 OR BETTER
RAFTERS 2x6 DF #2
VALLEY ROCKER 2x6 DF #2

BEAMS:
LVL's:
ALL LVL's SHALL HAVE Fb= 2800 PSI, Fv= 285 PSI, AND E=2.0x10^6 PSI MINIMUM UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's W/ (3) 16d's @ 12" O.C.

PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2.0x10^6 PSI MINIMUM

G.L.B.s:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING. ALL FLOOR BEAMS ARE RECEPTIVE TO BE ORDERED WITH ZERO CAMBER.

HEADERS:
4x8 DF #2 (TYPICAL UNLESS OTHERWISE NOTED)

TRUSSES:
DOUBLE TRUSSES AT OPENINGS GREATER THAN 4'-0"
DOUBLE KING STUDS AT OPENINGS GREATER THAN 5'-0"

SIDING
MANUFACTURED SIDING INSTALLED PER MFG. SPECS. AND PER 2016 RC SECTION R703.8.1, R703.8.2 AND TABLE R703.8(1) w/ VAPOR BARRIER. INSTALL VAPOR BARRIER PER 2016 RC SECTION R703.2.5 w/ 3/8" P.A. SHEATHING OR EQUIVALENT (SEE SHEAR CALLOUTS.)

POSTS:
DF (LOCATE AS NOTED)

SUBFLOOR:
3/4" PLYWOOD SHEATHING, EXPOSURE 1, T & G UNDERLAYMENT GRADE, APA SPAN RATED 24 o.c. OR EQUIVALENT, LAID AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 8 d @ 6" O.C. EDGE, 10" O.C. FIELD.

FLOOR JOISTS:
@ 1/2" RESIDENTIAL I-JOISTS, LPI SERIES 32 @ 16" O.C., INSTALLED PER MFR'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL BEARING WALLS. MAINTAIN 10" MIN. CLEARANCE TO SOIL.
BLOCK ALL JOISTS @ BEARING POINTS PER MFR'S. SPECIFICATIONS.

RIM JOISTS:
PROVIDE MANUFACTURED LP SOLID START RIM JOISTS 1 1/4" MIN. TYPICAL

GIRDERS:
4x8 DF #2 OVER POSTS. MAINTAIN 12" MIN. CLEARANCE TO SOIL.

SILLS & PADS:
2x PRESSURE TREATED LUMBER (TYP.)

ANCHOR BOLTS:
5/8" DIA.x 10" A.B. @ 4'-0" o.c. (UNO). MIN. 2 ANCHOR BOLTS PER BOARD MINIMUM, 12" FROM ENDS MAXIMUM. ANCHOR BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH ANCHOR BOLT.

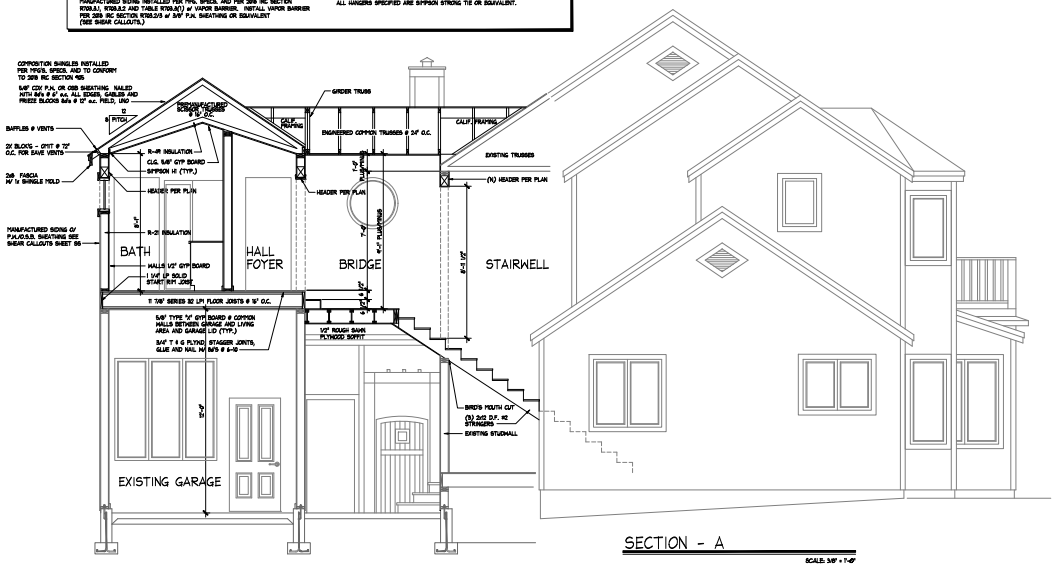
VAPOR BARRIER:
6 MIL. VISQUEEN VAPOR BARRIER (OR EQUIVALENT) LAID ON SOIL.

LANDINGS:
PER 2016 RC SECTION R311.3

POSTS:
4x4 DF POSTS (4x6 POST AT SPLICE). MAX. SPAN - 8'-0" O.C.
PROVIDE FB5444 OR FB546 @ (E)PCAP(4)'s ON EACH POST.

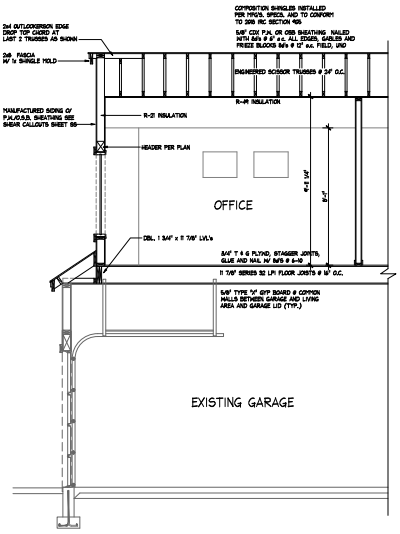
EXTERIOR FLATWORK:
PROVIDE 4" CONCRETE SLAB ON GRADE, PREPARE GRADE WITH 4" OF SAND & GRAVEL AGGREGATE BASE COMPACTED TO 95% OF RELATIVE COMPACTION.

METAL CONNECTORS:
ALL HANGERS SPECIFIED ARE SIMPSON STRONG TIE OR EQUIVALENT.



SECTION - A

SCALE: 3/8" = 1'-0"



SECTION - B

SCALE: 3/8" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

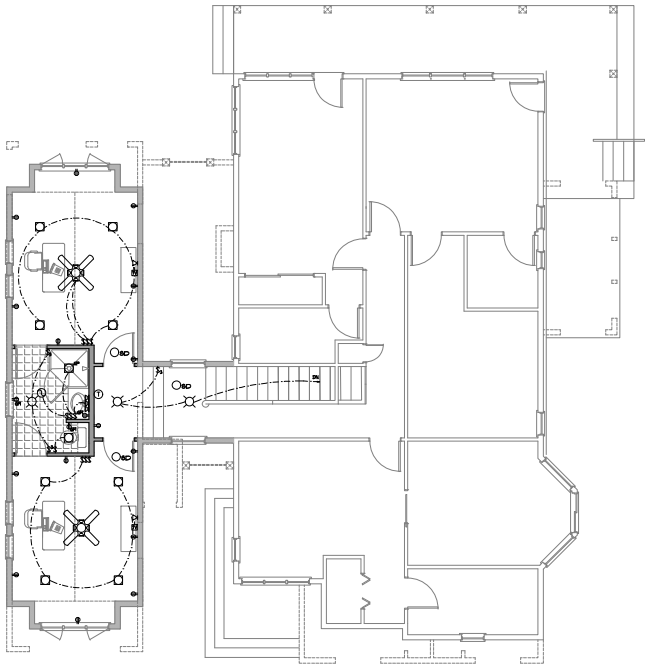
SCALE: 3/8" = 1'-0"

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

SECTION A AND B
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SC1
SCALE: 3/8" = 1'-0"	SHEET: A6
DATE: 6/6/24	OF: 17 SHEETS



ELECTRICAL SYMBOLS

- 110V DUPLEX OUTLET @ 12" A.F.F. U.N.O.
- 110V FOURPLEX OUTLET @ 12" A.F.F. U.N.O.
- 110V DUPLEX OUTLET, GROUND FAULT INTERRUPTER
- 110V WEATHERPROOF DUPLEX OUTLET
- 110V SPLIT WIRED (HALF HOT) DUPLEX OUTLET
- 220V OUTLET @ 18" A.F.F.
- SINGLE POLE SWITCH - 48" A.F.F.
- MULTI-CONTROL SWITCH (SEE ABOVE)
- CEILING MOUNTED LED FIXTURE
- CEILING MOUNTED RECESSED LED FIXTURE
- WALL MOUNTED INCANDESCENT FIXTURE
- WALL SCONCE
- HANGING PENDANT LIGHT
- HANGING CHANDELIER
- 4" ADJUSTABLE EYEBALL
- WIRE LED TRCK STYLE LIGHT
- CEILING FAN W/ LIGHT
- CEILING FAN
- FLOOD LIGHT
- VANITY BAR LIGHT
- CEILING MOUNTED FLUORESCENT FIXTURE
- FAN/LIGHT COMBINATION
- 18" S LIGHT UNDER CABINET (HALOGEN).
- UNDER STEP, COPPER ROPE LIGHTING
- EXHAUST FAN
- CENTRAL VACUUM OUTLET
- SD SMOKE DETECTOR - 120V W/ UL APPROVED, HARD-WIRED ON SEPARATE CIRCUIT W/ BATTERY BACKUP CARBON MONOXIDE W/ ALARM
- TELEPHONE JACK
- PLANNED TELEVISION LOCATION CAT. 5 CABLE OPT.
- THERMOSTAT CONTROLS
- ELECTRIC METER

UTILITY SYMBOLS

- ANTI-SIPHON FROST-FREE HOSE BIBB
- STUB OUT FOR WATER SUPPLY
- FUEL GAS VALVE W/ SHUT-OFF

1. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR:
   - OUTLETS ..... 18"
   - TELEPHONE ..... 14"
   - TELEVISION ..... 14"
   - OUTLETS ABOVE BATH COUNTER TOP ..... 48"
   - OUTLETS ABOVE KITCHEN COUNTER TOP ..... 44"
   - SWITCHES ..... 48"
   - THERMOSTAT ..... 58"
   - CURTES ..... 84"
2. FIELD VERIFY LOCATION OF FIXTURE WHERE INDICATED
3. ATTIC ACCESS / FAU PROVIDE OUTLET AND LIGHT FIXTURE PER 2019 CRC

BATHROOMS:
ONE WALL RECEPTACLE OUTLET (110V) SHALL BE INSTALLED ADJACENT TO THE BASIN. ALL OUTLETS TO BE PROTECTED BY GROUND FAULT INTERRUPTERS PER 2019 RC SECTION E3902
HANGING FIXTURES ARE NOT PERMITTED OVER A BATHTUB UNLESS 8'-0" CLEARANCE IS PROVIDED MEASURED FROM THE TUB RIM PER 2019 RC SECTION E4003.17
2019 RC SECTION R303.3 BATHROOM VENTILATION
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 C.F.M. FOR INTERMITTENT VENTILATION OR 20 C.F.M. FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE AIR SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

ALL LIGHT FIXTURES LOCATED IN TUB SHOWER OR OTHER DAMP OR WET LOCATIONS SHALL BE "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS"

OUTDOOR AND GARAGE OUTLETS:
OUTLETS SHALL CONFORM TO 2019 RC SECTION E3902.7 & E3902.9
(1) OUTLET MIN. SHALL BE LOCATED OUTDOORS.
(1) OUTLET MIN. SHALL BE LOCATED IN AN ATTACHED GARAGE.
(1) OUTLET MIN. SHALL BE LOCATED IN A BASEMENT. ALL OUTLETS LOCATED OUTDOORS OR IN A GARAGE SHALL BE PROTECTED BY GROUND FAULT INTERRUPTERS. EXCEPTION: GARAGE DOOR OPENER AND OUTLETS IN A DEDICATED SPACE (I.E. FURNACE) PER 2019 RC SECTION E3902.9 AND E3902.3 (1) OUTLET MIN. IN BASEMENT SHALL HAVE GROUND FAULT PROTECTION AND SHALL BE IDENTIFIED.

ELECTRICAL SWITCH BOXES LOCATED IN EXTERIOR WALLS SHALL BE EQUIPPED WITH RUBBER GASKETS FOR INFILTRATION CONTROL. ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN 1 HOUR FIRE WALL ASSEMBLIES SHALL BE APPROVED FOR INSTALLATION IN THAT TYPE OF ASSEMBLY.

LIGHTING:
(1) WALL SWITCH-CONTROLLED LIGHTING OUTLET MIN. SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, ATTACHED GARAGE AND OUTDOOR ENTRANCES. EXCEPTION: IN HABITABLE ROOMS OTHER THAN KITCHEN AND BASEMENT, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE PERMITTED IN LIEU OF A LIGHTING OUTLET.

HEATING CIRCUIT:
PROVIDE (1) 30 AMP MIN. CIRCUIT FOR THE HEATING APPLIANCE. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. CONSULT HEATING EQUIPMENT NAME PLATE RATING AND WIRE ACCORDINGLY.

ELECTRICAL CONNECTIONS:
ALL ALUMINUM CONDUCTORS SIZE 1/0 AND LARGER SHALL BE TERMINATED WITH A COMPRESSION TYPE CONNECTOR. AN OXIDATION INHIBITOR SHALL BE USED ON "ALL" ALUMINUM CONNECTIONS.

GROUNDING:
ALL GROUNDING SHALL CONFORM TO 2019 RC SECT. E3906

CLOSETS
CLEARANCES OF LIGHTS SHALL CONFORM TO 2019 RC SECT. E4003.12

NOTES:

PROVIDE A 200 AMP MAIN PANEL w/ DISCONNECT

WALL RECEPTACLES TO BE PLACED PER 2019 RC SECT. E3901
PLACE WALL RECEPTACLES @ 12" A.F.F. UNLESS OTHERWISE NOTED

ALL WIRE PASSING THROUGH A FIRE WALL REQUIRES A METAL SLEEVE

SUSPENDED PADDLE AND ANY FAN/LIGHTS SHALL CONFORM TO 2019 RC E3909.1, E4003.4 AND E3904.1

ALL BRANCH CIRCUITS SUCH AFCI IN FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, BEDROOMS, LIBRARIES, DENS, AND CLOSETS TO BE AFCI PROTECTED PER NEC SECTION 210.12(A)

SMOKE & CARBON DIOXIDE DETECTORS SHALL BE ON AFCI CIRCUIT

SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O Anderson
www.ROANDERSON.com

PENSION
P.O. Box 1000
Pollock Pines, CA 95726
T: (530) 644-2720

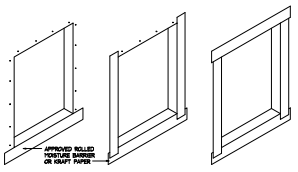
Mailing Address
2870 Diamond Street, Suite 102
Diamond Springs, CA 95619
T: (530) 622-5681

NIELSEN ADDITION
ROBERT NIELSEN

ELECTRICAL PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

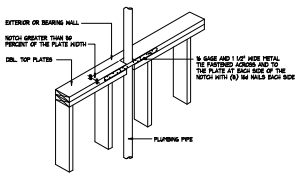
DRAWN: WAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 6/6/24

JOB: 3608-001
DRAWING: 3608-001
SHEET: A7
OF: 17 SHEETS



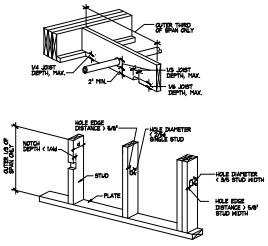
WINDOW / OPENING WRAP

EXTERIOR_004 SCALE: 3/4" = 1'-0"



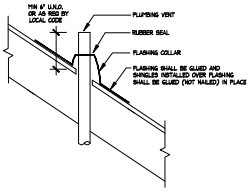
TOP PLATE FRAMING TO ACCOMMODATE PIPING

FRAMING_006 SCALE: 3/4"=1'-0"



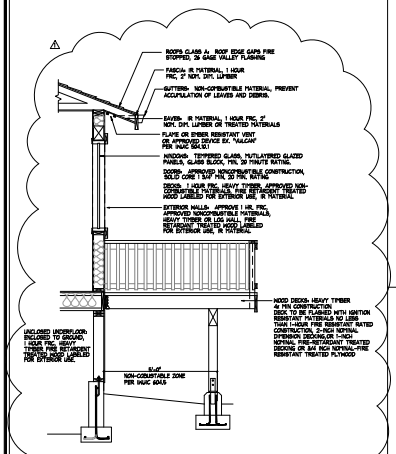
STUD AND JOIST NOTCHING DETAIL

FRAMING_005 SCALE: 3/4"=1'-0"



PLUMBING VENT THROUGH ROOF

PLUMBING_005 SCALE: 1 1/2" = 1'-0"



W.U.I ROOF/WALL AND DECK DETAIL

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY
1	8/8/24	TAHOE DOUGLAS FIRE REVISIONS	CBE

SCALE: PER DETAIL

R|O Anderson
ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

ARCHITECTURAL DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001
SCALE: PER DETAIL	SHEET: A8
DATE: 6/6/24	OF: 17 SHEETS

GENERAL BUILDING CONSTRUCTION AND FRAMING NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 I.R.C. AND ALL OTHER LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES. THIS WETHER NOTED, DESCRIBED OR OTHERWISE REFERRED ON THESE PLANS OR NOT.

R303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOOR SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

R303.2 ADJOINING ROOMS. FOR THE PURPOSE OF DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25 SQUARE FEET (2.32M2).
EXCEPTIONS: OPENINGS REQUIRED FOR LIGHT AND/OR VENTILATION SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER, PROVIDED THAT THERE IS AN OPENABLE AREA BETWEEN THE ADJOINING ROOM AND THE SUNROOM ADDITION OR PATIO OVER OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 20 SQUARE FEET (1.86 M2). THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED UPON THE TOTAL FLOOR AREA BEING VENTILATED.

R303.3 BATHROOMS. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.279 M2) ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTIONS: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (23.6 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

R308.1 IDENTIFICATION. EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH (610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524MM) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS THE FOLLOWING CONDITIONS:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
7.2 BOTTOM EDGE LESS THAN 18" (457MM) ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36 INCHES (914MM) ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914MM) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524MM) HORIZONTALLY OF THE WATERS EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914MM) HORIZONTALLY OF A WALKING SURFACE WHEN EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524MM) ABOVE THE NOSE OF THE TREAD.

R304.1 MINIMUM ROOM AREAS. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE HABITABLE ROOM THAT SHALL NOT HAVE LESS THAN 120 SQ. FT. (11.2 M2) OF GROSS FLOOR AREA.
R304.2 OTHER ROOMS. OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQ. FT. (6.5 M2).
R305.1 MINIMUM CEILING HEIGHT. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). THE REQUIRED HEIGHT SHALL BE MEASURED FROM FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
EXCEPTIONS:
1. BEAMS AND GIRDERS SPACED NOT LESS THAN 4 FEET (1219 MM) ON CENTER MAY PROJECT NOT MORE THAN 6 INCHES (152 MM) BELOW THE REQUIRED CEILING HEIGHT.
2. CEILINGS IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO WITHIN 6 FEET, 8 INCHES (2032 MM) OF THE FINISHED FLOOR; AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6 FEET, 4 INCHES (1931 MM) OF THE FINISHED FLOOR.
3. NOT MORE THAN 50 PERCENT OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET (2134 MM) IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET (1524 MM) IN HEIGHT.
4. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE OF FIXTURES AS SHOWN IN FIGURE R307.2. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE THE MINIMUM AREA 30 INCHES (762 MM) BAY 30 INCHES (762 MM) AT THE SHOWERHEAD.

R311 MEANS OF EGRESS, DOORS
R311.2 EXIT DOOR REQUIRED. NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS SECTION SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE REQUIRED EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH THE GARAGE. ACCESS TO HABITABLE LEVELS NOT HAVING AN EXIT IN ACCORDANCE THIS SECTION SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.
DOOR TYPE AND SIZE. THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET (914 MM) IN WIDTH AND 6 FEET 8 INCHES (2032 MM) IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

R311.3 LANDINGS AT DOORS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR.
EXCEPTION: WHERE A STAIRWAY FOR TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR. THE FLOOR OR LANDING AT THE EXIT DOOR REQUIRED BY SECTION R311.4.1 SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE FLOOR OR LANDING AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION 431.4.1 SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT BUT SHALL HAVE A RISE NO GREATER THAN THAT PERMITTED IN SECTION R311.5.3.
EXCEPTION: THE LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.
THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVICED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (118 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 3103. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R3102.

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (0.530 M2)
R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. (610 MM)
R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. (508 MM)
R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, (0.84 M2) WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. (914 MM) THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
R310.2.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, (305 MM) SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE HEIGHT OF THE WINDOW WELL.

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES THICK, OR 20-MINUTE FIRE RATED DOORS. PER TITLE 20 DOUGLAS COUNTY

R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.6 SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA PER TABLE R302.6.

R309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

M1307.3 ELEVATION OF IGNITION SOURCE. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

M1307.3.1 PROTECTION FROM IMPACT. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.

R312.1 GUARDS REQUIRED. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.

R312.1.3 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER.
EXCEPTIONS:
1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD OR BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAYS ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.
2. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8 INCHES (107 MM) TO PASS THROUGH.

R302.7 UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

R311.7 STAIRWAYS.
R311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.5.8.

R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2036 MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R311.7.5 STAIR TREADS AND RISERS
R311.7.5.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7¾ INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH (9.5 MM).

R311.7.5.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH (9.5 MM). WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) MEASURED AS ABOVE AT A POINT 12 INCHES (305 MM) FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH (305 MM) WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH (9.5 MM).

R311.7.5.3 PROFILE. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (14.3 MM). A NOSING NOT LESS THAN ¾ INCH (19 MM) BUT NOT MORE THAN 1¼ INCH (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN ⅜ INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 (0.51 RAD) DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER (102 MM) SPHERE.
EXCEPTIONS:
1. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (279 MM).
2. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF A RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

R311.7.8.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½ INCH (38 MM) BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R311.7.8.3 HANDRAIL GRIP SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

R311.7.10 SPECIAL STAIRWAYS. CIRCULAR STAIRWAYS, SPIRAL STAIRWAYS, WINDERS AND BULKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH ALL REQUIREMENT OF SECTION R311.7 EXCEPTS AS SPECIFIED BELOW.

R311.7.10.1 SPIRAL STAIRWAYS. SPIRAL STAIRWAYS ARE PERMITTED, PROVIDED THE MINIMUM WIDTH SHALL BE 26 INCHES (660 MM) WITH EACH TREAD HAVING A 7½-INCHES (190 MM) MINIMUM TREAD DEPTH AT 12 INCHES FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NO MORE THAN 9½ INCHES (241 MM). A MINIMUM HEADROOM OF 6 FEET 6 INCHES (1982 MM) SHALL BE PROVIDED.

R1001, R1002, R1003, R1104 FIREPLACE AND CHIMNEY INSTALLATION SHALL CONFORM TO IRC CHP. 10

INSULATING MATERIALS SHALL CONFORM TO IRC R316

R317 PROTECTION AGAINST DECAY
R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND USE.
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FORM THE EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.4 WOOD COLUMNS. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVELY TREATED WOOD.
EXCEPTIONS:
1. POSTS OR COLUMNS WHICH ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY PIERS OR METAL PEDESTALS PROJECTING 1 INCH (25.4 MM) ABOVE THE FLOOR OR FINISHED GRADE AND 6 INCHES (152 MM) ABOVE EXPOSED EARTH, AND ARE SEPARATED THERE FROM BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
2. POSTS OR COLUMN IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8 INCHES (203 MM) FROM EXPOSED GROUND AND ARE SEPARATED THERE FROM BY AN IMPERVIOUS MOISTURE BARRIER.

R602.8 FIREBLOCKING REQUIRED PER R302.11. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS.
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS: AS FOLLOWS
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (3048 MM)
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.16
6. FIREBLOCKING OF CORNICES OF TWO-FAMILY DWELLINGS IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
R602.8.1 MATERIALS. EXCEPT AS PROVIDED IN SECTION R602.8, ITEM 4, FIREBLOCKING SHALL CONSIST OF 2-INCH (51 MM) NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH(25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH (19.8 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (19.8 MM) WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4 INCH (19.1 MM) PARTICALBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICALBOARD, 1/2-INCH (12.7 MM) GYPSUM BOARD, OR 1/4-INCH (6.4 MM) CEMENT-BASED MILLBOARD. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

R503 WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO IRC TABLES R503.1/R503.2.1.1(1)
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL PANEL JOINT MEMBER SHEATHING MATERIAL, CONFIGURATION & FASTENING.

POST & COLUMNS SHALL CONFORM TO IRC R407

VISUALLY GRADED LUMBER SHALL BE DF. #2 UNO.

SUBSTITUTIONS FOR MANUFACTURED FRAMING HARDWARE (SIMPSON A, H, HD, ST, ETC) MAY BE MADE WHEN THE CONTRACTOR PROVIDES THE BUILDING DEPT. (INSPECTOR, PLAN CHECKER OR BUILDING OFFICIAL) WITH TWO (2) COPIES OF PUBLISHED DATA WHICH INDICATES THAT THE LOAD CAPACITY OF THE SUBSTITUTION MEETS OR EXCEEDS EITHER THE LOAD CAPACITY OF THE HARDWARE CALLED OUT ON THE PLANS OR THE ACTUAL LOAD ON THE HARDWARE AS IDENTIFIED IN THE STRUCTURAL ANALYSIS & THAT THE SUBSTITUTION HARDWARE HAS CURRENT ICBO APPROVAL.

SUBSTITUTION HARDWARE INSTALLED PRIOR TO BUILDING DEPT. APPROVAL MAY BE SUBJECT TO REMOVAL & REPLACEMENT & SUBSTITUTION HARDWARE WHICH DOES NOT MEET REQUIREMENTS DESCRIBED ABOVE BUT IS INSTALLED WITHOUT BUILDING DEPT. APPROVAL SHALL BE REMOVED & REPLACED WITH APPROVED HARDWARE.

R703 BUILDING EXTERIOR SHALL BE WEATHER PROTECTED IN CONFORMANCE WITH IRC SECTION R703 AND TABLE R703.4 AND SHALL BE INSTALLED PER MANUFACTURER'S SPECS
STONE & MASONRY VENEER SHALL BE INSTALLED IN CONFORMANCE WITH R703.7
WOOD & HARDWOOD SIDING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & IN CONFORMANCE WITH R703.3
EXTERIOR PLASTER SHALL BE INSTALLED IN CONFORMANCE WITH IRC, SECT. R703.6.

ROOF CONSTRUCTION & FRAMING NOTES:

R806 ROOF VENTILATION.
R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH ⅛ INCH (3.2 MM) MINIMUM TO 1/4 INCH (6.4 MM) MAXIMUM OPENINGS.

R806.2 MINIMUM AREA. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (57.4 MG/S-M2-PA) IS INSTALLED ON THE WARM SIDE OF THE CEILING.

R806.3 VENT CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH (25.4 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

R807.1 ATTIC ACCESS. IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET (2.8M2) AND HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER.
THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH (762 MM) MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

ROOFING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CONFORMING TO THE IRC, CHP. 9.

R503.2.1.1(1) ROOF DIAPHRAGM SHALL BE SPAN RATED PER IRC AND SHALL BE PER ROOF FRAMING PLAN
R803.2.1.1 EXPOSURE DURABILITY. ALL WOOD STRUCTURAL PANELS, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE OF INTERIOR TYPE BONDED WITH EXTERIOR GLUE, IDENTIFIED AS EXPOSURE 1.

GENERAL CONTRACTOR SHALL PROVIDE TWO (2) COPIES OF ROOF TRUSS DESIGN DRAWINGS, CALCULATIONS, & TRUSS LAYOUT IN CONFORMANCE WITH IRC, R502.11.1 BOTH COPIES OF THIS DATA SHALL BE WET STAMPED & SIGNED BY THE NEVADA LICENSED ARCHITECT OR ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

A. WHEN TRUSS DESIGN DATA IS A 'DEFERRED SUBMITTAL' (AFTER BUILDING PERMIT ISSUANCE), THE ARCHITECT, ENGINEER, OR GENERAL CONTRACTOR OF RECORD (RESPONSIBLE FOR THE BUILDING DESIGN) MAY WET SIGN, DATE, & INDICATE 'REVIEWED BY' ON THE FIRST SHEET OF BOTH COPIES OF THE SUBMITTAL DATA, THUS INDICATING THAT THE DATA HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN.

B. ROOF TRUSSES SHALL NOT BE INSTALLED UNTIL SUBMITTAL DATA HAS BEEN APPROVED BY THE BUILDING INSPECTOR (OR BUILDING OFFICIAL OR PLANS EXAMINER) & ONE COPY ATTACHED TO THE 'PERMIT SET OF PLANS' ON SITE & ONE COPY DELIVERED TO THE BUILDING DEPT. FOR ATTACHMENT TO THE RECORD SET OF PLANS.

R502.11.3 ALTERATIONS TO TRUSSES. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G., HVAC EQUIPMENT, WATERHEATER, ETC.), THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.

R502.11.1 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

R502.11.2 BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TPI, HIB.

R502.11.4 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R502.11.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATIONS. TRUSS DESIGN DRAWING SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW:
1. SLOPE OR DEPTH, SPAN AND SPACING.
2. LOCATION OF ALL JOINTS.
3. REQUIRED BEARING WIDTHS.
4. DESIGN LOADS AS APPLICABLE.
4.1 TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS).
4.2 TOP CHORD DEAD LOAD.
4.3 BOTTOM CHORD LIVE LOAD.
4.4 BOTTOM CHORD DEAD LOAD.
4.5 CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
4.6 CONTROLLING WIND AND EARTHQUAKE LOADS.
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G., SIZE, THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
9. CONNECTION REQUIREMENTS FOR:
9.1 TRUSS-TO TRUSS GIRDER
9.2 TRUSS PLY-TO-PLY
9.3 FIELD SPLICES
10. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR SUPPLEMENTAL DOCUMENTS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

FOUNDATION & FLOOR CONSTRUCTION & FRAMING NOTES:

R408.1 VENTILATION. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67M2 FOR EACH 100 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF SAID BUILDING.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (100 M2) OF UNDERFLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED ¼ INCH (6.4 MM).
1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST-IRON GRILLS OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM)

EXCEPTIONS:
1. WHERE WARRANTED BY CLIMATIC CONDITIONS, VENTILATION OPENINGS TO THE OUTDOORS ARE NOT REQUIRED IF VENTILATION OPENINGS TO THE INTERIOR ARE PROVIDED.
2. THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACES SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.
3. UNDER-FLOOR SPACES USED AS SUPPLY PLENUMS FOR DISTRIBUTION OF HEATED AND COOLED AIR SHALL COMPLY WITH THE REQUIREMENTS OF SECTION M1601.4
4. VENTILATION OPENINGS ARE NOT REQUIRED WHERE CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 CFM (0.47 L/s) FOR EACH 50 SQUARE FEET (5 m2) OF UNDER-FLOOR SPACE FLOOR AREA AND GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL.
5. VENTILATION OPENINGS ARE NOT REQUIRED WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL, THE SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION N1102.1.7.

R408.3 ACCESS. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES (457 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY OF NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREA WAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

UNDERFLOOR CLEARANCES BETWEEN EXPOSED GROUND IN CRAWL SPACE & BOTTOM OF WOOD STRUCTURAL FLOOR MEMBERS SHALL CONFORM TO BELOW:
A. 18" MIN @ WOOD JOISTS
B. 18" MIN @ WOOD STRUCT. FL. WITHOUT JOISTS
C. 12" MIN @ WOOD GIRDER

R402.2 CONCRETE. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DE-ICING OF CEMEMENTIOUS MATERIALS SPECIFIED IN ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318. IN ADDITION TO THE CEMENTS PERMITTED BY ACI 318, CEMENT COMPLYING WITH ASTM C1157 IS PERMITTED.

R403.1.6 FOUNDATION ANCHORAGE. WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE OR COLD-FORMED STEEL BOTTOM TRACK SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.
THE WOOD SOLE PLATE AT EXTERIOR WALL ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. IN SEISMIC DESIGN CATEGORIES D1 AND D2, ANCHOR BOLTS SHALL ALSO BE SPACED AT 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305MM) FROM THE ENDS OF EACH PLATE SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST ½ INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R318 AND R319. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO THE WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.1.1.

EXCEPTION: FOUNDATION ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO ½-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS.

FLOOR DIAPHRAGM SHALL BE SPAN RATED PER IRC TABLE 503.2.1.1 (1) & SHALL BE AS SHOWN ON FOUNDATION &/OR FLOOR FRAMING PLAN.

VISUALLY GRADED LUMBER MATERIAL SHALL BE DF. #2 UNO.

MANUFACTURED WOOD MEMBERS SHALL BE "TRUSJOIST-MACMILLAN, "BOISE-CASCADE" OR "LOUISIANA PACIFIC"-SEE MANUFACTURER'S PUBLISHED DATA.

ELECTRICAL NOTES SEE ELECTRICAL PLAN:

MECHANICAL NOTES SEE PLANS:

PLUMBING NOTES SEE PLANS:

NO.	DATE	REVISION BLOCK	BY
△			

1 0 1 2

40 0 40 80

SCALE: N.T.S.

R|O|Anderson
WWW.ROANDERSON.COM

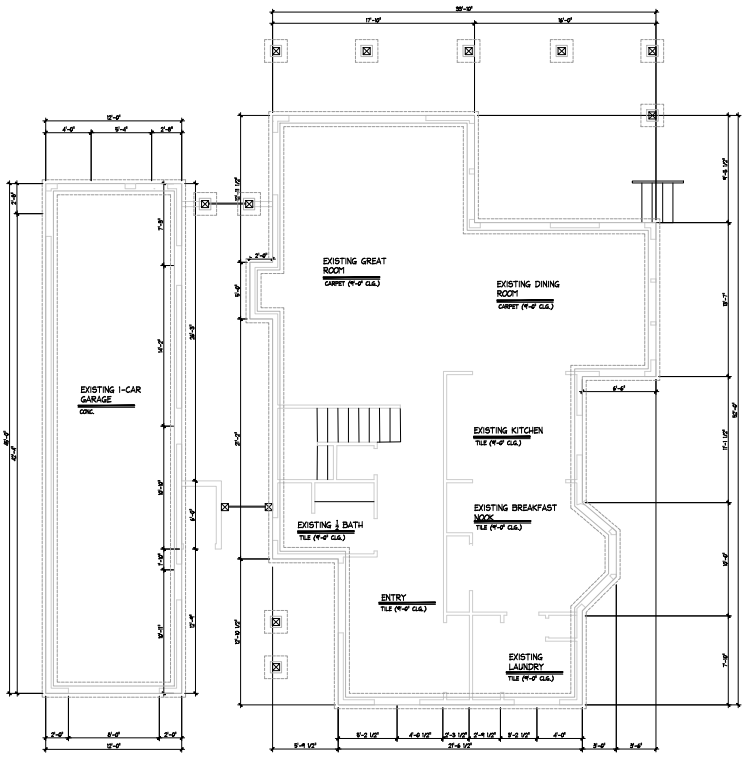
MINDEN
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7084

RENO
9060 Double Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084

NIELSEN ADDITION
ROBERT NIELSEN

2018 I.R.C. NOTES
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001NTS
SCALE: N.T.S.	SHEET: A9
DATE: 6/6/24	OF: 17 SHEETS



AS-BUILT FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. O.S. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION 505 AND TABLE M1508.4.4 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH. 17. PROVIDE PROPER VENTING PER 2018 IRC CH. 19

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT HIGH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2603.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2603

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN THAN PRESSURE EXCEEDS 80 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL INTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.3

NO.	DATE	REVISION BLOCK	BY

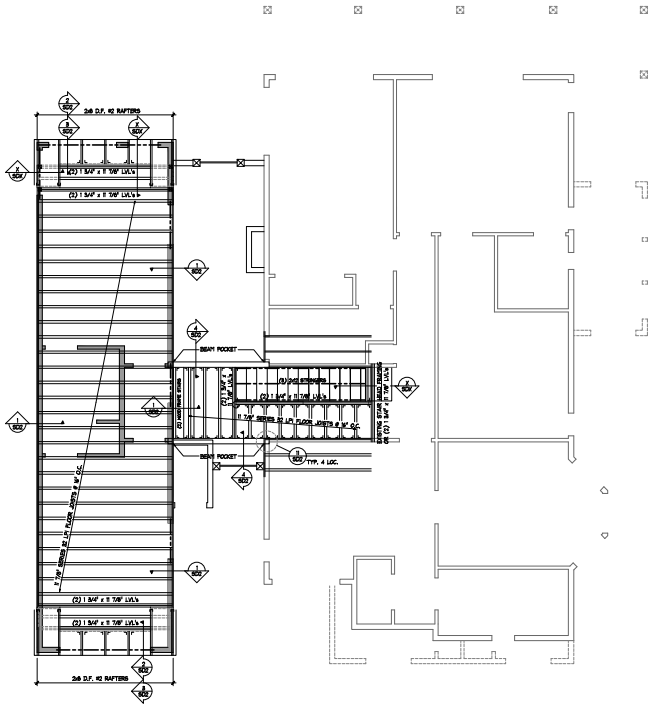
SCALE: 1/4" = 1'-0"

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FOUNDATION PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	HAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	2/28/24
JOB:	3608-001
DRAWING:	3608-001FPAB
SHEET:	S1
OF:	17 SHEETS



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

582 SQ. FT. ÷ 1/77 = SQ. FT. OF REQUIRED VENTILATION
300

PROVIDED MIN. 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS
PROVIDE .557 SQ. FT. OF VENTILATION AT OR NEAR RIDGE.
PROVIDE .557 SQ. FT. OF VENTILATION AT EAVE LINE.
ATTIC VENTILATION PER 2018 IRC SECTION R806

ROOFING:

COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2018 IRC SECTION R905. UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.2

SHEATHING:

5/8" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (40/20).
STAGGER JOINTS - NAIL WITH 8d COMMON PER IBC TABLE 2304.9.1, UNO.

TRUSSES:

PRE-FABRICATED ENGINEERED TRUSSES @ 24" o.c.
PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O.
DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM.
STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.
NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

BEAMS:

LVL's:
ALL LVL's SHALL HAVE Fb= 2600 PSI, Fv= 230 PSI, AND E=1,800 PSI MINIMUM UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's W/ (3) 16d's @ 12" O.C.

PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2,000 PSI MINIMUM

G.L.B.'s:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING.
ALL FLOOR BEAMS ARE RECOMMENDED TO BE ORDERED WITH ZERO CAMBER.

HEADERS:

6x8 DF #2 (TYPICAL UNLESS OTHERWISE NOTED)

TRIPPERS:

DOUBLE TRIPPERS AT OPENINGS GREATER THAN 4'-0"
DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

POSTS:

DF (LOCATE AS NOTED)

METAL CONNECTORS:

SIMPSON H8 CLIPS (O/S) @ ALL RAFTER BEARING POINTS ON PLATES @ BEAMS
SIMPSON PC 6 CC POST CAPS (AS NOTED)
SIMPSON ST, MST, & LSTA STRAPS (AS NOTED)

SUBFLOOR:

3/4" PLYWOOD SHEATHING, EXPOSURE 1, T & G UNDERLAYMENT GRADE, APA SPAN RATED 24 oc, OR EQUIVALENT, LAID AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 8 d @ 6" O.C. EDGE, 10" O.C. FIELD.

FLOOR JOISTS:

11-7/8" RESIDENTIAL I-JOISTS, LPI / 32 @ 16" o.c., INSTALLED PER MANUFACTURER'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL BEARING WALLS. MAINTAIN 90° MIN. CLEARANCE TO SOIL. BLOCK ALL JOISTS @ BEARING POINTS PER MFR'S. SPECIFICATIONS.

STRUCTURAL ENGINEERING NOTES

- SEE SHEET S01 FOR STANDARD STRUCTURAL DETAILS PER APPLICATION.
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION OR HEADOUT.
- POST SPLICES AT ALL FLOOR LEVELS SHALL HAVE STRONG SVS, UNO.

NO.	DATE	REVISION BLOCK	BY

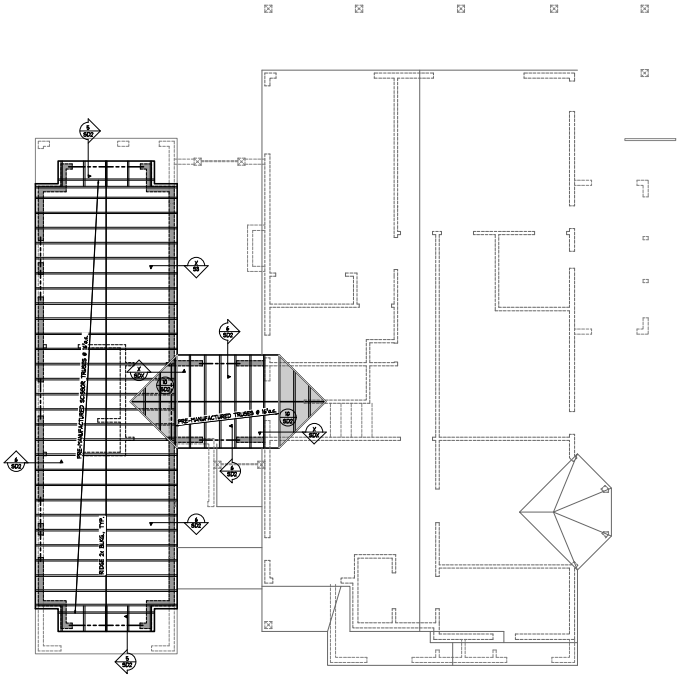
SCALE: 1/4" = 1'-0"

R|O|Anderson
www.ROANDERSON.com

NIELSEN ADDITION
ROBERT NIELSEN

SECOND FLOOR FRAMING PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	WAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	6/6/24
JOB:	3608-001
DRAWING:	3608-001FFP
SHEET:	S2
OF:	17 SHEETS



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

SHEATHING:
5/8" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (40/20).
STAGGER JOINTS - NAIL WITH 10d @ 6"o.c. ALL EDGES, GABLE ENDS, AND FRIZE BLOCKS.
10d @ 12" o.c. FIELD

TRUSSES:
PRE-MANUFACTURED ENGINEERED TRUSSES @ 16" o.c.
PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O.
DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM.
STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.

NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

OUTLOOKERS:
2x6 D.F. #2 OUTLOOKERS AT 24" O.C.

FULL SECTIONS:

RIDGE	2x6 DF #2 OR BETTER
RAFTERS	2x6 DF #2
VALLEY KICKER	2x6 DF

BEAMS:

LVL's:
ALL LVL's SHALL HAVE Fb= 2600 PSI, Fv= 230 PSI, AND E=1,9x10 PSI MINIMUM UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's W/ (3) 16d's @ 12" O.C.

PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2,0x10 PSI MINIMUM

G.L.B's:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING.
ALL FLOOR BEAMS ARE RECOMMENDED TO BE ORDERED WITH ZERO CAMBER.

HEADERS:
6x8 DF #

TRIPPERS:
DOUBLE TRIPPERS AT OPENINGS GREATER THAN 4'-0"
DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

POSTS:
DF (LOCATE AS NOTED)

METAL CONNECTORS:
TRUSS HANGERS PER MANUFACTURERS
SIMPSON H1 CLIPS @ ALL TRUSS BEARING POINTS ON PLATES & BEAMS
SIMPSON H2 CLIPS (DFS) @ ALL RAFTER BEARING POINTS ON PLATES & BEAMS
SIMPSON H5 CLIPS (DFS) @ ALL GIRDER TRUSS BEARING POINTS, U.N.O.
SIMPSON PC 4 CC POST CAPS (AS NOTED)
SIMPSON BT, PBT, & LSTA STRAPS (AS NOTED)

ATTIC ACCESS:
22"x30" MIN. - PER 2018 IRC R807.1

STRUCTURAL ENGINEERING NOTES

- SEE SHEET S01 FOR STANDARD STRUCTURAL DETAILS PER APPLICATION.
- CONTRACTOR TO PROVIDE TRUSS CALCS FOR REVIEW AND APPROVAL BY PROJECT ENGINEER. DO NOT CHANGE TRUSS MANUFACTURERS OR TRUSS LAYOUT SHOWN HERE WITHOUT THE APPROVAL OF THIS PROJECT ENGINEER.
- CONTRACTOR TO VERIFY TRUSS SPANS, DEFLECTIONS, PROFILES, CONNECTIONS, ETC. WITH TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. DO NOT DEVIATE FROM HANGERS SPECIFIED ON PLANS UNLESS VERIFIED BY PROJECT ENGINEER.
- DRAG TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR THE INDICATED LOAD FOR REVIEW AND APPROVAL BY PROJECT ENGINEER.
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION OR HEADOUT.
- POST SPLICES AT ALL FLOOR LEVELS SHALL HAVE STEEL STR. TIES.

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

ROOF FRAMING PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN
ENGINEER: JAR
SCALE: 1/4" = 1'-0"
DATE: 6/6/24

JOB: 3608-001
DRAWING: 3608-001RFP
SHEET: S3
OF: 17 SHEETS

GENERAL CONSTRUCTION NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS, THE REFERENCED CODES AND THE REQUIREMENTS OF THE GOVERNING JURISDICTION.
B. THE GENERAL CONTRACTOR SHALL REFER TO DRAWINGS AND/OR SPECIFICATIONS BY OTHERS FOR ALL ADDITIONAL INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW THESE DOCUMENTS PRIOR TO CONSTRUCTION AND TO ESTABLISH AND VERIFY ALL OPENINGS, INSERTS, DRAINS, DEPRESSIONS, ETC. FOR ARCHITECTURAL, MECHANICAL, PLUMPING AND ELECTRICAL WITH APPROPRIATE TRADES AND SUBCONTRACTORS PRIOR TO THE START OF CONSTRUCTION.
C. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY.
D. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL CONSTRUCTION NOTES, SPECIFICATIONS, NOTIFY THE ENGINEER IMMEDIATELY FOR RESOLUTION.
E. THE STRUCTURAL DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
F. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR USING SCALED DIMENSIONS WHICH HAVE NOT BEEN VERIFIED.
G. CHANGES OF DEVIATIONS FROM THE STRUCTURAL DRAWINGS ARE NOT ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
H. ALL WATER PROOFING AND FLASHING (ROOFS, FOUNDATIONS, GARAGE FLOORS, ETC.) IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

2. SITE WORK

A. ASSUMED SOIL BEARING IS DETERMINED IN ACCORDANCE WITH IBC TABLE 1806.2.
B. BUILDING SITES ARE TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ANY OTHER CONDITIONS ENCOUNTERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
C. FOUNDATIONS SHALL BEAR ON NON-EXPANSIVE SOIL OR COMPACTED STRUCTURAL FILL. ANY LOOSE SOIL IN THE BOTTOM OF THE FOOTING EXCAVATIONS SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION OR REMOVED TO EXPOSE FIRM, UNYIELDING MATERIAL.
D. ALL FINISHED GRADE SHALL SLOPE A MINIMUM OF 2% AWAY FROM FOUNDATION FOR A MINIMUM OF 10'.
E. THIS ENGINEER HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY.
F. FOUNDATION DESIGN IS BASED ON MINIMUM FOOTING DIMENSION AND BEARING CAPABILITIES SET FOURTH WITH IBC TABLE 1806.2 - PRESUMPTIVE LOAD-BEARING VALUES FOR CLASS 5 MATERIALS: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT (CL, ML, MH, AND CH).
G. FOOTINGS SHALL EXTEND 18" OR 24" (MINIMUM AS PER LOCAL REQUIREMENTS) BELOW FINISH GRADE AT EXTERIOR WALLS FOR FROST PROTECTION. FOOTING SHALL BOTTOM 12" (MINIMUM) BELOW NATURAL UNDISTURBED GRADE.

3. FILL & BACKFILL

A. FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES
B. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM D1551 TO WITHIN 12 INCHES OF FINISH GRADE. THE TOP 12 INCHES SHALL BE LAND FILL.
C. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6 INCH LIFTS.
D. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES.
E. BACKFILL AT FOUNDATION WALLS SHALL BE COMPACTED TO 90% RELATIVE DENSITY, U.N.O.
F. USE 4" DIAMETER PERFORATED PIPE SUB-DRAIN BEHIND ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

4. CONCRETE / MASONRY

A. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI U.N.O. (SPECIAL INSPECTION OF THE CONCRETE IS NOT REQUIRED AS THE DESIGN IS BASED ON F'c OF 2,500 PSI).
B. CONCRETE SHALL BE AIRED ENTRAINED TO NOT LESS THAN 5% AND NOT MORE THAN 7%.
C. AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE AGGREGATE.
D. USE NORMAL WEIGHT CONCRETE (145PCF) FOR ALL CONCRETE, U.N.O. USE TYPE II CEMENT U.N.O. USE TYPE V CEMENT IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 0.2% OR MORE.
E. WEATHER PROTECTION OF CONCRETE
1. IN HOT WEATHER, FOLLOW "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING", ACI 305.
2. IN COLD WEATHER, FOLLOW "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING", ACI 306.
F. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 308. AS A MINIMUM, CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT UNLESS ACCELERATED CURING TECHNIQUES ARE EMPLOYED.
G. ALL REINFORCING STEEL AND ANCHOR BOLTS SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
H. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS-ON-GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR PENETRATIONS, ETC.
I. SLABS ON GRADE SHALL HAVE A MINIMUM OF THICKNESS OF 4" AND SHALL BE PLACED OVER 4" MINIMUM OF FREE DRAINING AGGREGATE BAST COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. PROVIDE 2 INCH SAND ABOVE AND BELOW A 6 MIL. (MIN.) VAPOR BARRIER AT ALL LIVING AREAS AND AREAS REQUIRING MOISTURE PROTECTION.
J. ALL SLAB ON GRADE SUBGRADE (UPPER SIX INCHES) SHALL BE SCARIFIED, MOISTURE CONDITIONS TO WITHIN 2% OF OPTIMUM AND UNIFORMLY COMPACTED TO AT LEASE 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTMD1557. THIS WILL NOT BE REQUIRED IF SLABS ARE TO BE PLACED DIRECTLY ON UNDISTURBED COMPACTED STRUCTURAL FILL.
K. SLABS SHALL BE REINFORCED WITH 6x6x10WW MESH AS PER ASTM A185, OR FIBERMESH AS PER MANUFACTURERS SPECIFICATIONS, U.N.O. WATERPROOFING OF ANY GARAGE SLAB OVER TIMBER FRAMING SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
L. PROVIDE SLAB CONTROL JOINTS (SAW CUT OR PLASTIC INSERTS AT 20'-0" MAXIMUM SPACING EACH WAY FOR A 4" SLAB. JOINT DEPTH TO BE 1/4 OF SLAB DEPTH.
M. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
N. REINFORCEMENT SHALL BE GRADE 40 AS PER ASTM A615 U.N.O. LAP REINFORCING BAR SPLICES 40 BAR DIAMETER, U.N.O.
O. ALL DETAIL OF FABRICATIONS AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUEL
P. CONCRETE STEM WALLS AND FOOTINGS ARE TO BE MONOLITHIC POUR. PROVIDE VERTICAL & HORIZONTAL #4's @ 18" o.c. IN STEMWALL, U.N.O.
Q. REINFORCEMENT CLEAR COVER IN CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS (U.N.O.)

CONCRETE CAST AGAINST AND PER THE EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 OR LARGER:	2"
NO. 5 OR SMALLER:	1 1/2"
SLABS-ON-GRADE:	1 1/2"
BEAMS, COLUMNS, AND PILASTER, COVER OVER TIES:	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, #11 BARS AND SMALLER:	1 1/2"

R. ALL MASONRY UNIS SHALL CONFORM TO ASTM C90 GRADE N.
S. ALL MASONRY CALLS ARE TO BE SOLID GROUTED WITH MORTAR CONFORMING TO ASTM C270 TYPE S, WITH A 28-DAY COMPRESSIVE STRENGTH OF 2000PSI MINIMUM.
T. VERTICAL STEEL PLACEMENT IN MASONRY STEM WALLS TO BE #4 BARS AT 32" o.c. U.N.O.
U. HORIZONTAL STEEL PLACEMENT IN MASONRY STEM WALLS TO BE 24" o.c. U.N.O.

5. FRAMING / LUMBER

A. ROOF SHEATHING: USE CDX APA RATED SHEATHING. THE THICKNESS IS PER APA LOAD TABLES BASED UPON ROOF LIVE LOAD AND FRAMING SPACING. APPLY FACE GRAIN (LONG DIMENSION) PERPENDICULAR TO FRAMING, STAGGER PANELS AND NAIL WITH 8d @ 6" o.c. AT EDGES, AND 12" o.c. FIELD U.N.O. (8d NAIL DIAMETER = .131").
B. FLOOR SHEATHING: USE T&G APA RATED SHEATHING. GLUE AND NAIL WITH 10d's @ 6" o.c. AT EDGES, AND 12" o.c. FIELD U.N.O.
C. SHEATHING SHALL CONFORM TO APA PS 1. SHEAR SHEATHING SHALL BE C-D, C-C, OR 3003 (T-1-11). ALTERNATIVE MAY BE SUBSTITUTED FOR FLOORS, ROOFS, AND SHEAR WALLS PROVIDED THEY ARE STRUCTURALLY EQUIVALENT. SHEATHING PERMANENTLY EXPOSED TO WEATHER AND/OR MOISTURE SHALL BE RATED "EXTERIOR".
D. WOOD STRUCTURAL PANEL DIAPHRAGMS AND SHEAR WALLS SHALL BE CONSTRUCTED WITH WOOD STRUCTURAL PANE SHEETS NOT LESS THAN 4 FEET BY 8 FEET, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM SHEET DIMENSION SHALL BE 2 FEET BY 4 FEET. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEAR WALLS.
E. FLOOR JOISTS: USE MANUFACTURED "I" JOISTS (SUCH AS TRUSS JOISTS), SIZED AND SPACED PER MANUFACTURERS SPECIFICATIONS (USE L/480 MIN.). INSTALL JOISTS PER MANUFACTURERS SPECIFICATION. USE MANUFACTURED RIM BOARD (SUCH AS TIMBER STRAND), WITH ALL "I" JOISTS. USE A DOUBLE RIM BOARD IN ALL LOCATIONS WHERE LEDGERS ARE USED (SUCH AS DECK LEDGERS). DOUGLAS FIR #2 MAY BE SUBSTITUTED.
F. SILL PLATED SHALL BE PRESSURE TREATED DOUGLAS FIR OR HEM FIR.
G. STUDS SHALL BE STUD GRADE OR BETTER. IN NO INSTANCE SHALL A STUD WALL BE USED TO RETAIN SOIL OR RESIST LATERAL PRESSURE DUE TO SNOW LOADING. IN CASE OF SNOW BUILD UP AGAINST A STUD WALL THE OWNER SHALL BE RESPONSIBLE TO ELIMINATE SNOW TO STUD WALL CONTACT.
H. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH WITH MOISTURE CONTENT LESS THAN 19% U.N.O.
I. GLU-LAMS SHALL BE 24F-V4 U.N.O. GLU-LAMS EXPOSED TO WEATHER MUST BE RATED FOR EXTERIOR USE BY THE MANUFACTURER.
J. MICRO-LAMS (LAMINATED VENEER LUMBER - LVL) SHALL HAVE Fb = 2,600 PSI & Fv = 285 PSI.
K. PARALLAMS (PARALLEL STRAND LUMBER - PSL) SHALL HAVE Fb = 2,900PSI & Fv = 290 PSI MIN. & E = 2.2x10^6 PSI
L. SPLICE ALL BEAMS OVER SUPPORTS OR SAW CUT TOP 1/3 AT SUPPORT (NOT @ CANTILEVERS), U.N.O.
M. WHERE (3) OR MORE TRIMMERS ARE SPECIFIED, THOSE TRIMMERS ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID BLOCKED AT THE FLOOR LEVELS TO THE FOUNDATION, U.N.O.
N. WHERE POSTS WITH COLUMN CAPS OR BEARING PLATES ARE CALLED OUT FOR, THE LOAD IS TO BE TRANSFERRED TO THE FOUNDATION BY VERTICAL GRAIN BLOCKING AT ALL FLOOR LEVELS TO THE FOUNDATION, U.N.O.
O. ALL BUILT UP, LAMINATED DOUBLE OR MULTIPLE 2X JOISTS AND BEAMS SHALL BE NAILED TOGETHER WITH 16d SINKERS AT 4" o.c. STAGGERED, U.N.O.
P. ALL 4x AND 6x POSTS, COLUMNS, AND HEADERS SHALL BE D.F.#1 OR BETTER, U.N.O. ALL OTHER 4x AND 6x FRAMING MEMBERS SHALL BE D.F.#2 OR BETTER, U.N.O.
Q. ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS, U.N.O.
R. DO NOT DRILL HOLES, NOTCH, OR CUT INTO BEAMS, STUDS, AND JOISTS, UNLESS DETAILED ON THE PLANS.
S. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITION WALLS.
T. WHEN USING "GREEN" LUMBER CARE SHALL BE TAKEN TO ALLOW FOR THE EFFECTS OF SHRINKAGE. IF NECESSARY TO AVOID SAGGING, JOISTS, RAFTERS, AND BEAMS SHALL BE BRACED AT MIDSPAN UNTIL LUMBER HAS DRIED OUT AND REACH A STABLE MOISTURE CONTENT.

6. HARDWARE / STRUCTURAL STEEL

A. ALL HARDWARE CALLED SHALL BE SIMPSON STRONG-TIE CO., INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL CONNECTORS ARE TO BE INSTALLED PER MAX LOAD VALUES. ALL HANGERS AND FASTENERS SHALL BE COATED FOR COMPATIBILITY TO TREATED LUMBER
B. ALL NAILS SPECIFIED ARE COMMON NAILS, U.N.O. NO SUBSTITUTIONS UNLESS SPECIFIED ON PLANS OR APPROVED IN WRITING BY THE ENGINEER. FOR ALL HARDWARE SPECIFIED, USE NAILS OR BOLTS PER MANUFACTURERS RECOMMENDATIONS WHERE NAILS ARE EXPOSED TO WEATHER, NAILS SHALL BE GALVANIZED.
C. STRUCTURAL WIDE FLANGE STEEL CONFORM TO ASTM A36 OR A572. PIPE SECTIONS SHALL CONFORM TO ASTM A501 OR ASTM A53 TYPE E OR S, GRADE B. HSS SECTIONS SHALL CONFORM TO ASTM A500, GRADE C.
D. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL WELDING SHALL BE DONE BY WELDERS CERTIFIED BY THE LOCAL BUILDING AUTHORITY. FILLET WELDS ARE DESIGNED USING ONE HALF STRESSES NOT REQUIRING SPECIAL INSPECTION, U.N.O.
E. ALL WELDING ELECTRODES SHALL BE E70XX OR SHIELDED WIRES WITH Fy GREATER THAN 70KSI.
F. BOLTS SHALL BE ASTM A307 U.N.O. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN THE SPECIFIED BOLTS. WASHERS SHALL BE USED AT EACH BOLT HEAD AND NUT NEXT TO WOOD. ALL WASHERS TO BE NOT LESS THAN STANDARD CUT WASHERS.
G. PROVIDE 3"x3" x 1/4" PLATE WASHERS ON ALL FOUNDATION ANCHOR BOLTS. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7 INCHES INTO CONCRETE.

7. TRUSSES

A. ALL PREFABRICATED TRUSSES SHALL BE FABRICATED BY A CODE APPROVED MANUFACTURER. TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH SECTION 2303.4 OF THE 2018 IBC AND THE TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR CONNECTOR PLATES. THE GENERAL CONTRACTOR SHALL COMPLY WITH "HANDLING INSTALLATION AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (TPI-HIB-91) DURING THE INSTALLATION OF WOOD TRUSSES.
B. THE TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS AND CALCULATIONS FOR EACH TRUSS CONDITION AS WELL AS A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE LOCATION OF EACH TRUSS. AND ENGINEER REGISTERED IN THE STATE OF NEVADA SHALL SEAL ALL DRAWINGS AND CALCULATIONS.
C. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO CONFORM THE TRUSS DESIGN ACCORDING TO THE LOADING CONDITIONS AS CALLED FOR IN THESE PLANS, SUCH AS (1) LIVE AND DEAD LOADS (INCLUDING DRAG LOADS); (2) TRUSS SPACING; (3) SPANS AND EAVE OVERHANGS; (4) ROOF PITCH; AND (5) BEARING POINTS.
D. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS-TO-TRUSS CONNECTIONS, INCLUDING GIRDER TRUSSES, AND IF GIRDER TRUSSES ARE MADE UP OF MORE THAN ONE TRUSS, ALL CONNECTIONS BETWEEN THESE TRUSSES.
E. THE TRUSS MANUFACTURER SHALL PROVIDE A MEANS OF ATTIC ACCESS WHEN SPACING IS 16" o.c. OR LESS. IT IS ACCEPTABLE TO SPACE ONE TRUSS BAY AT 24" FOR THE ATTIC ACCESS. LADDER FRAME AT THE TOP AND BOTTOM CHORDS WITH 2x FRAMING (TO MATCH CHORDS) @ 16" o.c., USE (4) 16d TOENAILS, LADDER FRAME TO TRUSS CHORD.
F. GABLE END TRUSSES SHALL BE STRUCTURAL, DESIGNED TO SUPPORT OVERHANG AND TO ALLOW A TOP CHORD NOTCH OF 1 1/2".
G. TRUSSES ARE TO STACK OVER WALL STUDS AT BEARING POINTS WHEN SNOW LOADS ARE GREATER THAN 50PSF. GIRDER TRUSSES ARE TO BE SUPPORTED BY MULTIPLE TRIMMERS.
H. ALL NON-BEARING WALLS ARE TO HAVE A 1/2" GAP TO THE BOTTOM CHORD OF TRUSSES. SECURE BOTTOM CHORD TO WALL WITH SIMPSON STRONG TIE DTC CLIP ON TRUSS LAYOUT.
I. WHERE TRUSS BLOCKING IS CALLED OUT, THE BLOCKING PIECE SHALL BE THE SAME DEPTH AS THE ADJOINING MEMBERS AND CAPABLE OF RESISTING A LATERAL LOAD EQUAL TO 500 POUNDS IN IT'S PLANE OR SHEATHED WITH 1/2" CDX PLYWOOD AND NAILED WITH 10d COMMON NAILS AT 6" o.c. EDGE NAILING.
J. PERMANENT BRACING SHALL BE PROVIDED AS REQUIRED TO MAINTAIN STABILITY.
K. PRIOR TO FABRICATION, THE TRUSS MANUFACTURER SHALL CONFIRM ALL TRUSS CONFIGURATIONS, SPANS, AND SUPPORT CONDITIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.

SHEARWALL SCHEDULE
(SOME MAY NOT BE USED ON THIS PROJECT)

MARK	SHEAR PLY	EDGE NAILING (EN)	BOTTOM PLATE ATTACHMENT TO:	3x P.T. MUDSILL AND FRAMING MEMBERS @ ALL ABUTTING PANELS EDGES - SEE NOTE 6
6	3/8"	8d @ 6" o.c.	CONCRETE: 5/8" ⌀ A.B. X 48" o.c. WOOD: 16d STAGGERED @6" o.c.	NO
4	3/8"	8d @ 4" o.c.	CONCRETE: 5/8" ⌀ A.B. X 32" o.c. WOOD: 16d STAGGERED @4" o.c.	NO
3	3/8"	8d @ 3" o.c.	CONCRETE: 5/8" ⌀ A.B. X 32" o.c. WOOD: 16d STAGGERED @3" o.c.	YES
2	3/8"	8d @ 2" o.c.	CONCRETE: 5/8" ⌀ A.B. X 24" o.c. WOOD: 16d STAGGERED @2" o.c.	YES
4/2	3/8" EA SIDE	8d @ 4" o.c. STAGGERED	CONCRETE: 5/8" ⌀ A.B. X 16" o.c. WOOD: PER PLANS	YES
3/2	3/8" EA SIDE	8d @ 3" o.c. STAGGERED	CONCRETE: 5/8" ⌀ A.B. X 16" o.c. WOOD: PER PLANS	YES
2/2	3/8" EA SIDE	8d @ 2" o.c. STAGGERED	CONCRETE: PER PLANS WOOD: PER PLANS	YES

NOTES:
1. USE MINIMUM 3/8" APA RATED SHEAR PLY/OSB OR RATED EQUIVALENT U.N.O.
2. USE COMMON NAILS AND FILED NAIL @ 12" o.c., U.N.O.
3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALL SHALL BE TYPE 6 SHEAR WALL.
4. NAIL ALL SHEAR PLYWOOD WITH EDGE NAIL SPACING @ TOP, MUD SILL, ALL POSTS, ALL KING STUDS, SOLE PLATES & ALL STUDS w/ HOLDOWNS.
5. DOUBLE SHEAR WALLS TO HAVE SHEAR PLY WITH SPECIFIED NAILING BOTH SIDES.
6. PROVIDE 3X MINIMUM FOUNDATION SILLS, (U.N.O. ON PLANS) AND 3X MINIMUM FRAMING MEMBERS (TOP, SOLE, STUDS, POSTS, BLOCKING, ETC.) RECEIVING EDGE NAILING FROM TWO ABUTTING SHEAR PLYWOOD PANELS. ALL EDGE NAILING AT THESE MEMBERS SHALL BE STAGGERED.
7. USE SIMPSON MSTC28 TO STRAP TOP'S ACROSS ALL BEAMS AND BREAKS IN TOP PLATES, U.N.O.
8. PROVIDE BLOCKING AT ALL HORIZONTAL EDGES OF SHEAR PLYWOOD OR GYPBOARD.
9. NAILING OF GYP BOARD w/6d @ 4" o.c. APPLIES TO EDGE & FIELD NAILING, U.N.O.
10. ANCHOR BOLTS SHALL HAVE 3 IN. x 3 IN. x 1/4-INCH PLATE WASHER.

HOLDOWN SCHEDULE FOR STEMWALL CONDITIONS
(SEE NOTE 1)

MARK	HOLDOWN	SHEARWALL END STUDS/POST SEE NOTES 2 AND 3	HOLDOWN CONNECTION TO STUD/POST	HOLDOWN ANCHOR BOLT TYPE AND EMBEDMENT - U.N.O.	COMMENTS
2	HDU2-SDS2.5	(2) 2x6STUD	(6) 1/4" x 2 1/2" SDS	SIMPSON SSTB24 (MIN. EMBED, Le = 20 1/8")	
4	HDU4-SDS2.5	(2) 2x6STUD	(10) 1/4" x 2 1/2" SDS	SIMPSON SB 5/8" X 24" (MIN. EMBED, Le = 18")	
5	HDU5-SDS2.5	(2) 2x6STUD	(14) 1/4" x 2 1/2" SDS	SIMPSON SB 5/8" X 24" (MIN. EMBED, Le = 18")	
8	HDU8-SDS2.5	4x6 POST	(20) 1/4" x 2 1/2" SDS	SIMPSON SB 7/8" X 24" (MIN. EMBED, Le = 18")	
11	HDU11-SDS2.5	6X6 POST	(30) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
14	HDU14-SDS2.5	6X6 POST	(36) 1/4" x 3" SDS	SIMPSON PAB 7 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
Q8	HDQ8-SDS3	4X6 POST	(20) 1/4" x 3" SDS	SIMPSON PAB 7 (MIN. EMBED, de = 9") MIN. FOOTING WIDTH = 33"	
Q11	HDQ11-SDS2.5	4X6 POST	(24) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
Q14	HDQ14-SDS2.5	6X6 POST	(30) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
H19	HD19	6X6 POST	(5) 1" ⌀	SIMPSON PAB 10 (MIN. EMBED, de = 14 1/2") MIN. FOOTING WIDTH = 44"	

NOTES:
1. SOME HOLDOWN TYPES NOTED MAY NOT BE USED ON THIS PROJECT
2. PROVIDE PANEL EDGE NAILING PER SHEARWALL SCHEDULE AT HOLDOWN STUDS/POST. IF MULTIPLE STUDS ARE PROVIDED, NAIL STUDS TOGETHER WITH 16d NAILS STAGGERED TO MATCH THE SPACING OF THE SHEAR WALL EDGE NAILING.
3. STUDS/POST SHALL EXTEND FROM TOP OF SILL TO BOTTOM OF TOP PLATES.
4. ALL HOLDOWNS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. ALL HOLDOWN ANCHOR BOLTS SHALL BE SPECIFIED PER PLAN AND SHALL MEET MANUFACTURER'S MINIMUM INSTALLATION REQUIREMENTS.
6. HOLDOWN ANCHOR BOLTS ARE DESIGNED FOR UPLIFT ONLY, STANDARD MUDSILL ANCHOR BOLTS ARE REQUIRED (SPACING PER PLAN).
7. PROVIDE SOLID BLOCKING AS REQUIRED AT ALL HOLDOWNS.

ABBREVIATIONS

ADDITIONAL	ADD'L	JOIST	JST
AMERICAN CONCRETE ASSOCIATION	ACI	LAMINATED VENEER LUMBER	LVL
AMERICAN SOCIETY FOR TESTING AND MATERIALS	ASTM	LIVE LOAD	L.L.
AMERICAN PLYWOOD ASSOCIATION	APA	MACHINE BOLT	M.B.
ANCHOR BOLT	A.B.	MANUFACTURER	MFR
STRUCTURAL ENGINEERING INSTITUTE	SEI	MAXIMUM	MAX
AMERICAN SOCIETY OF CIVIL ENGINEERS	ASCE	MICRO-LAM (TRUSS JOIST)	ML
AT	@	MINIMUM	MIN.
BEAM	BM	NOT APPLICABLE	N/A
BEARING	BRG	NOT TO SCALE	NTS
BLOCKING	BLKG	NUMBER / POUNDS	#
BOTH SIDES	B/S	ON CENTER	o.c.
BOUNDARY NAILING	B.N.	ONE SIDE	o/s
CANTILEVER	CANT	OVER / ON	o/
CENTERLINE	℄	PARALLEL STRAND LUMBER	PSL
COLUMN	COL.	POUNDS PER SQUARE FOOT	PSF
CONCRETE	CONC.	POUNDS PER SQUARE INCH	PSI
CONCRETE MASONRY UNIT	CMU	PRESSURE TREATED OR PRESERVATIVE TREATED	PT
CONTINUOUS	CONT.	REDWOOD	RWD
DEAD LOAD	D.L.	REQUIRED	REQ'D
DETAIL	DET/DTL	SCHEDULE	SCHED
DIAMETER	⌀	SHEAR WALL	SW
DOUBLE	DBL	SIMILAR	SIM.
DOUGLAS FIR, NORTH	D.F.	SPECIFICATION	SPEC
DRAWING	DWG	SQUARE	SQ
EACH	EA	SQUARE FOOTAGE	SF
EACH END	EE	STAGGERED	STAGG
EACH SIDE	ES	STANDARD	STD
EDGE NAILING	E.N.	STEEL	STL
EMBEDMENT	EMBED	STRUCTURAL	STRUC
EQUAL	EQ	THREADED	THR'D
EXISTING	(E)	TOE NAIL	T.N.
EXTERIOR	EXT	TONGUE & GROOVE	T&G
FIELD NAIL/FACE NAIL	F.N.	TOP OF	T.O.
FLOOR	FLR	TRIMMER(S)	TRMR (TRMRS.)
FOOTING	FTG	TUBE STEEL	T.S.
FOUNDATION	FDN	TYPICAL	TYP.
GLUED LAMINATED BEAM	GLB	UNLESS NOTED OTHERWISE	U.N.O.
GYPSUM BOARD	GYP BD	VERIFY IN FIELD	VIF
HANGER	HGR	VERTICAL	VERT
HEADER	HDR	WELDED WIRE FABRIC	WWF
HEM-FIR	HF	WELDED WIRE MESH	WWM
HOLDOWN	HD	WITH	w/
HORIZONTAL	HORIZ	PLATE	,
INTERIOR	INT	PLYWOOD	PLY
INTERNATIONAL BUILDING CODE	IBC		

DESIGN CRITERIA

CODE

- INTERNATIONAL BUILDING CODE, 2018 EDITION
- ASCE/SEI STANDARD 7-16

ROOF SNOW LOADS

- SITE ELEVATION 4859 FT
- GROUND SNOW LOAD, Pg 40 PSF
- FLAT-ROOF SNOW LOAD, Pf 31 PSF
- SNOW EXPOSURE FACTOR, Ce 1.0
- SNOW LOAD IMPORTANCE FACTOR, Is 1.0
- THERMAL FACTOR, Ct 1.1
- SLOPE FACTOR(S), Cs 1.0
- DRIFT LOADS N/A
- AVG. DRIFT DENSITY N/A

WIND LOADS

- BASIC WIND DESIGN SPEED, V 120 MPH
- RISK CATEGORY II
- EXPOSURE C

SEISMIC

- RISK CATEGORY II
- MAPPED SPECTRAL RESPONSE ACCELERATION, S_S 1.868 - USE 1.5 MAX.
- SITE CLASS D-Default
- DESIGN SPECTRAL RESPONSE ACCELERATION, Sds 1.2
- SEISMIC DESIGN CATEGORY D
- SEISMIC FORCE RESISTING SYSTEM BEARING WALL SYSTEM LIGHT FRAMED WALL WITH WOOD STRUCTURAL PANELS
- RESPONSE MODIFICATION COEFFICIENT, R 6.5
- SEISMIC BASE SHEAR 0.14 W
- ANALYSIS PROCEDURE USED SIMPLIFIED METHOD

ROOF FRAMING DESIGN LOADS

- TRUSS LOADING: TRUSS SPACING = 24" o.c. (U.N.O.)
  - T.C LIVE LOAD = 31 PSF
  - T.C DEAD LOAD = 20 PSF
  - B.C DEAD LOAD = 10 PSF
  - TOTAL LOAD = 61 PSF
- FLOOR FRAMING DESIGN LOADS:
  - FLOOR LIVE LOAD = 40 PSF
  - DEAD LOAD = 12 PSF
  - TOTAL LOAD = 51 PSF

ASSUME SOIL BEARING: 1500PSF

ROOF PLYWOOD

- 1/2" CDX APA RATED (32/16) OR OSB EQUIVALENT-APPLY FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER PANES AND NAIL WITH 10d COMMON @ 6" o.c. EDGE NAILING & 12" o.c. FILED NAILING. EDGE NAIL AT BOUNDARIES, DRAG TRUSSES, AT SUPPORTED EDGES, GABLE END AND FRIEZE BLOCKS.

FLOOR PLYWOOD

- 3/4" T&G APA RATED PLYWOOD (OR ORIENTED STRAND BOARD). APPLY FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS. STAGGER PANELS & NAIL WITH 10d COMMON @ 6" o.c. AT ALL EDGES AND BOUNDARIES (BLOCKING AT INTERIOR SHEAR WALLS, DRAG MEMBERS, ETC.) AND & 10" o.c. FILED NAILING, U.N.O.

WALL FRAMING

- USE 2x6 D.F. #2 @ 16" o.c. (U.N.O.)

TOP PLATE SPLICES

- USE (9) 16d NAILS AT ALL TOP PLATE SPLICES (48" LONG), U.N.O.

FOOTINGS

PIER SCHEDULE

SYMBOL	WIDTH (each side)	DEPTH	STEEL (each way)
12	12"	10"	(2) #4's
14 or 16 ⌀	14"	10"	(2) #4's
16 or 18 ⌀	16"	10"	(2) #4's
18 or 21 ⌀	18"	10"	(2) #4's
21 or 24 ⌀	21"	10"	(2) #4's
24	24"	12"	(3) #4's
28	28"	12"	(3) #4's
32	32"	12"	(4) #4's
36	36"	12"	(5) #4's
42	42"	12"	(6) #4's
48	48"	14"	(7) #4's
54	54"	14"	(8) #4's
60	60"	14"	(9) #4's

PERIMETER FOOTING SCHEDULE

SYMBOL	WIDTH	DEPTH	STEEL (continuous)
12	12"	10"	(2) #4's
16	16"	10"	(2) #4's
18	18"	10"	(2) #4's

SYMBOL	WIDTH	DEPTH	FOOTING STEEL	STEMWALL STEEL
16a	16"	18"	(2) #4's CONTINUOUS T & B & #5 SHEAR TIES @ 18" o.c.	N/A
16b	16"	24"	(2) #4's CONTINUOUS T & B & #5 SHEAR TIES @ 18" o.c.	N/A

STEMWALL

- 8" WIDE CONCRETE STEMWALL W/ (1) #4 CONT. @ TOP, U.N.O. PROVIDE #4 VERTICALS @ 18" o.c. HOOK @ FOOTING (ALTERNATE HOOKS) & #4 HORIZONTALS @ 18" o.c. U.N.O. AT CMU STEMALL PROVIDE #4 VERT. @ 32" o.c. & #4 HORIZ. @ 24" o.c. U.N.O.
- EXTERIOR FOOTINGS TO BE PLACED 18" OR 24" BELOW GRADE PER APPLICABLE LOCAL CODES - FOOTINGS SUPPORTING THREE STORIES OR MORE SHALL HAVE A MINIMUM DEPTH OF 10".
- STEMWALLS SUPPORTING THREE STORIES OR MORE SHALL HAVE A MINIMUM THICKNESS OF 10".

NO.	DATE	REVISION BLOCK	BY

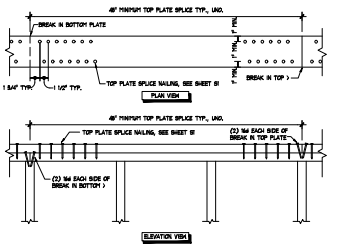
1 0 1 2
40 0 40 80
SCALE: N.T.S.

R|O|Anderson
WWW.ROANDERSON.COM
MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

NIELSEN ADDITION
ROBERT NIELSEN

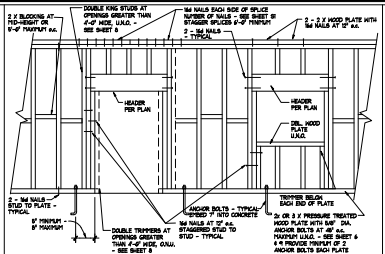
STRUCTURAL SPECIFICATIONS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SS
SCALE: N.T.S.	SHEET: SS
DATE: 6/6/24	OF: 17 SHEETS



1 TYPICAL TOP PLATE SPLICE

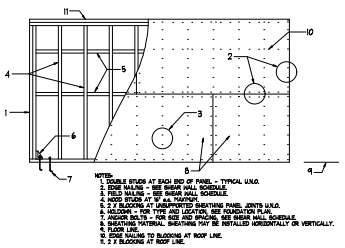
SCALE: 1 1/2" = 1'-0"



2 TYP. WOOD STUD WALL FRAMING BRACE WALL ELEVATION (ONE STORY)

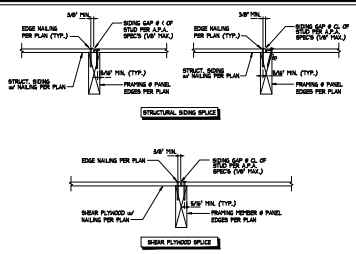
THIS DETAIL SHALL APPLY TO ALL EXTERIOR STUD WALLS AND INTERIOR BEARING AND SHEAR WALLS

SCALE: N.T.S.



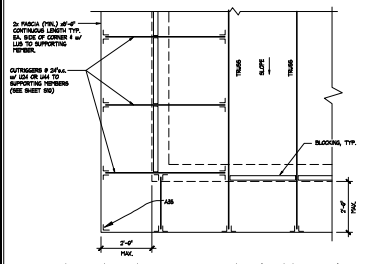
EXTERIOR WOOD STUD BRACE WALL ELEVATION (ONE STORY)

SCALE: N.T.S.



4 TYPICAL SPLICE @ SHEAR PANELS

SCALE: N.T.S.



5 TYPICAL GABLE ROOF FRAMING AT CORNERS

NOT TO SCALE

NOTES: 1. COORDINATE RAKE AND EAVE REQUIREMENTS WITH THE FRAMING PLANS AND DETAILS.

NO.	DATE	REVISION BLOCK	BY
△			

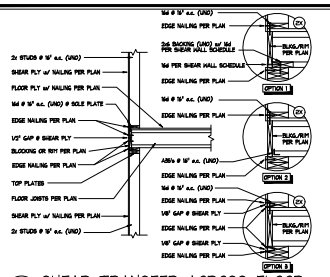
SCALE: PER DETAIL

R|O Anderson
WWW.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

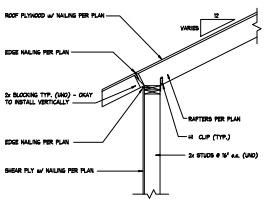
STANDARD DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SD1
SCALE: PER DETAIL	SHEET: SD1
DATE: 6/6/24	OF: 17 SHEETS



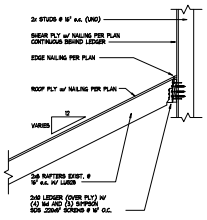
1 SHEAR TRANSFER ACROSS FLOOR

RFP 001 SCALE: 1/2" = 1'-0"



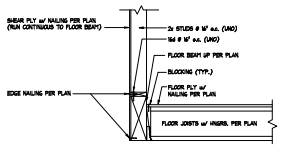
2 RAFTER TO TOP PLATE CONNECTION

RFP 007 SCALE: 3/4" = 1'-0"



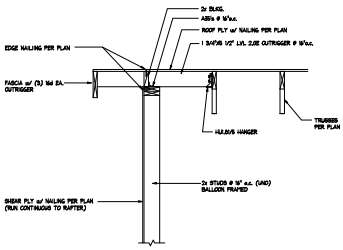
3 RAFTER TO WALL CONNECTION

RFP 013 SCALE: 3/4" = 1'-0"



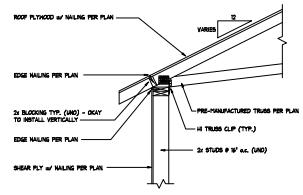
4 JOISTS/BEAM TO WALL

RFM 013A SCALE: 3/4" = 1'-0"



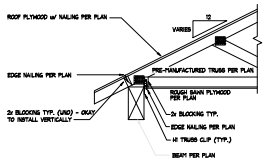
5 OUTRIGGER TO TOP PLATE

RFP 017 SCALE: 3/4" = 1'-0"



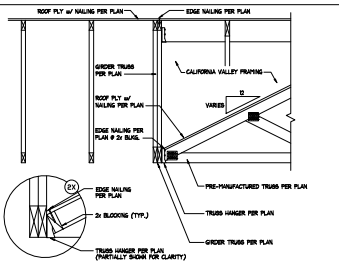
6 TRUSS TO TOP PLATE CONNECTION

RFP 002 SCALE: 3/4" = 1'-0"



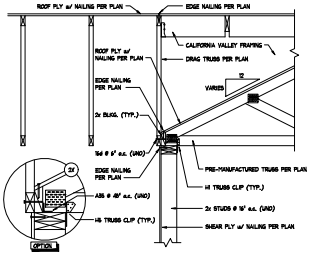
7 TRUSS TO BEAM CONNECTION

RFP 002A SCALE: 3/4" = 1'-0"



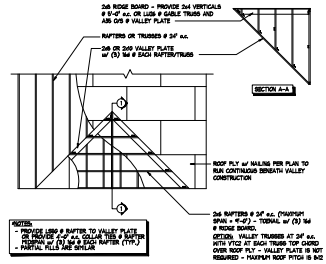
8 INTERIOR GIRDER CONNECTION

RFP 003 SCALE: 3/4" = 1'-0"



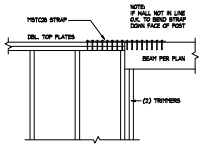
9 DRAG TRUSS TO TOP PL CONNECTION

RFP 004 SCALE: 3/4" = 1'-0"



10 CALIFORNIA VALLEY (LOW SNOW LOAD)

RFP 005 SCALE: 3/4" = 1'-0"



11 BEAM POCKET DETAIL

RFM 002 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY
1			

SCALE: PER DETAIL

R|O Anderson
WWW.ROANDERSON.COM
RENO
5241 Kietzke Ln.
Suite 100
Reno, NV 89511
T: 775.786.1999
Diamond Bar
21660 E. Copley Dr.
Suite 100
Diamond Bar, CA 91765
T: 775.782.7999

NIELSEN ADDITION
ROBERT NIELSEN

STRUCTURAL DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SD2
SCALE: PER DETAIL	SHEET: SD2
DATE: 6/6/24	OF: 17 SHEETS

PROJECT TEAM

ARCHITECTURAL

ANDY WOLTING R.D.
R.D. ANDERSON
1105 ESMERALDA
MINDEN, NV. 89423
775-782-2522

STRUCTURAL

RANDY VOGELGESANG S.E.
R.D. ANDERSON
1105 ESMERALDA
MINDEN, NV. 89423
775-782-2522

PROJECT MANAGER / INTERIORS

MELISSA KERLEY
MONARCH NEVADA LLC.
P.O. BOX 472
GLENBROOK, NV. 89413
775-790-1262

GENERAL CONTRACTOR

ABEYTA REMODELING & CONSTRUCTION
1000 SNOWY PEAK DRIVE
CARSON CITY, NV. 89701
775-882-7259

SYMBOL LIST

- SPOT ELEVATION
- SANITARY SEWER
- WATER LINE
- GAS LINE
- ELECTRICAL LINE
- TELEPHONE LINE
- CABLE T.V. LINE
- CENTERLINE
- FENCE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- BATT INSULATION
- EARTH / GRADE
- RIGID INSULATION
- CMU BLOCK / CONC. WALL
- METAL
- PAVING / CONCRETE
- GRASS / GROUNDCOVER
- STONE / GRAVEL
- SAND / MORTAR / STUCCO
- LAP SIDING
- WOOD TRIM
- ASPHALT / TILE ROOFING
- METAL ROOFING
- SPANISH TILE
- FIRE HYDRANT
- POWER POLE
- PERK TEST
- EXIST. EVERGREEN TREE
- EXIST. DECIDUOUS TREE
- NOTE AREA
- WOOD FRAMING THRU MEMBER
- WOOD FRAMING INTERRUPTED MEMBER
- REVISION CLOUD
- BUILDING SECTION CUT
- WALL SECTION CUT
- DETAIL CUT
- ROOM ELEVATION

CODE DATA

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FIRE CODE (IFC), IFC 105.4.2
INTERNATIONAL WILD URBAN INTERFACE CODE

2017 NATIONAL ELECTRIC CODE

OCCUPANCY GROUP	R-3
CONSTRUCTION TYPE	V-B
ALLOWABLE FLOOR AREA	UNLIMITED
HEATED FLOOR AREA (EXISTING)	2782 SQ. FT.
HEATED FLOOR AREA (ADDITION)	534 SQ. FT.
STORAGE	24 SQ. FT.
GARAGE FLOOR AREA	448 SQ. FT.
GROSS TOTAL FLOOR AREA	3264 SQ. FT.
EXISTING DECKS/ PORCH	488 SQ. FT.
NUMBER OF STORIES	2
TOTAL HEIGHT	49'-3 1/2"
SNOW LOAD	70#
EXPOSURE	C
DESIGN WIND SPEED	120 M.P.H.
SEISMIC ZONE	D
SEISMIC BASE SHEAR	0.053 W

TRUSS CALCULATIONS WILL BE A DEFERRED SUBMITTAL

VICINITY MAP





NIELSEN ADDITION
239 ENGINE HOUSE CIRCLE
A.P.N.1418-10-710-074

GENERAL NOTES

GENERAL NOTES:

WORK PERFORMED SHALL COMPLY TO THE FOLLOWING:
THESE GENERAL NOTES OR ANY OTHER NOTES NOTED ON PLANS OR SPECIFICATIONS
INTERNATIONAL RESIDENTIAL CODE APPLICABLE EDITION.

ALL AND EVERY LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

RESIDENTIAL DESIGNER TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR/OWNER OR SUBCONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULT OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THESE CONTRACTOR FAILED TO NOTIFY THE RESIDENTIAL DESIGNER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR THE GENERAL SAFETY DURING CONSTRUCTION, AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS.

INSTALLATION OF ALL MATERIALS AND FINISHES TUST BE DONE IN STRICT ACCORDANCE WITH THE RELATED MANUFACTURERS SPECIFICATIONS AND DETAILS.

THE CONTRACTOR/OWNER SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEE, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

SITE WORK:

THE LOCATION OF UTILITIES SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE TO THE RESIDENTIAL DESIGNER. IT SHALL BE THE CONTRACTOR/OWNERS RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED SITE AND CONTACT "DIG ALERT" AT 811 OR 1-800-227-2600 A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION, PRIOR TO BEGINNING CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION ON THESE DRAWINGS, HE/SHE SHALL NOTIFY THE RESIDENTIAL DESIGNER BEFORE PROCEEDING.

CONNECT WATER, GAS, ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES AND PUBLIC WORKS SPECIFICATIONS
THE CONTRACTOR/OWNER SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) 48 HOURS PRIOR TO START OF CONSTRUCTION.

REMOVE ALL DEBRIS FROM FORMS BEFORE POURING ANY CONCRETE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS, BRACING AND SHORING REQUIRED. THE CONTRACTOR SHALL PROVIDE ADEQUATE STAYS AND BRACING OF ALL FRAMING UNTIL ALL ELEMENTS OF STRUCTURE HAVE BEEN INCORPORATED INTO THE PROJECT.

ELECTRICAL:

ALL ELECTRICAL EQUIPMENT, WIRING AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE OR 2017 NATIONAL ELECTRICAL CODE AND MANUFACTURERS SPECIFICATIONS.

ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LAB.

SEE ELECTRICAL PLAN FOR FURTHER PERTINENT ELECTRICAL NOTES.

PLUMBING:

ALL PLUMBING INSTALLATIONS SHALL CONFORM WITH THE 2012 UNIFORM PLUMBING CODE

FAUCET AERATORS SHALL HAVE A MAXIMUM FLOW RATE OF NO MORE THAN 2.2% GALLONS PER MINUTE.

WATER CLOSETS SHALL HAVE WATER REMEMBERING THAT LIMIT WATER USED TO NO MORE THAN 1.6 GALLONS PER FLUSH.

SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE.

PLUMBING CONT:

ALL WATER PIPES TO BE COPPER TYPE "L" UNDER FLOOR TYPE "M" ABOVE SLAB AND PVC SCHED. 40 FROM METER TO HOUSE.

WATER HEATERS SHALL BE INSULATED WITH AN EXTERNAL INSULATION BLANKET OF R-12 OR GREATER. INSULATE ALL PLUMBING PIPES IN UNCONDITIONED SPACES WITH EXTERNAL INSULATION WRAPPING OF R-3 OR GREATER.

WATER HEATER SEISMIC ANCHORING STRAPS SHALL BE LOCATED AT THE UPPER 1/3 AND LOWER 1/3 OF THE WATER HEATERS VERTICAL DIMENSION. LOWER STRAP SHALL BE PLACED A MINIMUM OF 4" ABOVE WATER HEATER CONTROLS.

ALL DISHWASHERS TO HAVE AIR GAPS INSTALLED.

ALL WASTE AND VENT PIPE TO BE PLASTIC ABS.

ALL PLUMBING FIXTURES TO BE SELECTED BY CONTRACTOR/OWNER.

MECHANICAL:

ALL MECHANICAL EQUIPMENT, DUCTWORK AND INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE 2018 MECHANICAL CODE AND THE MANUFACTURERS SPECIFICATIONS.

GAS PIPING SHALL NOT BE EMBEDDED IN OR BELOW CONCRETE SLABS.

ALL MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE APPROVED BY A NATIONALLY RECOGNIZED TESTING LAB.

DOORS AND WINDOWS:

ALL GLAZING SHALL CONFORM TO 2018 IRC SECTION R308.

ALL DOORS TO BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR DOORS SHALL BE 1 3/4" HOLLOW CORE UNLESS NOTED OTHERWISE.

FINAL INTERIOR DOOR CASING SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR DOOR CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

FINAL ENTRANCE DOOR STYLE SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL DOOR HARDWARE SHALL BE SELECTED BY CONTRACTOR/OWNER.

ALL INTERIOR WINDOW CASING SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

ALL INTERIOR WINDOW CASING STYLE TO BE SELECTED BY CONTRACTOR/OWNER.

INTERIOR MATERIAL/FINISHES:

1/2" GYPSUM BOARD AT ALL WALLS. 5/8" GYPSUM BOARD AT ALL CEILINGS. 5/8" TYPE "X" GYPSUM BOARD AT GARAGE CEILINGS, WALLS COMMON TO HOUSE, ALL BEARING WALLS, UNDER STAIRS AND AT STORAGE AREAS.

GYPSUM WALL BOARD INSTALLED AS BACKING IN SHOWERS SHALL BE TYPE M.R. OR "MOISTURESHIELD" PER 2018 IRC SECTION R702.3.8

1/2" CEMENTITIOUS BACKER BOARD TUST BE PROVIDED AS BACKING FOR ALL CERAMIC TILE FOR WALLS AND IN STEAMING AND WET ATMOSPHERE ROOMS WHERE PAINT OR USED AS SUBSTRATE FOR TILE AND STONE AT FLOORS.

WALLS AND CEILINGS IN KITCHENS AND BATHROOMS SHALL BE PAINTED WITH SEMI-GLOSS LATEX ENAMEL. ALL OTHER WALLS SHALL BE PAINTED WITH FLAT LATEX ENAMEL.

ALL FINAL INTERIOR FINISH MATERIALS SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL BASE AND CROWN MOLDINGS SHALL BE PAINT GRADE UNLESS NOTED OTHERWISE.

FINAL BASE AND CROWN MOLDING SELECTIONS WILL BE MADE BY CONTRACTOR/OWNER.

ALL CLOSETS TO BE FINISHED SAME AS ADJACENT ROOM UNLESS OTHERWISE NOTED.

FLASHING:

ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE FULLY CAULKED AND SEALED.

ROOF FLASHING AT VERTICAL WALL JUNCTIONS BASE AND COUNTER FLASHINGS ARE REQUIRED WHERE ROOFING MATERIAL TERMINATES. FLASHING SHALL BE CONTINUOUS WITH A 4" MIN. TURN-UP AGAINST THE WALL AND FORM HORIZONTAL LEG 4" MIN. AWAY FROM THE WALL. BASE FLASHINGS SHOULD BE FASTENED TO THE SHEATHING TO PREVENT SLIPPAGE. METAL COUNTER FLASHING SHALL BE APPLIED IN SHINGLE FASHION. FLASHING SHALL BE MINIMUM 26 GAGE GALVANIZED SHEET METAL.

ALL WEATHER EXPOSED WALL SURFACES SHALL BE PROTECTED BY AN UNDERLAYMENT OF ONE LAYER OF "TYVEK" BUILDING WRAP BY "DUPONT" OR EQUAL OVER EXTERIOR SHEAR WALL SHEATHING. INSTALL PER MANUFACTURERS INSTRUCTIONS.

INSULATION:

FIBERGLASS BATT INSULATION SHALL BE INSTALLED THROUGHOUT THE BUILDING ENVELOPE IN ACCORDANCE WITH THE FOLLOWING.

FLAT CEILINGS WITH ATTICS OVER HEATED SPACES R-30
VAULTED CEILINGS OVER HEATED SPACES R-30
EXTERIOR WALLS AT HEATED SPACES R-21
UNDERFLOOR AT FLOOR JOISTS R-19

VAULTED CEILING BAY WITH BATTS SHALL BE CUT SNUGLY BETWEEN THE GIRDING TRUSSES OR RAFTERS. CARE MUST BE TAKEN WHEN INSTALLING TO USE BATTS REMAIN FLUSH WITH BOTTOM OF RAFTERS OR TRUSSES TO MAINTAIN PROPER AIRSPACE.

CARPENTRY

HORIZONTAL APPLICATIONS SHALL BE INSTALLED AT LEAST 6" ABOVE EXPOSED GROUND UNLESS THE POST IS TREATED OR WOOD IS OF NATURAL RESISTANCE TO DECAY.

ALL WOOD WITHIN 6" OF GROUND SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

ANY WOOD POSTS AND BEAMS SUPPORTING A SECOND STORY OVER A GARAGE SHALL BE PROTECTED BY 1 HOUR CONSTRUCTION.

PLYWOOD SHALL BE INSTALLED WITH 1/8" SPACING AT ALL END AND EDGE JOINTS UNLESS OTHERWISE INDICATED BY PANEL MANUFACTURER.

ALWAYS STAGGER END JOINTS WHEN INSTALLING PLYWOOD OR O.S.B. PANELS. WHEN GLUING A PLYWOOD OR O.S.B. FLOOR SYSTEM SPREAD ENOUGH GLUE TO LAY ONLY 1 OR 2 PANELS AT A TIME. TO INSURE PANELS WILL BE FIRLY AND PERMANENTLY SECURED TO JOISTS, WIPE AWAY WATER, DUST AND DEBRIS BEFORE APPLYING GLUE.

APPLY GLUE IN A 1/4" DIAMETER BEAD TO FRAMING MEMBER IN A CONTINUOUS LINE, OR A SERPENTINE PATTERN IN WIDE AREAS.

CONCRETE ALL WALLS OF EXIST BASE, BEFORE PLACE SETS TO BASE PLATE

VAULTED CEILINGS CAN BE PRONE TO MOISTURE PROBLEMS. DURING CONSTRUCTION A VAPOR RETARDER SHOULD BE APPLIED TO THE WARM-IN-WINTER SIDE OF THE INSULATION.

CONTRACTOR/OWNER MUST COORDINATE ALL PLUMBING, MECHANICAL AND ELECTRICAL REQUIREMENTS WITH FRAMING AND ENSURE TO ALLOW FOR PROPER CLEARANCES.

INSTALLATION OF ALL RELATED EQUIPMENT AND FIXTURES ACCORDINGLY. DIMENSIONS SHOWN ON DRAWINGS TUST BE COORDINATED AND ADJUSTED ACCORDINGLY (I.E. ROUGH IN FOR TUBS.)

MISCELLANEOUS:

PROVIDE 1 HR. CONSTRUCTION AT DUCT AND FLUE CHASES FROM 1ST TO 2ND STORY AS REQUIRED.

CONCRETE WALLS PIERS OR COLUMNS SHALL SET AT LEAST 2 DAYS BEFORE PLACING BEAMS, POSTS, SLABS SUPPORTED THEREON.

A HOUSE NUMBER IS TO BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLY

DRAWING INDEX

T1	TITLE SHEET / GENERAL NOTES
SP	SITE PLAN
A1	EXTERIOR ELEVATIONS
A2	AS-BUILT FIRST FLOOR PLAN
A3	AS-BUILT SECOND FLOOR PLAN
A4	AS-BUILT ELEVATIONS
A5	SECOND FLOOR PLAN
A6	SECTION A
A7	ELECTRICAL PLAN
A8	ARCHITECTURAL DETAILS
A9	2018 I.R.C. NOTES
S1	AS-BUILT FOUNDATION PLAN
S2	FRAMING PLAN
S3	ROOF FRAMING PLAN
S6	STRUCTURAL SPECIFICATIONS
SD1	STANDARD DETAILS
SD2	STRUCTURAL DETAILS

I.W.U.I. CODE INFO. W/ AMENDMENTS

THIS HOME WILL BE PROTECTED FROM WILDFIRE PER THE REQUIREMENTS OF 2018 INTERNATIONAL WILD URBAN INTERFACE CODE.

FIRE HAZARD SEVERITY:	HIGH RISK
WATER SUPPLY:	CONFORMING
REQUIRED DEFENSIBLE SPACE:	50'
1 HR DEFENSIBLE SPACE:	75'

IGNITION RESISTANT CONSTRUCTION FOR NONCONFORMING IS- R12

1 HR DEFENSIBLE SPACE USED TO REDUCE IGNITION RESISTANT CONSTRUCTION TO R12

ALL CONSTRUCTION TO COMPLY WITH CHAPTER 5 OF THE WILDLAND URBAN INTERFACE CODE FOR CLASS 1 IGNITION RESISTANT CONSTRUCTION.

SITE SHALL COMPLY WITH CHAPTER 6 OF THE WILDLAND URBAN INTERFACE CODE FOR DEFENSIBLE SPACE

THIS STRUCTURE WILL NOT BE SPRINKLERED AS IT IS UNDER 1,000 FEET FROM A RELIABLE WATER SOURCE. (CONFORMING WATER.)

IR 1 NC SHALL HAVE FIRE RESISTIVE CONSTRUCTION AND EXTERIOR SIDING
MATERIAL SHALL BE NON-COMBUSTIBLE

ROOFS CLASS A: ROOF EDGE GAPS FIRE STOPPED, 26 GAGE VALLEY FLASHING
EAVES: IR MATERIAL, 1 HOUR FRC, 2" NOM. DIM. LUMBER OR TREATED MATERIALS
FASCIA: IR MATERIAL, 1 HOUR FRC, 2" NOM. DIM. LUMBER
VENTS: 144 SQ. IN. 1/4" NON-COMBUSTIBLE CORROSION RESISTANT MESH, OR APPROVED DEVICE TO "VALUE"

EXTERIOR WALLS: APPROVED 1 HR FRC APPROVED NONCOMBUSTIBLE MATERIALS, 1 HOUR FRC, 2" NOM. DIM. LOG WALL CONSTRUCTION OR TREATED WOOD QUALIFIED FOR EXTERIOR USE, IR MATERIAL

WINDOWS: TEMPERED GLASS, MULTI-LAYERED GLAZED PANELS, GLASS BLOCK, 1HR, OR 20 MINUTE RATING

DOORS: APPROVED NONCOMBUSTIBLE CONSTRUCTION, SOLID CORE 1 3/4" MIN THK, 20 MIN RATING

DECKS: 1 HOUR FRC, HEAVY TIMBER, APPROVED NON-COMBUSTIBLE MATERIALS, FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE, IR MATERIAL

UNENCLOSED UNDERFLOOR: ENCLOSED TO GRADE, 1 HOUR FRC, HEAVY TIMBER, APPROVED NON-COMBUSTIBLE MATERIALS, FIRE RETARDANT TREATED WOOD LABELED FOR EXTERIOR USE

GUTTERS: NON-COMBUSTIBLE MATERIAL, PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

Section 504.7.1 Underfloor Areas
504.7.1 Underfloor areas Where the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

Section 504.8.1 Vent Location
504.8.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Exception: Vents designed and approved to prevent flame or ember penetration into the structure may be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

Section 505.8.1 Vent Location
505.8.1 Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

Section 602.1 Automatic sprayker systems 602.1 General.
In Carson City, North Lake Tahoe Fire Protection District, City of Reno, City of Sparks, Sierra Fire Protection District, Tahoe Douglas Fire Protection District and Truckee Meadows Fire Protection District an approved automatic sprinkler system shall be installed in all occupancies in new buildings located more than one thousand feet (1,000') from an approved water supply as measured along an approved fire access road. The installation of the automatic sprinkler system shall be in accordance with nationally recognized standards.

Section 603.2.1 Responsible Party
603.2.1 Responsible party. Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

603.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing nonfire- resistive vegetation on said property.

603.2.2 Trees. Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unenclosed fuel gas lines is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.

Section 604.4 Trees (Maintenance of Defensible Space)
604.4 Trees. Trees crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Trees crowns within the defensible space shall be pruned to remove limbs located less than 10 feet (3048 mm) above the ground surface adjacent to the trees, or an acceptable distance as determined by the code official

Section 604.61 Chimney Clearance
604.61 Chimney clearance. Portions of trees that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum clearance of 10 feet (3048 mm).

Section 604.5 Non-combustible Area
604.5 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

Section 607.1 General
607.1 General. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs when required by the code official. Storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Section 0301.1 Scope
0301.1 Scope. Where required vegetation management plans shall be submitted to the code official and the State Forester Firewarden for review and approval as part of the plans required for a permit.

Section 0302.2 Plan Content
0302.2 Plan content. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being started located on areas from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site defensible space plan.
2. Methods and timetables for controlling chronic or problems areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical trees, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
3. A plan for maintaining the proposed fuel-reduction measures.

Section 0902 Defensible Space Plans

SECTION 0902
DEFENSIBLE SPACE PLANS

0902 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

0902.2 Plan content. A defensible space plan shall include at least the following information:

1. Property boundaries.
2. Current and proposed structures on the property.
3. Trees and vegetation taller than 3 feet in height.
4. Individual plant or brush fields 50 square feet or larger in area.
5. Tree drip lines.
6. Roads and driveways in abutting the property.

4/22/2024

NO.	DATE	REVISION BLOCK	BY
1	6/6/24	TAHOE DOUGLAS REVISIONS	CBE

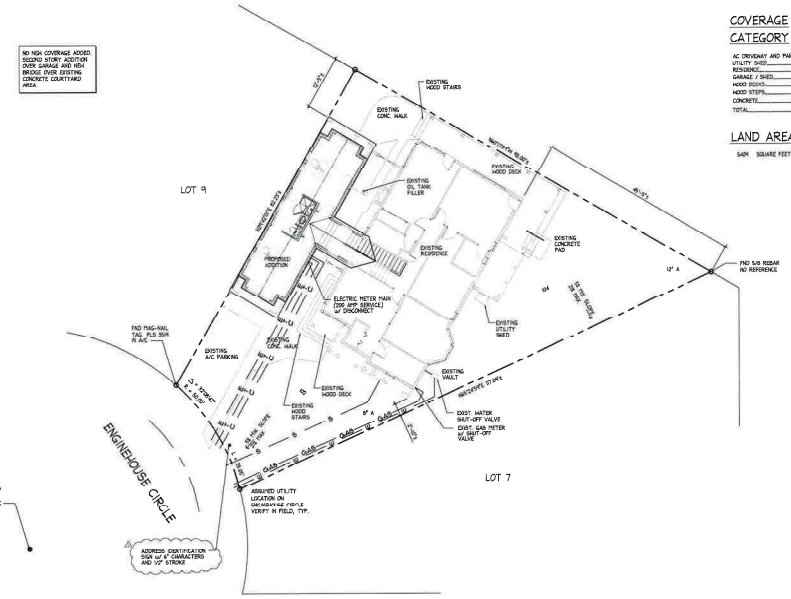
SCALE: 1" = 0 1 2 / 40 0 40 80

R|O|Anderson
WWW.RDANDERSON.COM
MINDEN: 1105 Esmeralda Ave, Minden, NV 89423, T: 775.782.2522
RENO: 9560 Double Diamond Pkwy, Ste. 1100, Reno, NV 89521, T: 775.782.7084

NIELSEN ADDITION
ROBERT NIELSEN

TITLE SHEET/ GENERAL NOTES
239 ENGINE HOUSE CIRCLE
A P N 1418-10-710-074

DRAWN:	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001TS
SCALE: N.T.S.	SHEET: TS
DATE: 6/6/24	OF: 17 SHEETS



SITE PLAN

SCALE 1" = 10'-0"

COVERAGE

CATEGORY	SQUARE FEET
AC DRIVEWAY AND PARKING	235
UTILITY SHED	6
RESIDENCE	1427
GARAGE / SHED	575
HOOD DECKS	401
HOOD STEPS	71
CONCRETE	548
TOTAL	3300

LAND AREA

5424 SQUARE FEET

SITE PLAN

PTN. SEC. 10, T.14N., R.18E.,M.D.B. & M.

A.P.N. 01-163-09

SUBDIVISION GLENBROOK UNIT 2

LOT #8

ACREAGE .12 ACRES

ZONING R-058

SETBACKS: FRONT -
SIDES -
REAR -

PHYSICAL ADDRESS:
239 ENGINEHOUSE CIRCLE
DOUGLAS COUNTY, NV 89413

2732 SQUARE FOOT EXISTING RESIDENCE
534 SQUARE FOOT 2 OFFICES 1 BATH ADDITION

NO SURVEY PROVIDED
THIS SITE PLAN IS PROVIDED FOR THE LOCATION OF THE PROJECT FOR CONSTRUCTION PURPOSES ONLY.
THIS IS NOT A GRADING PLAN.

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL STATE AND LOCAL CODES AND ORDINANCES. ALL MATERIALS AND WORKMANSHIP SHALL MEET F.H.A. STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE TRADE. ALL INFORMATION ON THESE PLANS TO BE CONFIRMED BY OWNER AND OR CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS REMAIN THE PROPERTY OF R.O. ANDERSON, WILLIAM ANDREW NOLTING, RESIDENTIAL DESIGNER, NV LIC #10-7. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE PARCEL FOR WHICH THEY WERE PREPARED, AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

6/6/2024

NO	DATE	REVISION BLOCK	BY
A	6/6/24	TAHOE DOUGLAS FIRE REVISIONS	SRT

SCALE 1" = 10'

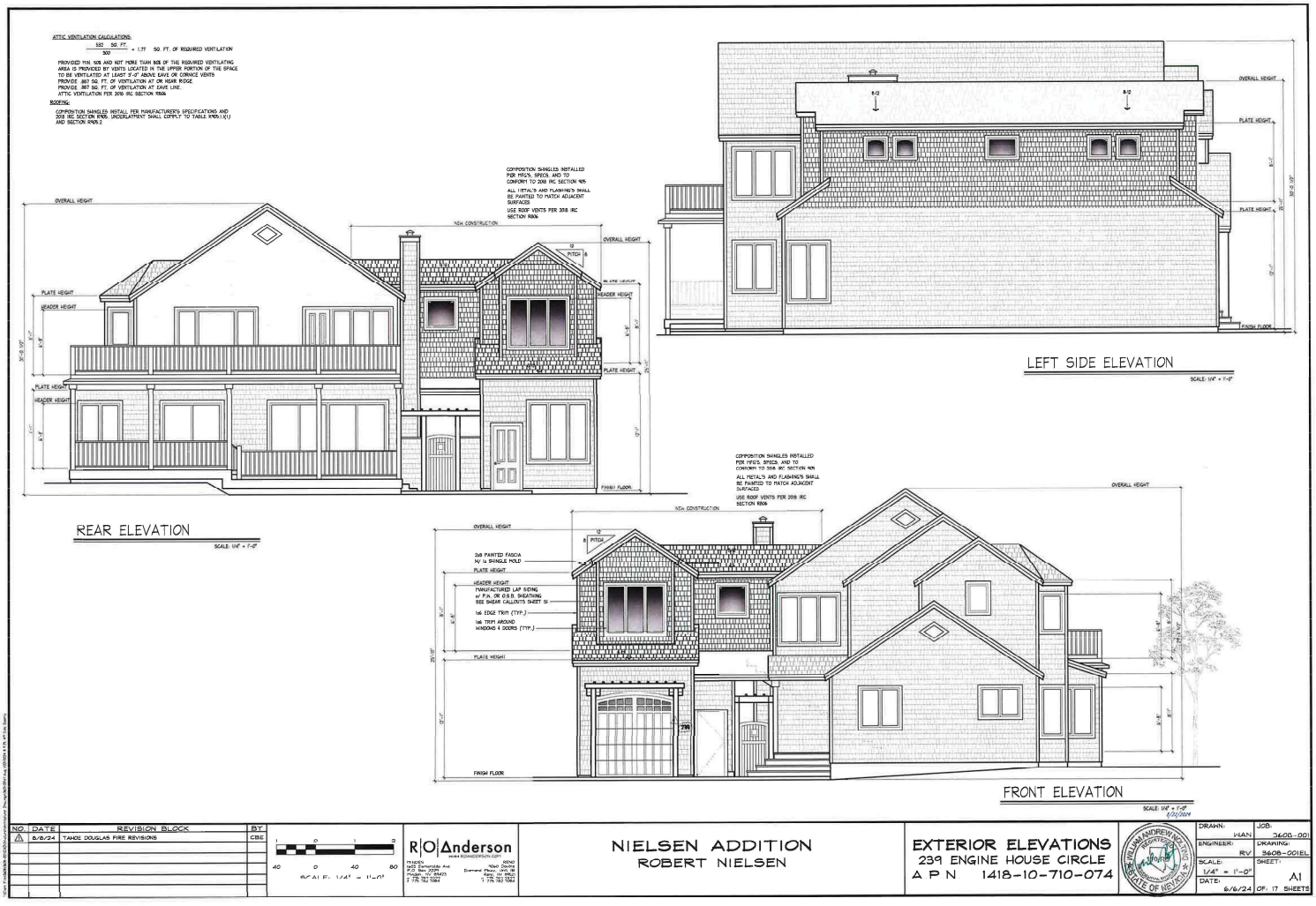
R|O|Anderson
WWW.ROANDERSON.COM

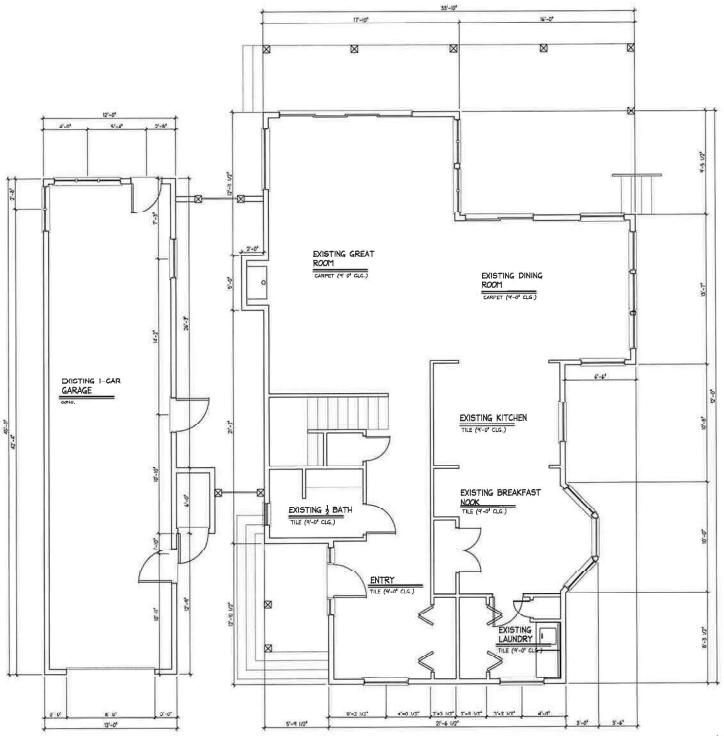
NIELSEN ADDITION
ROBERT NIELSEN

SITE PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

WILLIAM ANDREW NOLTING — STATE OF NEVADA

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SP
SCALE: 1" = 10'	SHEET: SP
DATE: 6/6/24	OF: 17 SHEETS


ATTIC VENTILATION CALCULATIONS:
532 SQ. FT. x 1/7 SQ. FT. OF REQUIRED VENTILATION
300
PROVIDED MIN. 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS
PROVIDE .897 SQ. FT. OF VENTILATION AT OR NEAR RIDGE
PROVIDE .897 SQ. FT. OF VENTILATION AT EAVE LINE.
ATTIC VENTILATION PER 2018 IRC SECTION R806
ROOFING:
COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2018 IRC SECTION R905. UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.2
COMPOSITION SHINGLES INSTALLED PER MFG'S. SPECS. AND TO CONFORM TO 2018 IRC SECTION 905
ALL METALS AND FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT SURFACES
USE ROOF VENTS PER 2018 IRC SECTION R806
OVERALL HEIGHT
PLATE HEIGHT
HEADER HEIGHT
NEW CONSTRUCTION
PITCH
FINISH FLOOR
REAR ELEVATION
SCALE: 1/4" = 1'-0"
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"
2x8 PAINTED FASCIA W/ 1x SHINGLE MOLD
HEADER HEIGHT MANUFACTURED LAP SIDING w/ P.A. OR O.S.B. SHEATHING SEE SHEAR CALLOUTS SHEET S1
1x6 EDGE TRIM (TYP.)
1x6 TRIM AROUND WINDOWS & DOORS (TYP.)
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
NO. DATE REVISION BLOCK BY
1 8/8/24 TAHOE DOUGLAS FIRE REVISIONS CBE
SCALE: 1/4" = 1'-0"
R|O|Anderson
NIELSEN ADDITION
ROBERT NIELSEN
EXTERIOR ELEVATIONS
239 ENGINE HOUSE CIRCLE
A P N 1418-10-710-074
DRAWN: WAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 6/6/24
JOB: 3608-001
DRAWING: 3608-001EL
SHEET: A1
OF: 17 SHEETS



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW OR DOORS USED FOR SLEEPING MUST MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
TOP. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION R69 AND TABLE M1505.4.4 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH. 17 PROVIDE PROPER VENTING PER 2018 IRC CH. 18

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL BUILDING & PLUMBING SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A UNIT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P3603.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

WASHERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 80 P.S.I. AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL. MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.5

AS-BUILT FLOOR PLAN (LOWER)

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER 1408 SQ. FT.
RESIDENCE UPPER 1534 SQ. FT.
RESIDENCE TOTAL 2,770 SQ. FT.

GARAGE 528 SQ. FT.
STORAGE 26 SQ. FT.
COVERED PORCHES 298 SQ. FT.

6/6/2024

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O|Anderson
ROANDERSON.COM
ENGINEERS
5405 Kietzke Ave
Suite 206
Reno, NV 89511
T 775 782 7084

REMO
1040 David St
Elko, NV 89801
T 775 782 7084

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FIRST FLOOR PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 6/6/24

JOB: 3608-001
DRAWING: 3608-001FPAD
SHEET: A2
OF: 17 SHEETS



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION M29, AND TABLE M2004.4.4. KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILET ROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND TYPE INSTRUCTIONS AND PER 2018 IRC G2 17. PROVIDE PROPER VENTING PER 2018 IRC CH. 18

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.2%) OF ONE PERCENT (1%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM UNTIL 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2603.4 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTK VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 80 P.S.I. AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AN INTERIOR FIXTURES AND OUTLETS.

WATER CLOSETS SHALL BE 1.6 GAL. MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.1

AS-BUILT FLOOR PLAN (UPPER)

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER 1409 SQ. FT.
RESIDENCE UPPER 1314 SQ. FT.
RESIDENCE TOTAL 2723 SQ. FT.

GARAGE 549 SQ. FT.
STORAGE 26 SQ. FT.
COVERED PORCHES 295 SQ. FT.

8/22/2024

NO.	DATE	REVISION BLOCK	BY

1/4" 0 1/4" 1/2" 1 0 1 2
SCALE: 1/4" = 1'-0"

R|O|Anderson
MAIN RICHARDSON.COM
RENO
Walt Declet
Diamond Peak Ct. #100
Reno, NV 89521
T 775.782.7064
MINDEN
1603 Esmeralda Ave
Suite 103
Minden, NV 89423
T 775.782.7064

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FLOOR SECOND PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: HAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 8/8/24
JOB: 3608-001
DRAWING: 3608-001FPLAB
SHEET: A3
U: 11 SHEET 13



LEFT SIDE ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

REAR ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

FRONT ELEVATION (AS-BUILT)

SCALE: 1/4" = 1'-0"

6/20/2024

NO.	DATE	REVISION BLOCK	BY

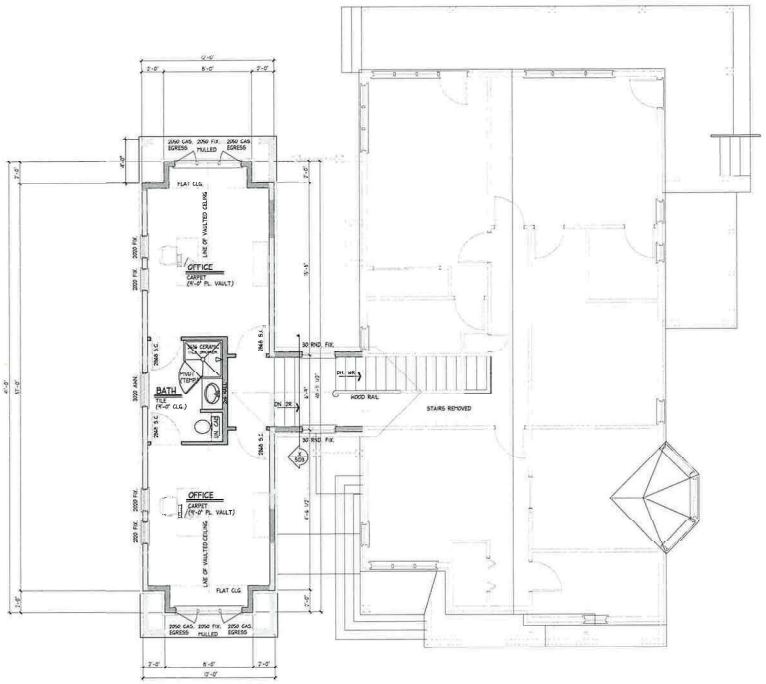
SCALE: 1/4" = 1'-0"

R|O|Anderson
www.ROANDERSON.com

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT BUILDING ELEVATIONS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	I-AN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE	6/6/24
JOB:	3608.00
DRAWING:	3608-001ABEL
SHEET:	A4
OF:	17 SHEETS



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

RESIDENCE LOWER 1439 SQ. FT.
RESIDENCE UPPER 1559 SQ. FT.
ADDITION 534 SQ. FT.
RESIDENCE TOTAL 3366 SQ. FT.
GARAGE 528 SQ. FT.
STORAGE 36 SQ. FT.
COVERED PORCHES 266 SQ. FT.

LEGEND

WALL TO BE REMOVED

EXISTING WALL

NEW WALL

NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING CODES, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE STD. NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOINTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
MIN 5.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R303.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC 311.1 OR 311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC 301.1 OR 301 AND TABLE M505.4.4 KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS. BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH. 17 PROVIDE PROPER VENTING FOR 2018 IRC CH. 18

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS & TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.2%) OF ONE PERCENT (1%) ARE PROHIBITED IN DRINKING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM SHALL BE INSULATED TO PREVENT HEAT LOSS. PIPE SHALL BE PROTECTED WITH MIN. R-2 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 5 FEET OF WATER HEATER TO WITHIN 5 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2603.6 A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN OR UNDER SLABS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN MAIN PRESSURE EXCEEDS 80 P.S.I., AN APPROVED PRESSURE-REDUCING VALVE CONFORMING TO ASSE 1003 SHALL BE INSTALLED AND THE STATIC PRESSURE SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR OR INTERIOR FIXTURES AND OUTLETS

WATER CLOSETS SHALL BE 1.6 GAL. MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER

LAWN SPRINKLING AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.3

9/20/2024

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O|Anderson
www.ROANDERSON.com

RENO
1448 Stoneridge Ave
Suite 2029
Reno, NV 89512
T 775.762.7864

TAHOE
Dorrington Plaza
Diamond Peak Unit 18
Incline Village, NV 89451
T 775.762.7864

NIELSEN ADDITION
ROBERT NIELSEN

SECOND FLOOR PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

WILLIAM ANDREW NORTH
NEVADA
No. 9404
PROFESSIONAL ENGINEER
STATE OF NEVADA

DRAWN:	JOB:
MAN	3608.001
ENGINEER:	DRAWING:
RV	3608-001FP2
SCALE:	SHEET:
1/4" = 1'-0"	A5
DATE:	OF: 17 SHEETS
6/6/24	

ROOFING:
COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2018 IRC SECTION R905. UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.2

SHEATHING:
5/8" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (40/20) STAGGER JOINTS - NAIL WITH 8d @ 6"o.c. ALL EDGES, GABLE ENDS, AND FRIEZE BLOCKS 8d @ 12" O.C. FIELD

TRUSSES:
PRE-MANUFACTURED ENGINEERED TRUSSES @ 24" o.c.
PROVIDE (2) BLKG FOR TRUSS PLY @ ALL GIRDER BRG. PNTS. U.N.O.
DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM. STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.
NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

OUTLOOKERS:
2x4 D.F. #2 OUTLOOKERS AT 24" O.C.

FILL SECTIONS:
RIDGE 2x8 DF #2 OR BETTER
RAFTERS 2x6 DF #2
VALLEY KICKER 2x8 DF #2

BEAMS:
LVL's:
ALL LVL's SHALL HAVE Fb= 2800 PSI, Fv= 285 PSI, AND E=2.0x10^6 PSI MINIMUM UNLESS NOTED OTHERWISE. NAIL MULTI-PLY LVL'S W/ (2) 16d's @ 12" O.C.

PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2.0x10^6 PSI MINIMUM

G.L.B's:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING. ALL FLOOR BEAMS ARE RECOMMENDED TO BE ORDERED WITH ZERO CAMBER.

HEADERS:
6x8 DF #2 (TYPICAL UNLESS OTHERWISE NOTED)

TRIMMERS:
DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

SIDING:
MANUFACTURED SIDING INSTALLED PER MFG. SPECS. AND PER 2018 IRC SECTION R703.3.1, R703.2.3 AND TABLE R703.3(1) w/ VAPOR BARRIER. INSTALL VAPOR BARRIER PER 2018 IRC SECTION R703.2/3 w/ 3/8" P.W. SHEATHING OR EQUIVALENT (SEE SHEAR CALCULATIONS)

POSTS:
DF (LOCATE AS NOTED)

SUBFLOOR:
3/4" PLYWOOD SHEATHING, EXPOSURE 1, T & G UNDERLAYMENT GRADE, APA SPAN RATED 24 o.c. OR EQUIVALENT, LAID AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 8 d @ 6" O.C. EDGE, 12" O.C. FIELD

FLOOR JOISTS:
9 1/2" RESIDENTIAL I-JOISTS, LPI SERIES 32 @ 16" O.C. INSTALLED PER TPI'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL BEARING WALLS. MAINTAIN 10" MIN. CLEARANCE TO SOIL. BLOCK ALL JOISTS @ BEARING POINTS PER MFR'S SPECIFICATIONS.

RJ1 JOISTS:
PROVIDE MANUFACTURED LP SOLID START RJ1 JOISTS 11 1/4" MIN. TYPICAL

GIRDERS:
4x6 DF #2 OVER POSTS. MAINTAIN 12" MIN. CLEARANCE TO SOIL

SILLS & PADS:
2x PRESSURE TREATED LUMBER (TYP.)

ANCHOR BOLTS:
5/8" DIA.x 10" A.B. @ 4'-0" o.c. (UNO). MAX. 2 ANCHOR PER TS PER BOARD MINIMUM, 12" FROM ENDS MAXIMUM. ANCHOR BOLTS EMBEDDED 7" INTO CONC. MINIMUM. INSTALL 3" x 3" x 1/4" PLATE WASHERS ON EACH ANCHOR BOLT.

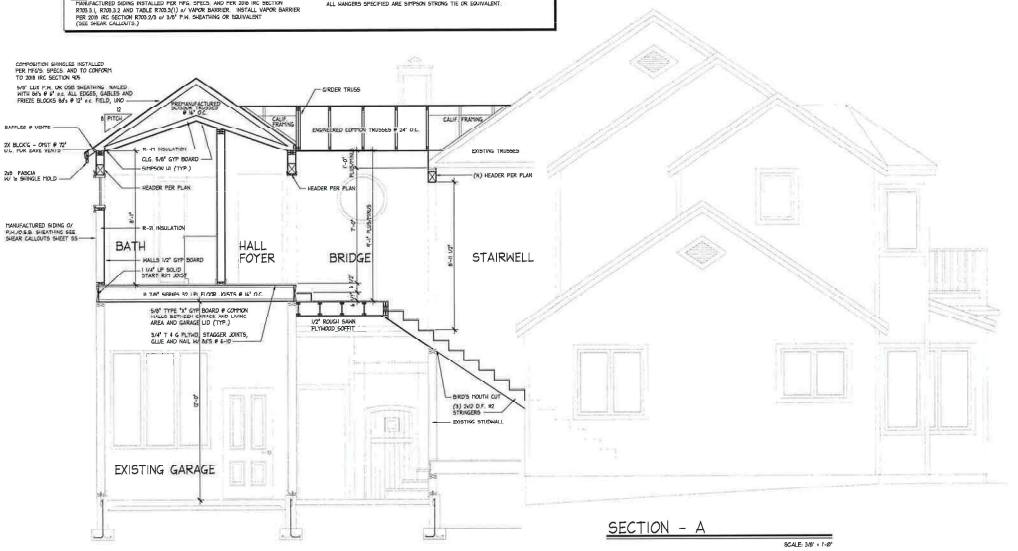
VAPOR BARRIER:
6 MIL VISQUEEN VAPOR BARRIER (OR EQUIVALENT) LAID ON SOIL.

LANDINGS:
PER 2018 IRC SECTION R311.3

POSTS:
4x4 DF POSTS (4x6 POST AT SPLICE). MAX. SPAN - 5'-0" O.C. PROVIDE SIMPSON OR MSTA6 X (S)TACA(S) ON EACH POST.

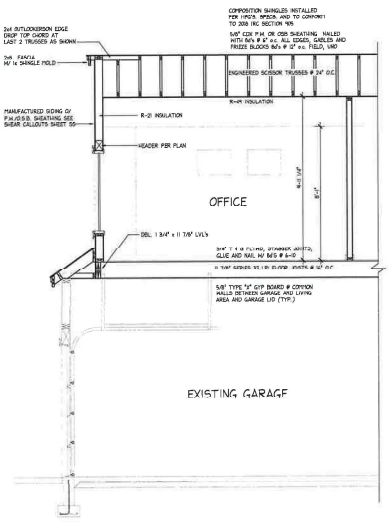
EXTERIOR FLATWORK:
PROVIDE 4" CONCRETE SLAB ON GRADE REINFORCE SLAB WITH 6" x 6" 10x10 x WELDED WIRE MESH. AGGREGATE BASE COMPACTED TO 95% OF RELATIVE COMPACTION.

METAL CONNECTORS:
ALL HANGERS SPECIFIED ARE SIMPSON STRONG TIE OR EQUIVALENT.



SECTION - A

SCALE: 3/8" = 1'-0"



SECTION - B

SCALE: 3/8" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

SCALE: 3/8" = 1'-0"

R|O|Anderson
www.ROANDERSON.com
RENO
5421 Kietzke Ln
Suite 200
Reno, NV 89511
T 775 786 7044

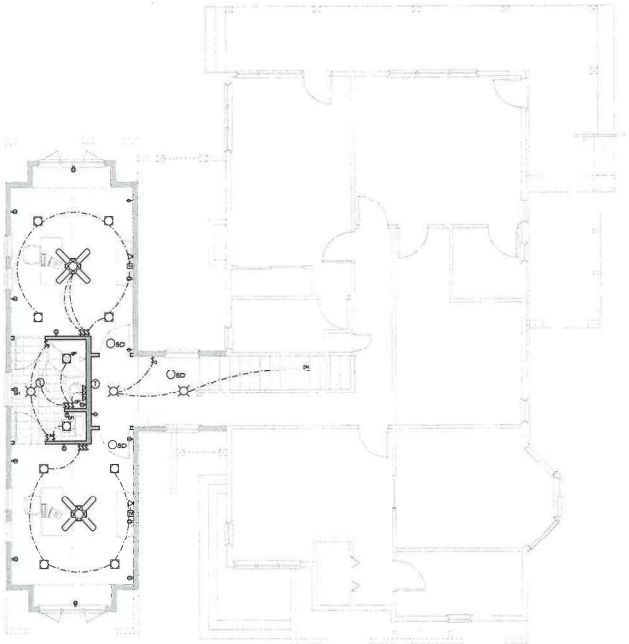
Diamond Bar, CA
Boise, ID
T 775 782 7044

NIELSEN ADDITION
ROBERT NIELSEN

SECTION A AND B
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

6/22/2024

DRAWN: MAN
JOB: 3608.001
ENGINEER: RV
DRAWING: 3608-001SC1
SCALE: 3/8" = 1'-0"
SHEET: A6
DATE: 6/6/24
OF: 17 SHEETS



ELECTRICAL SYMBOLS

- 110V DUPLEX OUTLET @ 12" A.F.F. U.N.O.
- 110V FOURPLEX OUTLET @ 12" A.F.F. U.N.O.
- 110V DUPLEX OUTLET, GROUND FAULT INTERRUPTER
- 110V WEATHERPROOF DUPLEX OUTLET
- 110V SPLIT WIRED (HALF HOT) DUPLEX OUTLET
- 220V OUTLET @ 18" A.F.F.
- SINGLE POLE SWITCH 48" A.F.F.
- MULTI-CONTROL SWITCH (SEE ABOVE)
- CEILING MOUNTED LED FIXTURE
- CEILING MOUNTED RECESSED LED FIXTURE
- WALL MOUNTED INCANDESCENT FIXTURE
- WALL SCONCE
- HANGING PENDANT LIGHT
- HANGING CHANDELIER
- 4" ADJUSTABLE EYEBALL.
- WIRE LED TRICK STYLE LIGHT
- CEILING FAN W/ LIGHT
- CEILING FAN
- FLOOD LIGHT
- VANITY BAR LIGHT
- CEILING MOUNTED FLUORESCENT FIXTURE
- FAN/LIGHT COMBINATION
- 18" S LIGHT UNDER CABINET (HALOGEN).
- UNDER STEP, COPPER ROPE LIGHTING
- EXHAUST FAN
- CENTRAL VACUUM OUTLET
- SMOKE DETECTOR - HOBO # UL APPROVED, HARD-WIRED W/ BATTERY BACKUP AND INTERCONNECT W/ OTHER SMOKE DETECTORS AS REQUIRED. COMBINATION SMOKE & CARBON MONOXIDE W/ ALARM
- TELEPHONE JACK
- PLANNED TELEVISION LOCATION CAT. 5 CABLE OPT
- THERMOSTAT CONTROLS
- ELECTRIC METER

UTILITY SYMBOLS

- ANTI-SIPHON FROST-FREE HOSE BIBB
- STUB OUT FOR WATER SUPPLY
- FUEL GAS VALVE W/ SHUT-OFF

1. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES, RECEPTACLES, ETC. AT THE FOLLOWING HEIGHTS ABOVE FINISH FLOOR
   - OUTLETS ..... 12"
   - TELEPHONE ..... 44"
   - TV OUTLETS ..... 44"
   - OUTLETS ABOVE BATH COUNTER TOP ..... 48"
   - OUTLETS ABOVE KITCHEN COUNTER TOP ..... 44"
   - SWITCHES ..... 48"
   - THERMOSTAT ..... 58"
   - CHIMES ..... 84"
2. FIELD VERIFY LOCATION OF FIXTURE WHERE INDICATED
3. ATTIC ACCESS / PAU PROVIDE OUTLET AND LIGHT FIXTURE PER 2015 CRC

BATHROOMS:
ONE WALL RECEPTACLE OUTLET (110V) SHALL BE INSTALLED ADJACENT TO THE BASIN.
ALL OUTLETS TO BE PROTECTED BY GROUND FAULT INTERRUPTERS PER 2016 IRC SECTION E3901
HANGING FIXTURES ARE NOT PERMITTED OVER A BATHTUB UNLESS 8'-0" CLEARANCE IS PROVIDED MEASURED FROM THE TUB RIM PER 2016 IRC SECTION E4005.II
2016 IRC SECTION R303.3 BATHROOM VENTILATION
BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 C.F.M. FOR INTERMITTENT VENTILATION OR 20 C.F.M. FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE AIR SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

ALL LIGHT FIXTURES LOCATED IN TUB SHOWER OR OTHER DAMP OR WET LOCATIONS SHALL BE "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS"

OUTDOOR AND GARAGE OUTLETS:
OUTLETS SHALL CONFORM TO 2016 IRC SECTION E3901.7 & E3901.9
(1) OUTLET MIN. SHALL BE LOCATED OUTDOORS.
(1) OUTLET MIN. SHALL BE LOCATED IN AN ATTACHED GARAGE.
(1) OUTLET MIN. SHALL BE LOCATED IN A BASEMENT.
ALL OUTLETS LOCATED OUTDOORS OR IN A GARAGE SHALL BE PROTECTED BY GROUND FAULT INTERRUPTERS.
EXCEPTION: GARAGE DOOR OPENER AND OUTLETS IN A DEDICATED SPACE (I.E. FURNACE) PER 2016 IRC SECTION E3901.9 AND E3902.5 (1) OUTLET MIN. IN BASEMENT SHALL HAVE GROUND FAULT PROTECTION AND SHALL BE IDENTIFIED.

ELECTRICAL SWITCH BOXES LOCATED IN EXTERIOR WALLS SHALL BE EQUIPPED WITH RUBBER GASKETS FOR INFILTRATION CONTROL. ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN 1 HOUR FIRE WALL ASSEMBLIES SHALL BE APPROVED FOR INSTALLATION IN THAT TYPE OF ASSEMBLY.

LIGHTING:
(1) WALL SWITCH-CONTROLLED LIGHTING OUTLET MIN. SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, ATTACHED GARAGE AND OUTDOOR ENTRANCES. EXCEPTION: IN HABITABLE ROOMS OTHER THAN KITCHEN AND BASEMENT, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE PERMITTED IN LIEU OF A LIGHTING OUTLET.

HEATING CIRCUIT:
PROVIDE (1) 20 AMP MIN. CIRCUIT FOR THE HEATING APPLIANCE. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS. CONSULT HEATING EQUIPMENT NAME PLATE RATING AND WIRE ACCORDINGLY.

ELECTRICAL CONNECTIONS:
ALL ALUMINUM CONDUCTORS SIZE 1/0 AND LARGER SHALL BE TERMINATED WITH A COMPRESSION TYPE CONNECTOR. AN OXIDATION INHIBITOR SHALL BE USED ON "ALL" ALUMINUM CONNECTIONS.

GROUNDING:
ALL GROUNDING SHALL CONFORM TO 2016 IRC SECT. E3908

CLOSETS:
CLEARANCES OF LIGHTS SHALL CONFORM TO 2016 IRC SECT. E4003.12

NOTES:

PROVIDE A 320 AMP MAIN PANEL W/ DISCONNECT

WALL RECEPTACLES TO BE PLACED PER 2016 IRC SECT. E3901
PLACE WALL RECEPTACLES @ 12" A.F.F. UNLESS OTHERWISE NOTED

ALL WIRE PASSING THROUGH A FIRE WALL REQUIRED A 1 HR FIL. ASSEMBLY

SUSPENDED PADDLE FANS AND FAN/LIGHTS SHALL CONFORM TO 2016 IRC E3905.5, E4004.4 AND E3904.4

ALL BRANCH CIRCUITS 15/20 AMP IN FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, BEDROOMS, LIBRARIES, DENS, AND CLOSETS TO BE AFCI PROTECTED PER NEC SECTION 210.12(A)

SMOKE & CARBON DIOXIDE DETECTORS SHALL BE ON AFCI CIRCUIT

SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

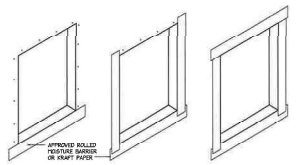
R|O|Anderson
www.ROANDERSON.COM
RENO
1405 Terminal Way
P.O. Box 2299
Reno, NV 89505
T 775 786 6868
TAHOE
Diamond Peak, Unit 105
Incline Village, NV 89451
T 775 832 1003

NIELSEN ADDITION
ROBERT NIELSEN

ELECTRICAL PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

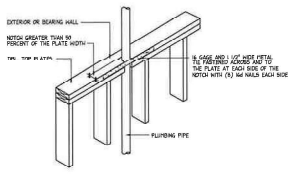
8/6/2024

DRAWN:	WAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	6/6/24
JOB:	3608.001
DRAWING:	3608-001
SHEET:	A7
OF:	17 SHEETS



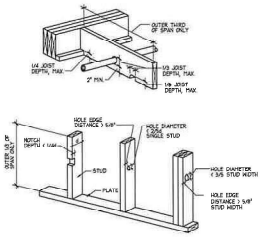
WINDOW / OPENING WRAP

EXTERIOR_004 SCALE: 3/4" = 1'-0"



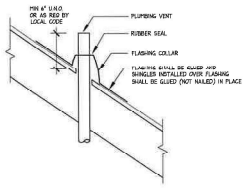
TOP PLATE FRAMING TO ACCOMMODATE PIPING

FRAMING_016 SCALE: 3/4"=1'-0"



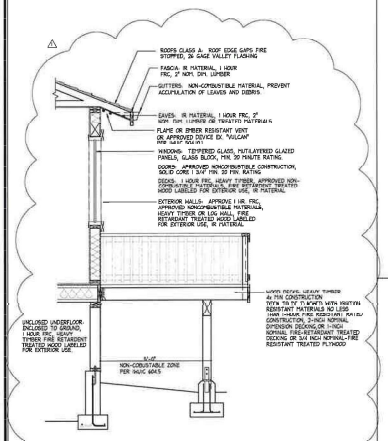
STUD AND JOIST NOTCHING DETAIL

FRAMING_005 SCALE: 3/4"=1'-0"



PLUMBING VENT THROUGH ROOF

PLUMBING_006 SCALE: 1 1/2" = 1'-0"



W.U.I ROOF/WALL AND DECK DETAIL

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY
1	8/8/24	TAHOE DOUGLAS FIRE REVISIONS	CBE

1" 0 1" 2"
40 0 40 80
SCALE: PER DETAIL

R|O|Anderson
www.ROANDERSON.COM

NIELSEN ADDITION
ROBERT NIELSEN

ARCHITECTURAL DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001
SCALE: PER DETAIL	SHEET: A8
DATE: 6/6/24	OF: 17 SHEETS

GENERAL BUILDING CONSTRUCTION AND FRAMING NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE 2018 I.R.C. AND ALL OTHER LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES. THIS WETHER NOTED, DESCRIBED OR OTHERWISE REFERRED ON THESE PLANS OR NOT.

R303.1 HABITABLE ROOMS. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOOR SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM IS PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (7.08L/S) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.
2. THE GLAZED AREAS NEED NOT BE PROVIDED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (6.46 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.

R303.2 ADJOINING ROOMS. FOR THE PURPOSE OF DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ANY ROOM SHALL BE CONSIDERED AS A PORTION OF AN ADJOINING ROOM WHEN AT LEAST ONE-HALF OF THE AREA OF THE COMMON WALL IS OPEN AND UNOBSTRUCTED AND PROVIDES AN OPENING OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 25 SQUARE FEET (2.32M2).
EXCEPTIONS: OPENINGS REQUIRED FOR LIGHT AND/OR VENTILATION SHALL BE PERMITTED TO OPEN INTO A THERMALLY ISOLATED SUNROOM ADDITION OR PATIO COVER, PROVIDED THAT THERE IS AN OPENABLE AREA BETWEEN THE ADJOINING ROOM AND THE SUNROOM ADDITION OR PATIO OVER OF NOT LESS THAN ONE-TENTH OF THE FLOOR AREA OF THE INTERIOR ROOM BUT NOT LESS THAN 20 SQUARE FEET (1.86 M2). THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE BASED UPON THE TOTAL FLOOR AREA BEING VENTILATED.

R303.3 BATHROOMS. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.279 M2) ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTIONS: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION RATES SHALL BE 50 CFM (23.6 L/S) FOR INTERMITTENT VENTILATION OR 20 CFM (9.4 L/S) FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

R308.1 IDENTIFICATION. EXCEPT AS INDICATED IN SECTION R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH (610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524MM) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS THE FOLLOWING CONDITIONS:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
7.2 BOTTOM EDGE LESS THAN 18" (457MM) ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36 INCHES (914MM) ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914MM) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524MM) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524MM) HORIZONTALLY OF THE WATERS EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914MM) HORIZONTALLY OF A WALKING SURFACE WHEN EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES (1524MM) ABOVE THE NOSE OF THE TREAD.

R304.1 MINIMUM ROOM AREAS. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE HABITABLE ROOM THAT SHALL NOT HAVE LESS THAN 120 SQ. FT. (12.19 M2) OF GROSS FLOOR AREA.
R304.2 OTHER ROOMS. OTHER HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SQ. FT. (6.5 M2).
R305.1 MINIMUM CEILING HEIGHT. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). THE REQUIRED HEIGHT SHALL BE MEASURED FROM FINISH FLOOR TO THE LOWEST PROJECTION FROM THE CEILING.
EXCEPTIONS:
1. BEAMS AND GIRDERS SPACED NOT LESS THAN 4 FEET (1219 MM) ON CENTER MAY PROJECT NOT MORE THAN 6 INCHES (152 MM) BELOW THE REQUIRED CEILING HEIGHT.
2. CEILINGS IN BASEMENTS WITHOUT HABITABLE SPACES MAY PROJECT TO WITHIN 6 FEET, 8 INCHES (2032 MM) OF THE FINISHED FLOOR; AND BEAMS, GIRDERS, DUCTS, OR OTHER OBSTRUCTIONS MAY PROJECT WITHIN 6 FEET, 4 INCHES (1931 MM) OF THE FINISHED FLOOR.
3. NOT MORE THAN 50 PERCENT OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FEET (2134 MM) IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FEET (1524 MM) IN HEIGHT.
4. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE OF FIXTURES AS SHOWN IN FIGURE R307.2. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2036 MM) ABOVE THE MINIMUM AREA 30 INCHES (762 MM) BAY 30 INCHES (762 MM) AT THE SHOWERHEAD.

R311 MEANS OF EGRESS, DOORS
R311.2 EXIT DOOR REQUIRED. NOT LESS THAN ONE EXIT DOOR CONFORMING TO THIS SECTION SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE REQUIRED EXIT DOOR SHALL PROVIDE FOR DIRECT ACCESS FROM THE HABITABLE PORTIONS OF THE DWELLING TO THE EXTERIOR WITHOUT REQUIRING TRAVEL THROUGH THE GARAGE. ACCESS TO HABITABLE LEVELS NOT HAVING AN EXIT IN ACCORDANCE WITH THIS SECTION SHALL BE BY A RAMP IN ACCORDANCE WITH SECTION R311.6 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.5.
DOOR TYPE AND SIZE. THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET (914 MM) IN WIDTH AND 6 FEET 8 INCHES (2032 MM) IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.

R311.3 LANDINGS AT DOORS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR.
EXCEPTION: WHERE A STAIRWAY FOR TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR. THE FLOOR OR LANDING AT THE EXIT DOOR REQUIRED BY SECTION R311.4.1 SHALL NOT BE MORE THAN 1.5 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. THE FLOOR OR LANDING AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY SECTION 431.4.1 SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT BUT SHALL HAVE A RISE NO GREATER THAN THAT PERMITTED IN SECTION R315.3.
EXCEPTION: THE LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.
THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVICED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM, BUT SHALL NOT BE REQUIRED IN ADJOINING AREAS OF THE BASEMENT. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (118 MM) ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE, THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 3103. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (0.530 M2)
R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. (610 MM)
R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. (508 MM)
R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
R310.2 WINDOW WELLS. THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9 SQUARE FEET, (0.84 M2) WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. (914 MM) THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
R310.2.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPENED POSITION. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES, (305 MM) SHALL PROJECT AT LEAST 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE HEIGHT OF THE WINDOW WELL.

R302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES THICK, OR 20-MINUTE FIRE RATED DOORS PER TITLE 20 DOUGLAS COUNTY

R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.6 SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA PER TABLE R302.6.

R309.1 FLOOR SURFACE. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

M1307.3 ELEVATION OF IGNITION SOURCE. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE.

M1307.3.1 PROTECTION FROM IMPACT. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.

R312.1 GUARDS REQUIRED. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.

R312.1.3 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) OR MORE IN DIAMETER.
EXCEPTIONS:
1. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD OR BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAYS ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.
2. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4-3/8 INCHES (107 MM) TO PASS THROUGH.

R302.7 UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

R311.7 STAIRWAYS.
R311.7.1 WIDTH. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.5.8.

R311.7.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2036 MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R311.7.5 STAIR TREADS AND RISERS
R311.7.5.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) MEASURED AS ABOVE AT A POINT 12 INCHES (305 MM) FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12 INCH (305 MM) WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.7.5.3 PROFILE. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH (14.3 MM). A NOSING NOT LESS THAN 3/4 INCH (19 MM) BUT NOT MORE THAN 1 1/4 INCH (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH (9.5 MM) BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH (12.7 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 (0.51 RAD) DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER (102 MM) SPHERE.
EXCEPTIONS:
1. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES (279 MM).
2. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES (762 MM) OR LESS.

R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.
EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE GREATER THAN 12 FEET (3658 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R311.7.8 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF A RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

R311.7.8.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH (38 MM) BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R311.7.8.3 HANDRAIL GRIP SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

R311.7.10 SPECIAL STAIRWAYS. CIRCULAR STAIRWAYS, SPIRAL STAIRWAYS, WINDERS AND BULKHEAD ENCLOSURE STAIRWAYS SHALL COMPLY WITH ALL REQUIREMENT OF SECTION R311.7 EXCEPTS AS SPECIFIED BELOW.

R311.7.10.1 SPIRAL STAIRWAYS. SPIRAL STAIRWAYS ARE PERMITTED, PROVIDED THE MINIMUM WIDTH SHALL BE 26 INCHES (660 MM) WITH EACH TREAD HAVING A 7 1/2-INCHES (190 MM) MINIMUM TREAD DEPTH AT 12 INCHES FROM THE NARROWER EDGE. ALL TREADS SHALL BE IDENTICAL, AND THE RISE SHALL BE NO MORE THAN 9 1/2 INCHES (241 MM). A MINIMUM HEADROOM OF 6 FEET 6 INCHES (1982 MM) SHALL BE PROVIDED.

R1001, R1002, R1003, R1004 FIREPLACE AND CHIMNEY INSTALLATION SHALL CONFORM TO IRC CHP. 10

INSULATING MATERIALS SHALL CONFORM TO IRC R316

R317 PROTECTION AGAINST DECAY
R317.1 LOCATION REQUIRED. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND USE.
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FORM THE EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.4 WOOD COLUMNS. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVELY TREATED WOOD.
EXCEPTIONS:
1. POSTS OR COLUMNS WHICH ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY PIERS OR METAL PEDESTALS PROJECTING 1 INCH (25.4 MM) ABOVE THE FLOOR OR FINISHED GRADE AND 6 INCHES (152 MM) ABOVE EXPOSED EARTH, AND ARE SEPARATED THERE FROM BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
2. POSTS OR COLUMN IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8 INCHES (203 MM) FROM EXPOSED GROUND AND ARE SEPARATED THERE FROM BY AN IMPERVIOUS MOISTURE BARRIER.

R602.8 FIREBLOCKING REQUIRED PER R302.11. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS.
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (3048 MM)
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R311.2.2
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.16
6. FIREBLOCKING OF CORNICES OF TWO-FAMILY DWELLINGS IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
R602.8.1 MATERIALS. EXCEPT AS PROVIDED IN SECTION R602.8, ITEM 4, FIREBLOCKING SHALL CONSIST OF 2-INCH (51 MM) NOMINAL LUMBER, OR TWO THICKNESSES OF 1-INCH(25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32-INCH (18.8 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.8 MM) WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4 INCH (19.1 MM) PARTICALBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICALBOARD, 1/2-INCH (12.7 MM) GYPSUM BOARD, OR 1/4-INCH (6.4 MM) CEMENT-BASED MILLBOARD. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH 10 FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIRE BLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

R503 WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO IRC TABLES R503.1/R503.2.1.1(1)
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL PANEL JOINT MEMBER SHEATHING MATERIAL, CONFIGURATION & FASTENING.

POST & COLUMNS SHALL CONFORM TO IRC R407

VISUALLY GRADED LUMBER SHALL BE D.F. #2 U.N.O.

SUBSTITUTIONS FOR MANUFACTURED FRAMING HARDWARE (SIMPSON A, H, HD, ST, ETC) MAY BE MADE WHEN THE CONTRACTOR PROVIDES THE BUILDING DEPT. (INSPECTOR, PLAN CHECKER OR BUILDING OFFICIAL) WITH TWO (2) COPIES OF PUBLISHED DATA WHICH INDICATES THAT THE LOAD CAPACITY OF THE SUBSTITUTION MEETS OR EXCEEDS EITHER THE LOAD CAPACITY OF THE HARDWARE CALLED OUT ON THE PLANS OR THE ACTUAL LOAD ON THE HARDWARE AS IDENTIFIED IN THE STRUCTURAL ANALYSIS & THAT THE SUBSTITUTION HARDWARE HAS CURRENT ICBO APPROVAL.

SUBSTITUTION HARDWARE INSTALLED PRIOR TO BUILDING DEPT. APPROVAL MAY BE SUBJECT TO REMOVAL & REPLACEMENT & SUBSTITUTION HARDWARE WHICH DOES NOT MEET REQUIREMENTS DESCRIBED ABOVE BUT IS INSTALLED WITHOUT BUILDING DEPT. APPROVAL SHALL BE REMOVED & REPLACED WITH APPROVED HARDWARE.

R703 BUILDING EXTERIOR SHALL BE WEATHER PROTECTED IN CONFORMANCE WITH IRC SECTION R703 AND TABLE R703.4 AND SHALL BE INSTALLED PER MANUFACTURER'S SPECS
STONE & MASONRY VENEER SHALL BE INSTALLED IN CONFORMANCE WITH R703.7
WOOD & HARDWOOD SIDING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & IN CONFORMANCE WITH R703.3
EXTERIOR PLASTER SHALL BE INSTALLED IN CONFORMANCE WITH IRC, SECT. R703.6.

ROOF CONSTRUCTION & FRAMING NOTES:

R806 ROOF VENTILATION
R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/8 INCH (3.2 MM) MINIMUM TO 1/4 INCH (6.4 MM) MAXIMUM OPENINGS.

R806.2 MINIMUM AREA. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET (914 MM) ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1 TO 300 WHEN A VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (57.4 MG/S-M2-PA) IS INSTALLED ON THE WARM SIDE OF THE CEILING.

R806.3 VENT CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1-INCH (25.4 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

R807.1 ATTIC ACCESS. IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET (2.8M2) AND HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER.
THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30 INCH (762 MM) MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

ROOFING SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND CONFORMING TO THE IRC, CHP. 9.

R503.2.1.1(1) ROOF DIAPHRAGM SHALL BE SPAN RATED PER IRC AND SHALL BE PER ROOF FRAMING PLAN
R803.2.1.1 EXPOSURE DURABILITY. ALL WOOD STRUCTURAL PANELS, WHEN DESIGNED TO BE PERMANENTLY EXPOSED IN OUTDOOR APPLICATIONS, SHALL BE OF AN EXTERIOR EXPOSURE DURABILITY. WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE UNDERSIDE MAY BE OF INTERIOR TYPE BONDED WITH EXTERIOR GLUE, IDENTIFIED AS EXPOSURE 1.

GENERAL CONTRACTOR SHALL PROVIDE TWO (2) COPIES OF ROOF TRUSS DESIGN DRAWINGS, CALCULATIONS, & TRUSS LAYOUT IN CONFORMANCE WITH IRC, R502.11.1 BOTH COPIES OF THIS DATA SHALL BE WET STAMPED & SIGNED BY THE NEVADA LICENSED ARCHITECT OR ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.

A. WHEN TRUSS DESIGN DATA IS A 'DEFERRED SUBMITTAL' (AFTER BUILDING PERMIT ISSUANCE), THE ARCHITECT, ENGINEER, OR GENERAL CONTRACTOR OF RECORD (RESPONSIBLE FOR THE BUILDING DESIGN) MAY WET SIGN, DATE, & INDICATE "REVIEWED BY" ON THE FIRST SHEET OF BOTH COPIES OF THE SUBMITTAL DATA, THUS INDICATING THAT THE DATA HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN.

B. ROOF TRUSSES SHALL NOT BE INSTALLED UNTIL SUBMITTAL DATA HAS BEEN APPROVED BY THE BUILDING INSPECTOR (OR BUILDING OFFICIAL OR PLANS EXAMINER) & ONE COPY ATTACHED TO THE 'PERMIT SET OF PLANS' ON SITE & ONE COPY DELIVERED TO THE BUILDING DEPT. FOR ATTACHMENT TO THE RECORD SET OF PLANS.

R502.11.3 ALTERATIONS TO TRUSSES. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL. ALTERATIONS RESULTING IN THE ADDITION OF LOAD (E.G. HVAC EQUIPMENT, WATERHEATER, ETC.), THAT EXCEED THE DESIGN LOAD FOR THE TRUSS, SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING THE ADDITIONAL LOADING.

R502.11.1 DESIGN. WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED ENGINEERING PRACTICE. THE DESIGN AND MANUFACTURE OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL WHERE REQUIRED BY THE STATUTES OF THE JURISDICTION IN WHICH THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH SECTION R106.1.

R502.11.2 BRACING. TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE CONSTRUCTION DOCUMENTS FOR THE BUILDING AND ON THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TPI, HIB.

R502.11.4 TRUSS DESIGN DRAWINGS. TRUSS DESIGN DRAWINGS, PREPARED IN COMPLIANCE WITH SECTION R502.11.1, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATIONS. TRUSS DESIGN DRAWING SHALL BE PROVIDED WITH THE SHIPMENT OF TRUSSES DELIVERED TO THE JOB SITE. TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE INFORMATION SPECIFIED BELOW:
1. SLOPE OR DEPTH, SPAN AND SPACING.
2. LOCATION OF ALL JOINTS.
3. REQUIRED BEARING WIDTHS.
4. DESIGN LOADS AS APPLICABLE.
4.1 TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS).
4.2 TOP CHORD DEAD LOAD.
4.3 BOTTOM CHORD LIVE LOAD.
4.4 BOTTOM CHORD DEAD LOAD.
4.5 CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
4.6 CONTROLLING WIND AND EARTHQUAKE LOADS.
5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
6. EACH REACTION FORCE AND DIRECTION.
7. JOINT CONNECTOR TYPE AND DESCRIPTION (E.G. SIZE, THICKNESS OR GAUGE); AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
9. CONNECTION REQUIREMENTS FOR:
9.1 TRUSS-TO TRUSS GIRDER
9.2 TRUSS PLY-TO-PLY
9.3 FIELD SPLICES
10. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE, CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR SUPPLEMENTAL DOCUMENTS.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.

FOUNDATION & FLOOR CONSTRUCTION & FRAMING NOTES:

R408.1 VENTILATION. THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67M2 FOR EACH 100 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF SAID BUILDING.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (100 M2) OF UNDERFLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM).
1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST-IRON GRILLS OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM)

EXCEPTIONS:
1. WHERE WARRANTED BY CLIMATIC CONDITIONS, VENTILATION OPENINGS TO THE OUTDOORS ARE NOT REQUIRED IF VENTILATION OPENINGS TO THE INTERIOR ARE PROVIDED.
2. THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACES SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.
3. UNDER-FLOOR SPACES USED AS SUPPLY PLENUMS FOR DISTRIBUTION OF HEATED AND COOLED AIR SHALL COMPLY WITH THE REQUIREMENTS OF SECTION M1601.4
4. VENTILATION OPENINGS ARE NOT REQUIRED WHERE CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 CFM (0.47 L/S) FOR EACH 50 SQUARE FEET (5 m2) OF UNDER-FLOOR SPACE FLOOR AREA AND GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL.
5. VENTILATION OPENINGS ARE NOT REQUIRED WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL, THE SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION N1102.1.7.

R408.3 ACCESS. ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES (457 MM BY 610 MM). WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY OF NOT LESS THAN 16 INCHES BY 24 INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREA WAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SECTION M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

UNDERFLOOR CLEARANCES BETWEEN EXPOSED GROUND IN CRAWL SPACE & BOTTOM OF WOOD STRUCTURAL FLOOR MEMBERS SHALL CONFORM TO BELOW:
A. 18" MIN @ WOOD JOISTS
B. 18" MIN @ WOOD STRUCT. FL. WITHOUT JOISTS
C. 12" MIN @ WOOD GIRDER

R402.2 CONCRETE. CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME OR SLAG THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO DE-ICING OF CEMENTITIOUS MATERIALS SPECIFIED IN ACI 318. MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318. IN ADDITION TO THE CEMENTS PERMITTED BY ACI 318, CEMENT COMPLYING WITH ASTM C1157 IS PERMITTED.

R403.1.6 FOUNDATION ANCHORAGE. WHEN BRACED WALL PANELS ARE SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS, THE WALL WOOD SILL PLATE OR COLD-FORMED STEEL BOTTOM TRACK SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.
THE WOOD SOLE PLATE AT EXTERIOR WALL ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. IN SEISMIC DESIGN CATEGORIES D1 AND D2, ANCHOR BOLTS SHALL ALSO BE SPACED AT 6 FEET (1829 MM) ON CENTER AND LOCATED WITHIN 12 INCHES (305MM) FROM THE ENDS OF EACH PLATE SECTION AT INTERIOR BRACED WALL LINES WHEN REQUIRED BY SECTION R602.10.9 TO BE SUPPORTED ON A CONTINUOUS FOUNDATION. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO MASONRY OR CONCRETE. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATIONS SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R318 AND R319. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO THE WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.1.1

EXCEPTION: FOUNDATION ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER (12.7 MM) ANCHOR BOLTS.

FLOOR DIAPHRAGM SHALL BE SPAN RATED PER IRC TABLE 503.2.1.1 (1) & SHALL BE AS SHOWN ON FOUNDATION &/OR FLOOR FRAMING PLAN.

VISUALLY GRADED LUMBER MATERIAL SHALL BE D.F. #2 U.N.O.

MANUFACTURED WOOD MEMBERS SHALL BE 'TRUSJOIST-MACMILLAN, 'BOISE-CASCADE' OR 'LOUISIANA PACIFIC'. SEE MANUFACTURERS PUBLISHED DATA.

ELECTRICAL NOTES SEE ELECTRICAL PLAN:

MECHANICAL NOTES SEE PLANS:

PLUMBING NOTES SEE PLANS:

NO.	DATE	REVISION BLOCK	BY
△			

1 0 1 2
40 0 40 80
SCALE: N.T.S.

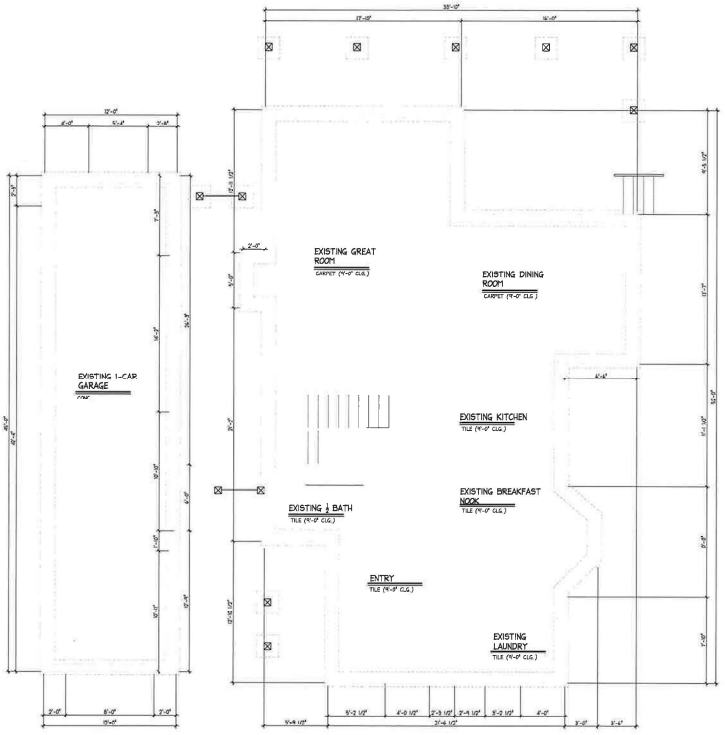
R|O|Anderson
WWW.ROANDERSON.COM
MINDEN
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
P 775 782 2322
F 775 782 7084
RENO
9060 Double Diamond Pkwy, Unit 1B
Reno, NV 89521
P 775 782 2322
F 775 782 7084

NIELSEN ADDITION
ROBERT NIELSEN

2018 I.R.C. NOTES
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

WILLIAM ANDREW NOLTING
REGISTERED
STATE OF NEVADA
8/22/2024

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001NTS
SCALE: N.T.S.	SHEET: A9
DATE: 6/6/24	OF: 17 SHEETS



NOTES:

ALL WORK & MATERIAL SHALL CONFORM TO ALL PERTINENT REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL GOVERNING LAWS, REGULATIONS, AND ORDINANCES.

ALL LUMBER SHALL BE DFU NO. 2 GRADE OR BETTER UNLESS OTHERWISE NOTED

MEASUREMENTS ARE TO STUD FACE UNLESS OTHERWISE NOTED

JOISTS & PENETRATIONS SHALL BE CAULKED & SEALED - PROVIDE WEATHER STRIPPING AROUND DOORS AND WINDOWS

SAFETY GLAZING MUST BE USED IN ALL HAZARDOUS AREAS PER 2018 IRC SECTION R308.4

PROVIDE AT LEAST 1 EMERGENCY EGRESS WINDOW IN ROOMS USED FOR SLEEPING WHICH MEET THE FOLLOWING DIMENSIONS:
TYP. 9.7 SQ. FT. OF TOTAL AREA
MIN. CLEAR OPENING HEIGHT OF 24"
MIN CLEAR OPENING WIDTH OF 20"
MAX. CLR. OPENING HEIGHT FROM F.F. 44".
PER 2018 IRC SECTION R310.2.1

PROVIDE LIGHT AND VENTILATION PER 2018 IRC R305.1, R303.2, R303.3

PROVIDE LANDINGS PER 2018 IRC SECTION R311.3

PROVIDE MECHANICAL VENTILATION OF KITCHENS AND BATHROOMS PER 2018 IRC SECTION 605
ANY HABLE ROOMS & KITCHENS SHALL HAVE A VENTILATION SYSTEM CAPABLE OF 100 C.F.M. INTERMITTENT AND 25 C.F.M. CONTINUOUS.
BATHROOMS TOILETROOMS 50 C.F.M. INTERMITTENT AND 20 C.F.M. CONTINUOUS

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER LISTING AND MFG. INSTRUCTIONS AND PER 2018 IRC CH 17 PROVIDE PROPER VENTING PER 2018 IRC CH. 18

WATER RESISTANT BACKING "GREENBOARD" SHALL BE PROVIDED BEHIND ALL SHOWERS / TUBS

ALL SOLDERS & FLUXES SHALL BE MANUFACTURED TO APPROVED STANDARDS. SOLDERS & FLUXES WITH A LEAD CONTENT WHICH EXCEEDS TWO-TENTHS (0.20) OF ONE PERCENT (%) ARE PROHIBITED IN PIPING SYSTEMS USED TO CONVEY POTABLE WATER.

ALL PIPING SERVING PART OF A HOT WATER SYSTEM INSTALLED IN UNCONDITIONED AREAS SHALL BE PROTECTED WITH R-3 INSULATION. INSULATION SHALL BE INSTALLED CONTINUOUSLY FROM WITHIN 2 FEET OF WATER HEATER TO WITHIN 2 FEET OF THE FIXTURE OUTLET. OMISSION OF INSULATION PASSING THROUGH A RESTRICTED OPENING IN FRAMING MEMBERS IS ALLOWED.

PER 2018 IRC P2603.6.A WATER, SOIL OR WASTE PIPE SHALL NOT BE INSTALLED OUTSIDE OF A BUILDING, IN EXTERIOR WALLS, IN ATTICS OR CRAWL SPACES, OR IN ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURE UNLESS INSULATION OR HEAT OR BOTH ARE USED.

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION PER 2018 IRC P2708.4

BUILDING WATER PRESSURE REGULATORS, PTR VALVES AND EXPANSION TANKS SHALL CONFORM TO 2018 IRC P2903

MAXIMUM STATIC PRESSURE SHALL BE 80 P.S.I. WHEN WATER PRESSURE EXCEEDS 80 P.S.I. AN APPROVED PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 PRECEDED BY AN ASSEMBLY STRAINER SHALL BE PROVIDED TO REDUCE WATER PRESSURE TO 80 P.S.I. OR LESS. WHERE PRESSURE REGULATORS ARE REQUIRED, THE PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN THE SOURCE OF THE WATER AND AFTER THE METER AND BACKFLOW PREVENTION DEVICE (IF INSTALLED AT METER) AND BEFORE ALL EXTERIOR AND INTERIOR FIXTURES AND OUTLETS

WATER CLOSETS SHALL BE 1.6 GAL MAX. SHOWERS SHALL NOT EXCEED 2.5 GPM AND FAUCETS SHALL NOT EXCEED 2.2 GPM PER 2018 IRC TABLE P2903.2

GAS PIPING SIZE PER 2018 IRC CH. 24 AND CONFORMANCE WITH LOCAL FUEL GAS SUPPLIER.

LAWN SPRINKLERS AND IRRIGATION SYSTEMS SHALL INCLUDE AN APPROVED VACUUM PREVENTER PER 2018 IRC P2902.4.3

AS-BUILT FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

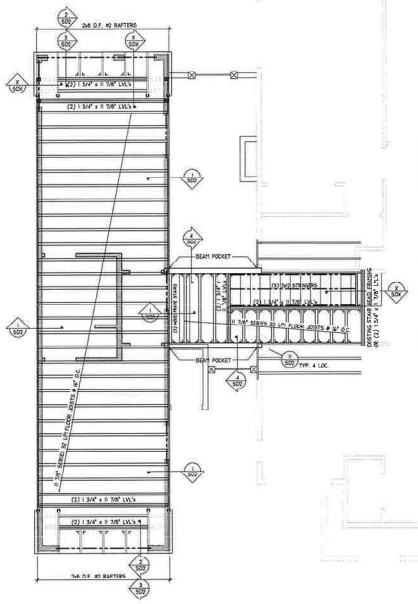
SCALE: 1/4" = 1'-0"

R|O|Anderson
www.ROANDERSON.COM
RENO
1450 Ellerslie Ave
Suite 200
Reno, NV 89503
T 775 853 1224
TAHOE
Diamond Peak, NV 89511
T 775 853 1224

NIELSEN ADDITION
ROBERT NIELSEN

AS-BUILT FOUNDATION PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	WAN
ENGINEER:	RV
SCALE:	1/4" = 1'-0"
DATE:	2/28/24
JOB:	3608-001
DRAWING:	3608-001FPAR
SHEET:	S1
OF:	17 SHEETS



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

532 SQ FT. / 300 = 1.77 SQ FT. OF REQUIRED VENTILATION

PROVIDED 1196 SQIN AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS PROVIDE 887 SQ. FT. OF VENTILATION AT OR NEAR RIDGE. PROVIDE 887 SQ. FT. OF VENTILATION AT EAVE VENT. ATTIC VENTILATION PER 2018 IRC SECTION R806

ROOFING:

COMPOSITION SHINGLES INSTALL PER MANUFACTURER'S SPECIFICATIONS AND 2018 IRC SECTION R905 UNDERLAYMENT SHALL COMPLY TO TABLE R905.1.1(1) AND SECTION R905.2

SHEATHING:

5/8" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA SPAN RATED (40/20). STAGGER JOINTS - NAIL WITH 8d COMMON PER IRC TABLE 2304.9.1, UNO

TRUSSES:

PRE-MANUFACTURED ENGINEERED TRUSSES @ 24" o.c. PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER BRG. POINTS, U.N.O. DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM. STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.

NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

BEAMS:

LVL's:
ALL LVL's SHALL HAVE Fb= 2600 PSI, Fv= 230 PSI, AND E=1,900 PSI MINIMUM UNLESS NOTED OTHERWISE MAL MULTI-PLY LVL's W/ (5) 16d's @ 12" O.C.

PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2,000 PSI MINIMUM

GLB's:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING. ALL FLOOR BEAMS ARE RECOMMENDED TO BE ORDERED WITH ZERO CAMBER.

HEADERS:
4x6 DF #2 (TYPICAL UNLESS OTHERWISE NOTED)

TRIMMERS:
DOUBLE TRIMMERS AT OPENINGS GREATER THAN 4'-0"
DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

POSTS:
DF (LOCATE AS NOTED)

METAL CONNECTORS:
SIMPSON H2 CLIP2 (UO) @ ALL RAFTER BEARING POINTS ON PLATES + BEAMS
SIMPSON PC 4 CC POST CAPS (AS NOTED)
SIMPSON ST, MST, & LSTA STRAPS (AS NOTED)

SUBFLOOR:
3/4" PLYWOOD SHEATHING, EXPOSURE 1, T & G UNDERLAYMENT GRADE, APA SPAN RATED 24 o.c. OR GREATER, LAID AT RIGHT ANGLES OVER FLOOR JOISTS. STAGGER JOINTS, GLUE & NAIL WITH 8 d @ 6" O.C. EDGE, 12" O.C. FIELD

FLOOR JOISTS:
9-7/8" RESIDENTIAL I-JOISTS, LPI / 32 @ 16" o.c., INSTALLED PER MANUFACTURER'S SPECIFICATIONS AT RIGHT ANGLES OVER BEARING. DOUBLE UNDER PARALLEL BEARING WALLS. MAINTAIN 10" MIN. CLEARANCE TO SOIL. BLOCK ALL JOISTS @ BEARING POINTS PER MFR'S SPECIFICATIONS.

STRUCTURAL ENGINEERING NOTES:

- SEE SHEET S01 FOR STANDARD STRUCTURAL DETAILS FOR APPLICATION
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION OR HEADOUT.
- POST SPLICED AT ALL FLOOR LEVELS SHALL HAVE STAGGER B/S, UNO.

NO	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O|Anderson
WWW.ROANDERSON.COM

FRISCO
8111 Gateway Blvd
Suite 300
Frisco, TX 75034
T 214.292.1044

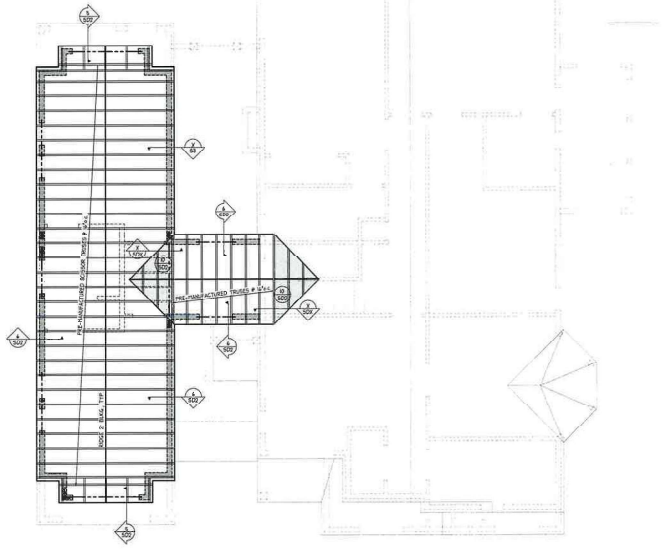
RENO
9561 Double
Diamond Pkwy, Ste 110
Reno, NV 89521
T 775.782.1044

NIELSEN ADDITION
ROBERT NIELSEN

SECOND FLOOR FRAMING PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN
ENGINEER: RV
SCALE: 1/4" = 1'-0"
DATE: 6/6/24

JOB: 3608-001
DRAWING: 3608-001FFP
SHEET: S2
OF: 17 SHEETS



SHEATHING:
7/16" CDX PLYWOOD (OR EQUAL) EXPOSURE 1, APA RATED (40/20).
STAGGER JOINTS - NAIL WITH 10d @ 6"o.c. ALL EDGES, GABLE ENDS, AND PANEL BLOCKS.
10d @ 12" o.c. FIELD

TRUSSES:
PRE-MANUFACTURED ENGINEERED TRUSSES @ 16" o.c.
PROVIDE 2x STUD PER TRUSS PLY @ ALL GIRDER ENG. POINTS, U.N.O.
DOWN TO HEADER OR SOLE PLATE. SOLID VERTICAL BLOCK AT FLOOR SYSTEM. STACK IN WALL FRAMING IN ALL LEVELS DOWN TO FOUNDATION.
NOTE: SEE TRUSS CALCULATIONS FOR TRUSS DESCRIPTIONS

OUTLOOKERS:
2x6 DF #2 OUTLOOKERS AT 24" O.C.

FILL SECTIONS:

RIDGE	2x8 DF #2 OR BETTER
RAFTERS	2x6 DF #2
VALLEY KICKER	2x8 DF

BEAMS:
LVL's:
ALL LVL's SHALL HAVE Fb= 2600 PSI, Fv= 285 PSI, AND E=1,900 PSI MINIMUM UNLESS NOTED OTHERWISE NAIL MULTI-PLY LVL's W/ (3) 16d's @ 12" O.C.
PSL's:
ALL PSL's SHALL HAVE Fb= 2900 PSI, Fv= 290 PSI, AND E=2,000 PSI MINIMUM
G.L.B.'s:
ALL G.L.B.'s TO BE 24F-V4 D.F. GLU-LAM. BEAMS EXPOSED TO THE WEATHER MUST BE RATED EXTERIOR, OR PROTECTED W/ APPROPRIATE FLASHING.
ALL FLOOR BEAMS ARE RECOMMENDED TO BE ENGINEERED WITH CAMBER.

HEADERS:
6x8 DF #1 (TYPICAL UNLESS OTHERWISE NOTED)

TRIMMERS:
DOUBLE TRIMMERS AT OPENINGS GREATER THAN 4'-0"
DOUBLE KING STUDS AT OPENINGS GREATER THAN 8'-0"

POSTS:
SF (LOCATE AS NOTED)

METAL CONNECTIONS:
TRUSS HANGERS PER MANUFACTURERS
SIMPSON H CLIPS @ ALL TRUSS BEARING POINTS ON PLATES @ BEAMS
SIMPSON H8 CLIPS (U/O) @ ALL RAFTER BEARING POINTS ON PLATES @ BEAMS
SIMPSON H8 CLIPS (2x6) @ ALL GIRDER TRUSS BEARING POINTS, U.N.O.
SIMPSON PC 4 CC POST CAPS (AS NOTED)
SIMPSON ST, 12ST, & LSTA STRAPS (AS NOTED)

ATTIC ACCESS:
22"x30" MIN - PER 2018 IRC R807.1

STRUCTURAL ENGINEERING NOTES
- SEE SHEET S01 FOR STANDARD STRUCTURAL DETAILS PER APPLICATION.
- CONTRACTOR TO PROVIDE TRUSS CALCS FOR REVIEW AND APPROVAL BY PROJECT ENGINEER. DO NOT CHANGE TRUSS MANUFACTURERS OR TRUSS LAYOUT SHOWN HERE WITHOUT THE APPROVAL OF THIS PROJECT ENGINEER.
- CONTRACTOR TO VERIFY TRUSS SPANS, DEFLECTIONS, PROFILES, CONNECTIONS, ETC. WITH TRUSS MANUFACTURER PRIOR TO CONSTRUCTION. DO NOT DEVIATE FROM HANGERS SPECIFIED ON PLANS UNLESS VERIFIED BY PROJECT ENGINEER.
- DRAG TRUSSES SHALL BE DESIGNED BY TRUSS MANUFACTURER FOR THE APPLICATION AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY PROJECT ENGINEER
- WHERE POSTS AND MULTIPLE STUDS ARE SPECIFIED, THEY ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID VERTICAL GRAIN BLOCKING SHALL BE PROVIDED AT ALL FLOOR LEVELS DOWN TO THE FOUNDATION OR HEADER.
- POST SPLICES AT ALL FLOOR LEVELS SHALL HAVE ST6224 3/5, U.N.O.

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY

SCALE: 1/4" = 1'-0"

R|O|Anderson
engineers
www.roandersonengineers.com
NEVADA OFFICE
960 Borregas Ave
Suite B
Sparks, NV 89431
T 775 762 7664
CALIFORNIA OFFICE
1010 Common St
Suite A
Diamond Springs, CA 95619
T 775 762 7664

NIELSEN ADDITION
ROBERT NIELSEN

ROOF FRAMING PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	WAN	JOB:	3608-001
ENGINEER:	JAR	DRAWING:	3608-001RFP
SCALE:	1/4" = 1'-0"	SHEET:	S3
DATE:	6/6/24	OF: 17 SHEETS	

GENERAL CONSTRUCTION NOTES

1. GENERAL

A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS, THE REFERENCED CODES AND THE REQUIREMENTS OF THE GOVERNING JURISDICTION.
B. THE GENERAL CONTRACTOR SHALL REFER TO DRAWINGS AND/OR SPECIFICATIONS BY OTHERS FOR ALL ADDITIONAL INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW THESE DOCUMENTS PRIOR TO CONSTRUCTION AND TO ESTABLISH AND VERIFY ALL OPENINGS, INSERTS, DRAINS, DEPRESSIONS, ETC. FOR ARCHITECTURAL, MECHANICAL, PLUMPING AND ELECTRICAL WITH APPROPRIATE TRADES AND SUBCONTRACTORS PRIOR TO THE START OF CONSTRUCTION.
C. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY.
D. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL CONSTRUCTION NOTES, SPECIFICATIONS, NOTIFY THE ENGINEER IMMEDIATELY FOR RESOLUTION.
E. THE STRUCTURAL DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
F. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR USING SCALED DIMENSIONS WHICH HAVE NOT BEEN VERIFIED.
G. CHANGES OF DEVIATIONS FROM THE STRUCTURAL DRAWINGS ARE NOT ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.
H. ALL WATER PROOFING AND FLASHING (ROOFS, FOUNDATIONS, GARAGE FLOORS, ETC.) IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

2. SITE WORK

A. ASSUMED SOIL BEARING IS DETERMINED IN ACCORDANCE WITH IBC TABLE 1806.2.
B. BUILDING SITES ARE TO BE DRAINED AND FREE OF CLAY OR EXPANSIVE SOIL. ANY OTHER CONDITIONS ENCOUNTERED MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
C. FOUNDATIONS SHALL BEAR ON NON-EXPANSIVE SOIL OR COMPACTED STRUCTURAL FILL. ANY LOOSE SOIL IN THE BOTTOM OF THE FOOTING EXCAVATIONS SHALL BE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION OR REMOVED TO EXPOSE FIRM, UNYIELDING MATERIAL.
D. ALL FINISHED GRADE SHALL SLOPE A MINIMUM OF 2% AWAY FROM FOUNDATION FOR A MINIMUM OF 10'.
E. THIS ENGINEER HAS NOT MADE A GEOTECHNICAL REVIEW OF THE BUILDING SITE AND IS NOT RESPONSIBLE FOR GENERAL SITE STABILITY OR SOIL SUITABILITY.
F. FOUNDATION DESIGN IS BASED ON MINIMUM FOOTING DIMENSION AND BEARING CAPABILITIES SET FOURTH WITH IBC TABLE 1806.2 - PRESUMPTIVE LOAD-BEARING VALUES FOR CLASS 5 MATERIALS: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT (CL, ML, MH, AND CH).
G. FOOTINGS SHALL EXTEND 18" OR 24" (MINIMUM AS PER LOCAL REQUIREMENTS) BELOW FINISH GRADE AT EXTERIOR WALLS FOR FROST PROTECTION. FOOTING SHALL BOTTOM 12" (MINIMUM) BELOW NATURAL UNDISTURBED GRADE.

3. FILL & BACKFILL

A. FILL MATERIAL SHALL BE FREE FROM DEBRIS, VEGETATION, AND OTHER FOREIGN SUBSTANCES.
B. BACKFILL TRENCHES SHALL BE COMPACTED TO 90% DENSITY PER ASTM D1551 TO WITHIN 12 INCHES OF FINISH GRADE. THE TOP 12 INCHES SHALL BE LAND FILL.
C. BACKFILL AT PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN 6 INCH LIFTS.
D. WATERPROOF EXTERIOR FACES OF ALL FOUNDATION WALLS ADJACENT TO USABLE SPACES.
E. BACKFILL AT FOUNDATION WALLS SHALL BE COMPACTED TO 90% RELATIVE DENSITY, U.N.O.
F. USE 4" DIAMETER PERFORATED PIPE SUB-DRAIN BEHIND ALL RETAINING WALLS. SLOPE PIPE TO DRAIN TO DAYLIGHT AND DRYWELL.

4. CONCRETE / MASONRY

A. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI U.N.O. (SPECIAL INSPECTION OF THE CONCRETE IS NOT REQUIRED AS THE DESIGN IS BASED ON F'c OF 2,500 PSI).
B. CONCRETE SHALL BE AIRED ENTRAINED TO NOT LESS THAN 5% AND NOT MORE THAN 7%.
C. AGGREGATE SHALL CONFORM TO ASTM C33 FOR STONE AGGREGATE.
D. USE NORMAL WEIGHT CONCRETE (145PCF) FOR ALL CONCRETE, U.N.O. USE TYPE II CEMENT U.N.O. USE TYPE V CEMENT IF SOIL CONTAINS SULFATE CONCENTRATIONS OF 0.2% OR MORE.
E. WEATHER PROTECTION OF CONCRETE
1. IN HOT WEATHER, FOLLOW "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING", ACI 305.
2. IN COLD WEATHER, FOLLOW "RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING", ACI 306.
F. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 308. AS A MINIMUM, CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT UNLESS ACCELERATED CURING TECHNIQUES ARE EMPLOYED.
G. ALL REINFORCING STEEL AND ANCHOR BOLTS SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
H. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS-ON-GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR PENETRATIONS, ETC.
I. SLABS ON GRADE SHALL HAVE A MINIMUM OF THICKNESS OF 4" AND SHALL BE PLACED OVER 4" MINIMUM OF FREE DRAINING AGGREGATE BAST COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. PROVIDE 2 INCH SAND ABOVE AND BELOW A 6 MIL (MIN) VAPOR BARRIER AT ALL LIVING AREAS AND AREAS REQUIRING MOISTURE PROTECTION.
J. ALL SLAB ON GRADE SUBGRADE (UPPER SIX INCHES) SHALL BE SCARIFIED, MOISTURE CONDITIONS TO WITHIN 2% OF OPTIMUM AND UNIFORMLY COMPACTED TO AT LEASE 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTMD1557. THIS WILL NOT BE REQUIRED IF SLABS ARE TO BE PLACED DIRECTLY ON UNDISTURBED COMPACTED STRUCTURAL FILL.
K. SLABS SHALL BE REINFORCED WITH 6x6x10WW MESH AS PER ASTM A185, OR FIBERMESH AS PER MANUFACTURERS SPECIFICATIONS, U.N.O. WATERPROOFING OF ANY GARAGE SLAB OVER TIMBER FRAMING SYSTEM IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
L. PROVIDE SLAB CONTROL JOINTS (SAW CUT OR PLASTIC INSERTS AT 20'-0" MAXIMUM SPACING EACH WAY FOR A 4" SLAB. JOINT DEPTH TO BE 1/4 OF SLAB DEPTH.
M. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.
N. REINFORCEMENT SHALL BE GRADE 40 AS PER ASTM A615 U.N.O. LAP REINFORCING BAR SPLICES 40 BAR DIAMETER, U.N.O.
O. ALL DETAIL OF FABRICATIONS AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUEL.
P. CONCRETE STEM WALLS AND FOOTINGS ARE TO BE MONOLITHIC POUR. PROVIDE VERTICAL & HORIZONTAL #4's @ 18" o.c. IN STEMALL, U.N.O.
Q. REINFORCEMENT CLEAR COVER IN CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS (U.N.O.)

CONCRETE CAST AGAINST AND PER THE EARTH:	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
NO. 6 OR LARGER:	2"
NO. 5 OR SMALLER:	1 1/2"
SLABS-ON-GRADE:	1 1/2"
BEAMS, COLUMNS, AND PILASTER, COVER OVER TIES:	1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, #11 BARS AND SMALLER:	1 1/2"

R. ALL MASONRY UNIS SHALL CONFORM TO ASTM C90 GRADE N.
S. ALL MASONRY CALLS ARE TO BE SOLID GROUTED WITH MORTAR CONFORMING TO ASTM C279 TYPE S, WITH A 28-DAY COMPRESSIVE STRENGTH OF 2000PSI MINIMUM.
T. VERTICAL STEEL PLACEMENT IN MASONRY STEM WALLS TO BE #4 BARS AT 32" o.c. U.N.O.
U. HORIZONTAL STEEL PLACEMENT IN MASONRY STEM WALLS TO BE 24" o.c. U.N.O.

5. FRAMING / LUMBER

A. ROOF SHEATHING: USE CDX APA RATED SHEATHING. THE THICKNESS IS PER APA LOAD TABLES BASED UPON ROOF LIVE LOAD AND FRAMING SPACING. APPLY FACE GRAIN (LONG DIMENSION) PERPENDICULAR TO FRAMING, STAGGER PANELS AND NAIL WITH 8d @ 6" o.c. AT EDGES, AND 12" o.c. FIELD U.N.O. (8d NAIL DIAMETER = .131").
B. FLOOR SHEATHING: USE T&G APA RATED SHEATHING GLUE AND NAIL WITH 10d's @ 6" o.c. AT EDGES, AND 12" o.c. FIELD U.N.O.
C. SHEATHING SHALL CONFORM TO APA PS 1 SHEAR SHEATHING SHALL BE C-D, C-C, OR 3003 (T-1-11). ALTERNATIVE MAY BE SUBSTITUTED FOR FLOORS, ROOFS, AND SHEAR WALLS PROVIDED THEY ARE STRUCTURALLY EQUIVALENT. SHEATHING PERMANENTLY EXPOSED TO WEATHER AND/OR MOISTURE SHALL BE RATED "EXTERIOR".
D. WOOD STRUCTURAL PANEL DIAPHRAGMS AND SHEAR WALLS SHALL BE CONSTRUCTED WITH WOOD STRUCTURAL PANE SHEETS NOT LESS THAN 4 FEET BY 8 FEET, EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMUM SHEET DIMENSION SHALL BE 2 FEET BY 4 FEET. FRAMING MEMBERS OR BLOCKING SHALL BE PROVIDED AT THE EDGES OF ALL SHEETS IN SHEAR WALLS.
E. FLOOR JOISTS: USE MANUFACTURED "I" JOISTS (SUCH AS TRUSS JOISTS), SIZED AND SPACED PER MANUFACTURERS SPECIFICATIONS (USE L/480 MIN). INSTALL JOISTS PER MANUFACTURERS SPECIFICATION. USE MANUFACTURED RIM BOARD (SUCH AS TIMBER STRAND), WITH ALL "I" JOISTS. USE A DOUBLE RIM BOARD IN ALL LOCATIONS WHERE LEDGERS ARE USED (SUCH AS DECK LEDGERS). DOUGLAS FIR #2 MAY BE SUBSTITUTED.
F. SILL PLATED SHALL BE PRESSURE TREATED DOUGLAS FIR OR HEM FIR.
G. STUDS SHALL BE STUD GRADE OR BETTER. IN NO INSTANCE SHALL A STUD WALL BE USED TO RETAIN SOIL OR RESIST LATERAL PRESSURE DUE TO SNOW LOADING. IN CASE OF SNOW BUILD UP AGAINST A STUD WALL THE OWNER SHALL BE RESPONSIBLE TO ELIMINATE SNOW TO STUD WALL CONTACT.
H. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH WITH MOISTURE CONTENT LESS THAN 19% U.N.O.
I. GLU-LAMS SHALL BE 24F-V4 U.N.O. GLU-LAMS EXPOSED TO WEATHER MUST BE RATED FOR EXTERIOR USE BY THE MANUFACTURER.
J. MICRO LAMS (LAMINATED VENEER LUMBER - LVL) SHALL HAVE Fb = 2,600 PSI & Fv = 285 PSI.
K. PARALLAMS (PARALLEL STRAND LUMBER - PSL) SHALL HAVE Fb = 2,900PSI & Fv = 290 PSI MIN. & E = 2.2×10^6 PSI
L. SPLICE ALL BEAMS OVER SUPPORTS OR SAW CUT TOP 1/3 AT SUPPORT (NOT @ CANTILEVERS), U.N.O.
M. WHERE (3) OR MORE TRIMMERS ARE SPECIFIED, THOSE TRIMMERS ARE TO BE STACKED IN ALL WALL FRAMING AND SOLID BLOCKED AT THE FLOOR LEVELS TO THE FOUNDATION, U.N.O.
N. WHERE POSTS WITH COLUMN CAPS OR BEARING PLATES ARE CALLED OUT FOR, THE LOAD IS TO BE TRANSFERRED TO THE FOUNDATION BY VERTICAL GRAIN BLOCKING AT ALL FLOOR LEVELS TO THE FOUNDATION, U.N.O.
O. ALL BUILT UP, LAMINATED DOUBLE OR MULTIPLE 2X JOISTS AND BEAMS SHALL BE NAILED TOGETHER WITH 16d SINKERS AT 4" o.c. STAGGERED, U.N.O.
P. ALL 4x AND 6x POSTS, COLUMNS, AND HEADERS SHALL BE D.F.#1 OR BETTER, U.N.O. ALL OTHER 4x AND 6x FRAMING MEMBERS SHALL BE D.F.#2 OR BETTER, U.N.O.
Q. ALL FLOOR OPENINGS SHALL BE BETWEEN JOISTS, U.N.O.
R. DO NOT DRILL HOLES, NOTCH, OR CUT INTO BEAMS, STUDS, AND JOISTS, UNLESS DETAILED ON THE PLANS.
S. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITION WALLS.
T. WHEN USING "GREEN" LUMBER CARE SHALL BE TAKEN TO ALLOW FOR THE EFFECTS OF SHRINKAGE. IF NECESSARY TO AVOID SAGGING, JOISTS, RAFTERS, AND BEAMS SHALL BE BRACED AT MIDSPAN UNTIL LUMBER HAS DRIED OUT AND REACH A STABLE MOISTURE CONTENT.

6. HARDWARE / STRUCTURAL STEEL

A. ALL HARDWARE CALLED SHALL BE SIMPSON STRONG-TIE CO., INSTALLED PER MANUFACTURERS SPECIFICATIONS. ALL CONNECTORS ARE TO BE INSTALLED PER MAX LOAD VALUES. ALL HANGERS AND FASTENERS SHALL BE COATED FOR COMPATIBILITY TO TREATED LUMBER.
B. ALL NAILS SPECIFIED ARE COMMON NAILS, U.N.O. NO SUBSTITUTIONS UNLESS SPECIFIED ON PLANS OR APPROVED IN WRITING BY THE ENGINEER. FOR ALL HARDWARE SPECIFIED, USE NAILS OR BOLTS PER MANUFACTURERS RECOMMENDATIONS. WHERE NAILS ARE EXPOSED TO WEATHER, NAILS SHALL BE GALVANIZED.
C. STRUCTURAL WIDE FLANGE STEEL CONFORM TO ASTM A36 OR A572. PIPE SECTIONS SHALL CONFORM TO ASTM A501 OR ASTM A53 TYPE E OR S, GRADE B. HSS SECTIONS SHALL CONFORM TO ASTM A500, GRADE C.
D. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY SPECIFICATIONS. ALL WELDING SHALL BE DONE BY WELDERS CERTIFIED BY THE LOCAL BUILDING AUTHORITY. FILLET WELDS ARE DESIGNED USING ONE HALF STRESSES NOT REQUIRING SPECIAL INSPECTION, U.N.O.
E. ALL WELDING ELECTRODES SHALL BE E70XX OR SHIELDED WIRES WITH Fy GREATER THAN 70KSI.
F. BOLTS SHALL BE ASTM A307 U.N.O. BOLT HOLES SHALL BE 1/32" TO 1/16" LARGER THAN THE SPECIFIED BOLTS. WASHERS SHALL BE USED AT EACH BOLT HEAD AND NUT NEXT TO WOOD. ALL WASHERS TO BE NOT LESS THAN STANDARD CUT WASHERS.
G. PROVIDE 3"x3" x 1/4" PLATE WASHERS ON ALL FOUNDATION ANCHOR BOLTS. ANCHOR BOLTS SHALL BE EMBEDDED A MINIMUM OF 7 INCHES INTO CONCRETE.

7. TRUSSES

A. ALL PREFABRICATED TRUSSES SHALL BE FABRICATED BY A CODE APPROVED MANUFACTURER. TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH SECTION 2303.4 OF THE 2018 IBC AND THE TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR CONNECTOR PLATES. THE GENERAL CONTRACTOR SHALL COMPLY WITH "HANDLING INSTALLATION AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (TPI-HIB-91) DURING THE INSTALLATION OF WOOD TRUSSES.
B. THE TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS AND CALCULATIONS FOR EACH TRUSS CONDITION AS WELL AS A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE LOCATION OF EACH TRUSS. AND ENGINEER REGISTERED IN THE STATE OF NEVADA SHALL SEAL ALL DRAWINGS AND CALCULATIONS.
C. IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO CONFORM THE TRUSS DESIGN ACCORDING TO THE LOADING CONDITIONS AS CALLED FOR IN THESE PLANS, SUCH AS (1) LIVE AND DEAD LOADS (INCLUDING DRAG LOADS); (2) TRUSS SPACING; (3) SPANS AND EAVE OVERHANGS; (4) ROOF PITCH; AND (5) BEARING POINTS.
D. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR ALL TRUSS-TO-TRUSS CONNECTIONS, INCLUDING GIRDER TRUSSES, AND IF GIRDER TRUSSES ARE MADE UP OF MORE THAN ONE TRUSS, ALL CONNECTIONS BETWEEN THESE TRUSSES.
E. THE TRUSS MANUFACTURER SHALL PROVIDE A MEANS OF ATTIC ACCESS WHEN SPACING IS 16" o.c. OR LESS. IT IS ACCEPTABLE TO SPACE ONE TRUSS BAY AT 24" FOR THE ATTIC ACCESS. LADDER FRAME AT THE TOP AND BOTTOM CHORDS WITH 2x FRAMING (TO MATCH CHORDS) @ 16" o.c., USE (4) 16d TOENAILS, LADDER FRAME TO TRUSS CHORD.
F. GABLE END TRUSSES SHALL BE STRUCTURAL, DESIGNED TO SUPPORT OVERHANG AND TO ALLOW A TOP CHORD NOTCH OF 1 1/2".
G. TRUSSES ARE TO STACK OVER WALL STUDS AT BEARING POINTS WHEN SNOW LOADS ARE GREATER THAN 50PSF. GIRDER TRUSSES ARE TO BE SUPPORTED BY MULTIPLE TRIMMERS.
H. ALL NON-BEARING WALLS ARE TO HAVE A 1/2" GAP TO THE BOTTOM CHORD OF TRUSSES. SECURE BOTTOM CHORD TO WALL WITH SIMPSON STRONG TIE DTC CLIP ON TRUSS LAYOUT.
I. WHERE TRUSS BLOCKING IS CALLED OUT, THE BLOCKING PIECE SHALL BE THE SAME DEPTH AS THE ADJOINING MEMBERS AND CAPABLE OF RESISTING A LATERAL LOAD EQUAL TO 500 POUNDS IN IT'S PLANE OR SHEATHED WITH 1/2" CDX PLYWOOD AND NAILED WITH 10d COMMON NAILS AT 6" o.c. EDGE NAILING.
J. PERMANENT BRACING SHALL BE PROVIDED AS REQUIRED TO MAINTAIN STABILITY.
K. PRIOR TO FABRICATION, THE TRUSS MANUFACTURER SHALL CONFIRM ALL TRUSS CONFIGURATIONS, SPANS, AND SUPPORT CONDITIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.

SHEARWALL SCHEDULE
(SOME MAY NOT BE USED ON THIS PROJECT)

MARK	SHEAR PLY	EDGE NAILING (EN)	BOTTOM PLATE ATTACHMENT TO:	3x P.T. MUDSILL AND FRAMING MEMBERS @ ALL ABUTTING PANELS EDGES - SEE NOTE 6
6	[illegible]"	8d @ 6" o.c.	CONCRETE: [illegible]" ϕ A.B. X 48" o.c. WOOD: 16d STAGGERED @6" o.c.	NO
4	[illegible]"	8d @ 4" o.c.	CONCRETE: [illegible]" ϕ A.B. X 32" o.c. WOOD: 16d STAGGERED @4" o.c.	NO
3	[illegible]"	8d @ 3" o.c.	CONCRETE: [illegible]" ϕ A.B. X 32" o.c. WOOD: 16d STAGGERED @3" o.c.	YES
2	[illegible]"	8d @ 2" o.c.	CONCRETE: [illegible]" ϕ A.B. X 24" o.c. WOOD: 16d STAGGERED @2" o.c.	YES
4/2	[illegible]" EA SIDE	8d @ 4" o.c. STAGGERED	CONCRETE: [illegible]" ϕ A.B. X 16" o.c. WOOD: PER PLANS	YES
3/2	[illegible]" EA SIDE	8d @ 3" o.c. STAGGERED	CONCRETE: [illegible]" ϕ A.B. X 16" o.c. WOOD: PER PLANS	YES
2/2	[illegible]" EA SIDE	8d @ 2" o.c. STAGGERED	CONCRETE: PER PLANS WOOD: PER PLANS	YES

NOTES:
1. USE MINIMUM 3/8" APA RATED SHEAR PLY/OSB OR RATED EQUIVALENT U.N.O.
2. USE COMMON NAILS AND FILED NAIL @ 12" o.c., U.N.O.
3. ALL EXTERIOR WALLS NOT DESIGNATED AS SHEAR WALL SHALL BE TYPE 6 SHEAR WALL.
4. NAIL ALL SHEAR PLYWOOD WITH EDGE NAIL SPACING @ TOP, MUD SILL, ALL POSTS, ALL KING STUDS, SOLE PLATES & ALL STUDS w/ HOLDOWNS.
5. DOUBLE SHEAR WALLS TO HAVE SHEAR PLY WITH SPECIFIED NAILING BOTH SIDES.
6. PROVIDE 3X MINIMUM FOUNDATION SILLS, (U.N.O. ON PLANS) AND 3X MINIMUM FRAMING MEMBERS (TOP, SOLE, STUDS, POSTS, BLOCKING, ETC.) RECEIVING EDGE NAILING FROM TWO ABUTTING SHEAR PLYWOOD PANELS. ALL EDGE NAILING AT THESE MEMBERS SHALL BE STAGGERED.
7. USE SIMPSON MSTC28 TO STRAP TOP'S ACROSS ALL BEAMS AND BREAKS IN TOP PLATES, U.N.O.
8. PROVIDE BLOCKING AT ALL HORIZONTAL EDGES OF SHEAR PLYWOOD OR GYPBOARD.
9. NAILING OF GYP BOARD w/6d @ 4" o.c. APPLIES TO EDGE & FIELD NAILING, U.N.O.
10. ANCHOR BOLTS SHALL HAVE 3 IN. x 3 IN. x 1/4-INCH PLATE WASHER.

HOLDOWN SCHEDULE FOR STEMWALL CONDITIONS
(SEE NOTE 1)

MARK	HOLDOWN	SHEARWALL END STUDS/POST SEE NOTES 2 AND 3	HOLDOWN CONNECTION TO STUD/POST	HOLDOWN ANCHOR BOLT TYPE AND EMBEDMENT - U.N.O.	COMMENTS
2	HDU2-SDS2.5	(2) 2x STUD	(6) 1/4" x 2 1/2" SDS	SIMPSON SSTB24 (MIN. EMBED, Le = 20 [illegible]")	
4	HDU4-SDS2.5	(2) 2x STUD	(10) 1/4" x 2 1/2" SDS	SIMPSON SB [illegible]" X 24" (MIN. EMBED, Le = 18")	
5	HDU5-SDS2.5	(2) 2x STUD	(14) 1/4" x 2 1/2" SDS	SIMPSON SB [illegible]" X 24" (MIN. EMBED, Le = 18")	
8	HDU8-SDS2.5	4x6 POST	(20) 1/4" x 2 1/2" SDS	SIMPSON SB [illegible]" X 24" (MIN. EMBED, Le = 18")	
11	HDU11-SDS2.5	6X6 POST	(30) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
14	HDU14-SDS2.5	6X6 POST	(36) 1/4" x 3" SDS	SIMPSON PAB 7 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
[illegible]	HDQ8-SDS3	4X6 POST	(20) 1/4" x 3" SDS	SIMPSON PAB 7 (MIN. EMBED, de = 9") MIN. FOOTING WIDTH = 33"	
[illegible]	HDQ11-SDS2.5	4X6 POST	(24) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
[illegible]	HDQ14-SDS2.5	6X6 POST	(30) 1/4" x 2 1/2" SDS	SIMPSON PAB 8 (MIN. EMBED, de = 11") MIN. FOOTING WIDTH = 33"	
[illegible]	HD19	6X6 POST	(5) 1" ϕ	SIMPSON PAB 10 (MIN. EMBED, de = 14 1/2") MIN. FOOTING WIDTH = 44"	

NOTES:
1. SOME HOLDOWN TYPES NOTED MAY NOT BE USED ON THIS PROJECT
2. PROVIDE PANEL EDGE NAILING PER SHEARWALL SCHEDULE AT HOLDOWN STUDS/POST. IF MULTIPLE STUDS ARE PROVIDED, NAIL STUDS TOGETHER WITH 16d NAILS STAGGERED TO MATCH THE SPACING OF THE SHEAR WALL EDGE NAILING.
3. STUDS/POST SHALL EXTEND FROM TOP OF SILL TO BOTTOM OF TOP PLATES.
4. ALL HOLDOWNS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. ALL HOLDOWN ANCHOR BOLTS SHALL BE SPECIFIED PER PLAN AND SHALL MEET MANUFACTURER'S MINIMUM INSTALLATION REQUIREMENTS.
6. HOLDOWN ANCHOR BOLTS ARE DESIGNED FOR UPLIFT ONLY, STANDARD MUDSILL ANCHOR BOLTS ARE REQUIRED (SPACING PER PLAN).
7. PROVIDE SOLID BLOCKING AS REQUIRED AT ALL HOLDOWNS.

ABBREVIATIONS

ADDITIONAL	ADD'L	JOIST	JST
AMERICAN CONCRETE ASSOCIATION	ACI	LAMINATED VENEER LUMBER	LVL
AMERICAN SOCIETY FOR TESTING AND MATERIALS	ASTM	LIVE LOAD	LL
AMERICAN PLYWOOD ASSOCIATION	APA	MACHINE BOLT	M.B.
ANCHOR BOLT	A.B.	MANUFACTURER	MFR
STRUCTURAL ENGINEERING INSTITUTE	SEI	MAXIMUM	MAX
AMERICAN SOCIETY OF CIVIL ENGINEERS	ASCE	MICRO-LAM (TRUSS JOIST)	ML
AT	@	MINIMUM	MIN.
BEAM	BM	NOT APPLICABLE	N/A
BEARING	BRG	NOT TO SCALE	NTS
BLOCKING	BLKG	NUMBER / POUNDS	#
BOTH SIDES	B/S	ON CENTER	o.c.
BOUNDARY NAILING	B.N.	ONE SIDE	o/s
CANTILEVER	CANT	OVER / ON	o/
CENTERLINE	℄	PARALLEL STRAND LUMBER	PSL
COLUMN	COL.	POUNDS PER SQUARE FOOT	PSF
CONCRETE	CONC.	POUNDS PER SQUARE INCH	PSI
CONCRETE MASONRY UNIT	CMU	PRESSURE TREATED OR PRESERVATIVE TREATED	PT
CONTINUOUS	CONT.	REDWOOD	RWD
DEAD LOAD	D.L.	REQUIRED	REQ'D
DETAIL	DET/DTL	SCHEDULE	SCHED
DIAMETER	ϕ	SHEAR WALL	SW
DOUBLE	DBL	SIMILAR	SIM
DOUGLAS FIR, NORTH	D.F.	SPECIFICATION	SPEC
DRAWING	DWG	SQUARE	SQ
EACH	EA	SQUARE FOOTAGE	SF
EACH END	EE	STAGGERED	STAGG
EACH SIDE	ES	STANDARD	STD
EDGE NAILING	EN	STEEL	STL
EMBEDMENT	EMBED	STRUCTURAL	STRUC
EQUAL	EQ	THREADED	THR'D
EXISTING	(E)	TOE NAIL	T.N.
EXTERIOR	EXT	TONGUE & GROOVE	T&G
FIELD NAIL/FACE NAIL	FN	TOP OF	T.O.
FLOOR	FLR	TRIMMER(S)	TRMR (TRMRS)
FOOTING	FTG	TUBE STEEL	T.S.
FOUNDATION	FDN	TYPICAL	TYP.
GLUED LAMINATED BEAM	GLB	UNLESS NOTED OTHERWISE	U.N.O.
GYPSUM BOARD	GYP BD	VERIFY IN FIELD	VIF
HANGER	HGR	VERTICAL	VERT
HEADER	HDR	WELDED WIRE FABRIC	WWF
HEM-FIR	HF	WELDED WIRE MESH	WWM
HOLDOWN	HD	WITH	w/
HORIZONTAL	HORIZ	PLATE	℘
INTERIOR	INT	PLYWOOD	PLY
INTERNATIONAL BUILDING CODE	IBC		

DESIGN CRITERIA

CODE

- INTERNATIONAL BUILDING CODE, 2018 EDITION
- ASCE/SEI STANDARD 7-16

ROOF SNOW LOADS

- SITE ELEVATION — 4869 FT
- GROUND SNOW LOAD, Pg — 40 PSF
- FLAT-ROOF SNOW LOAD, Pf — 31 PSF
- SNOW EXPOSURE FACTOR, Ce — 1.0
- SNOW LOAD IMPORTANCE FACTOR, Is — 1.0
- THERMAL FACTOR, Ct — 1.1
- SLOPE FACTOR(S), Cs — 1.0
- DRIFT LOADS — N/A
- AVG. DRIFT DENSITY — N/A

WIND LOADS

- BASIC WIND DESIGN SPEED, V — 120 MPH
- RISK CATEGORY — II
- EXPOSURE — C

SEISMIC

- RISK CATEGORY — II
- MAPPED SPECTRAL RESPONSE ACCELERATION, S_S — 1.868 - USE 1.5 MAX.
- SITE CLASS — D-Default
- DESIGN SPECTRAL RESPONSE ACCELERATION, Sds — 1.2
- SEISMIC DESIGN CATEGORY — D
- SEISMIC FORCE RESISTING SYSTEM — BEARING WALL SYSTEM LIGHT FRAMED WALL WITH WOOD STRUCTURAL PANELS
- RESPONSE MODIFICATION COEFFICIENT, R — 6.5
- SEISMIC BASE SHEAR — 0.14 W
- ANALYSIS PROCEDURE USED — SIMPLIFIED METHOD

ROOF FRAMING DESIGN LOADS

- TRUSS LOADING: — TRUSS SPACING = 24" o.c. (U.N.O.)
  - T.C. LIVE LOAD = 31 PSF
  - T.C. DEAD LOAD = 20 PSF
  - B.C. DEAD LOAD = 10 PSF
  - TOTAL LOAD = 61 PSF
- FLOOR FRAMING DESIGN LOADS:
  - FLOOR LIVE LOAD = 40 PSF
  - DEAD LOAD = 12 PSF
  - TOTAL LOAD = 51 PSF

ASSUME SOIL BEARING: 1500PSF

ROOF PLYWOOD

- 1/2" CDX APA RATED (32/16) OR OSB EQUIVALENT-APPLY FACE GRAIN PERPENDICULAR TO FRAMING. STAGGER PANES AND NAIL WITH 10d COMMON @ 6" o.c. EDGE NAILING & 12" o.c. FILED NAILING. EDGE NAIL AT BOUNDARIES, DRAG TRUSSES, AT SUPPORTED EDGES, GABLE END AND FRIEZE BLOCKS.

FLOOR PLYWOOD

- 3/4" T&G APA RATED PLYWOOD (OR ORIENTED STRAND BOARD). APPLY FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS. STAGGER PANELS & NAIL WITH 10d COMMON @ 6" o.c. AT ALL EDGES AND BOUNDARIES (BLOCKING AT INTERIOR SHEAR WALLS, DRAG MEMBERS, ETC.) AND & 10" o.c. FILED NAILING, U.N.O.

WALL FRAMING

- USE 2x6 D.F. #2 @ 16" o.c. (U.N.O.)

TOP PLATE SPLICES

- USE (9) 16d NAILS AT ALL TOP PLATE SPLICES (48" LONG), U.N.O.

FOOTINGS

PIER SCHEDULE

SYMBOL	WIDTH	DEPTH	STEEL
12	12"	18"	(2) #4's
14 or 16	14"	18"	(2) #4's
16 or 18	16"	18"	(2) #4's
18 or 21	18"	18"	(2) #4's
21 or 24	21"	18"	(2) #4's
24	24"	12"	(3) #4's
28	28"	12"	(3) #4's
32	32"	12"	(4) #4's
36	36"	12"	(5) #4's
42	42"	12"	(6) #4's
48	48"	14"	(7) #4's
54	54"	14"	(8) #4's
60	60"	14"	(9) #4's

PERIMETER FOOTING SCHEDULE

SYMBOL	WIDTH	DEPTH	STEEL
12	12"	18"	(2) #4's
16	16"	18"	(2) #4's
18	18"	18"	(2) #4's

SYMBOL	WIDTH	DEPTH	FOOTING STEEL	STEMWALL STEEL
16a	16"	18"	(2) #4's CONTINUOUS T & B & #5 SHEAR TIES @ 18" o.c.	N/A
16b	16"	24"	(2) #4's CONTINUOUS T & B & #5 SHEAR TIES @ 18" o.c.	N/A

STEMWALL

- 8" WIDE CONCRETE STEMWALL W/ (1) #4 CONT. @ TOP, U.N.O. PROVIDE #4 VERTICALS @ 18" o.c. HOOK @ FOOTING (ALTERNATE HOOKS) & #4 HORIZONTALS @ 18" o.c. U.N.O. AT CMU STEMALL PROVIDE #4 VERT. @ 32" o.c. & #4 HORIZ. @ 24" o.c. U.N.O.
- EXTERIOR FOOTINGS TO BE PLACED 18" OR 24" BELOW GRADE PER APPLICABLE LOCAL CODES - FOOTINGS SUPPORTING THREE STORIES OR MORE SHALL HAVE A MINIMUM DEPTH OF 18".
- STEMWALLS SUPPORTING THREE STORIES OR MORE SHALL HAVE A MINIMUM THICKNESS OF 10".

NO.	DATE	REVISION BLOCK	BY

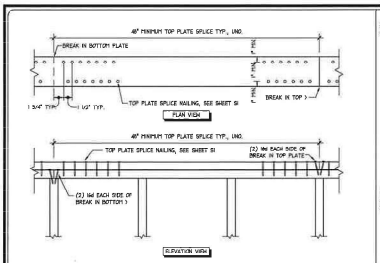
SCALE: N.T.S. (1 0 1 2 / 40 0 40 80)

R|O|Anderson
WWW.ROANDERSON.COM
MINDEN: 1603 Esmeralda Ave, P.O. Box 2229, Minden, NV 89423, p 775 782 2322, f 775 782 7084
RENO: 9060 Double Diamond Pkwy, Unit 1B, Reno, NV 89521, p 775 782 2322, f 775 782 7084

NIELSEN ADDITION
ROBERT NIELSEN

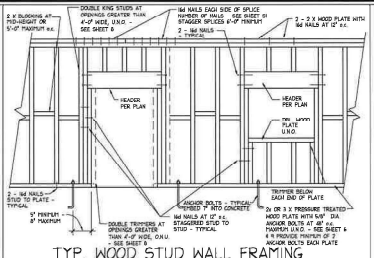
STRUCTURAL SPECIFICATIONS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SS
SCALE: N.T.S.	SHEET: SS
DATE: 6/6/24	OF: 17 SHEETS



1 TYPICAL TOP PLATE SPLICE

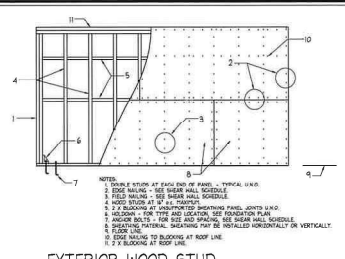
SCALE: 1 1/2" = 1'-0"



2 TYP. WOOD STUD WALL FRAMING BRACE WALL ELEVATION (ONE STORY)

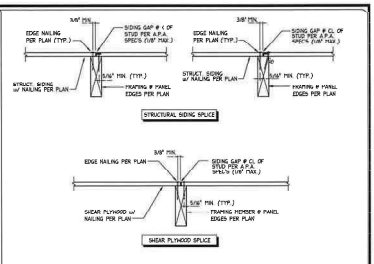
THIS DETAIL SHALL APPLY TO ALL EXTERIOR STUD WALLS AND INTERIOR BEARING AND SHEAR WALLS

SCALE: N.T.S.



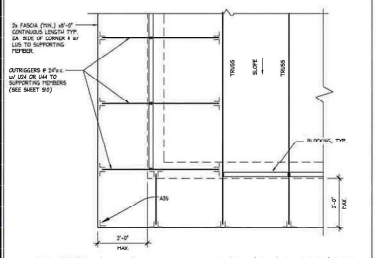
3 EXTERIOR WOOD STUD BRACE WALL ELEVATION (ONE STORY)

SCALE: N.T.S.



4 TYPICAL SPLICE @ SHEAR PANELS

SCALE: N.T.S.



5 TYPICAL GABLE ROOF FRAMING AT CORNERS

NOT TO SCALE

NOTES: 1. COORDINATE RAKE AND EAVE REQUIREMENTS WITH THE FRAMING PLANS AND DETAILS.

NO	DATE	REVISION BLOCK	BY
1			

SCALE: PER DETAIL

R|O|Anderson
www.ROANDERSON.COM

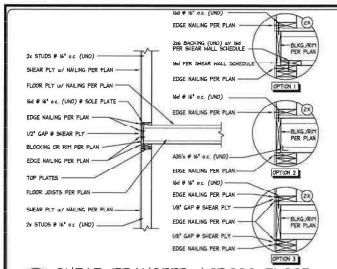
HAYDEN
PO Box 1847
Hayden, ID 83835
T 208.772.0584

RENO
1450 Ridgeview Dr
Suite 130
Reno, NV 89519
T 775.786.1084

NIELSEN ADDITION
ROBERT NIELSEN

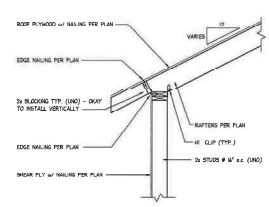
STANDARD DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN:	JOB:
WAN	3608-001
ENGINEER:	DRAWING:
RV	3608-001SD1
SCALE:	SHEET:
PER DETAIL	SD1
DATE:	OF: 17 SHEETS
6/6/24	



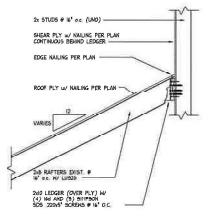
1 SHEAR TRANSFER ACROSS FLOOR

FRY 001 SCALE: 1/2" = 1'-0"



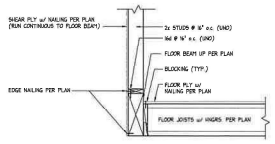
2 RAFTER TO TOP PLATE CONNECTION

RFP 007 SCALE: 3/4" = 1'-0"



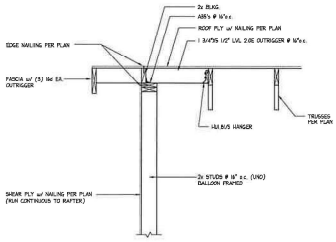
3 RAFTER TO WALL CONNECTION

RFP 013 SCALE: 3/4" = 1'-0"



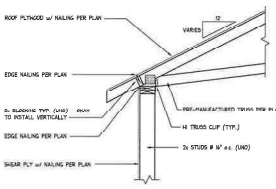
4 JOISTS/BEAM TO WALL

FRY 002A SCALE: 3/4" = 1'-0"



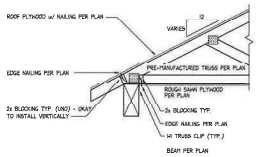
5 OUTRIGGER TO TOP PLATE

RFP 011 SCALE: 3/4" = 1'-0"



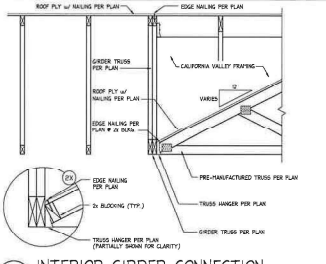
6 TRUSS TO TOP PLATE CONNECTION

RFP 010 SCALE: 3/4" = 1'-0"



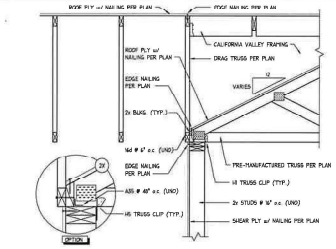
7 TRUSS TO BEAM CONNECTION

RFP 009A SCALE: 3/4" = 1'-0"



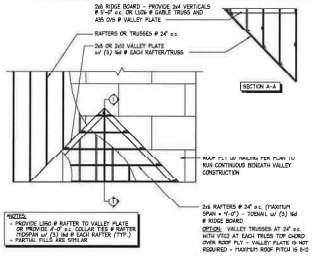
8 INTERIOR GIRDER CONNECTION

RFP 008 SCALE: 3/4" = 1'-0"



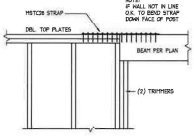
9 DRAG TRUSS TO TOP PL CONNECTION

RFP 004 SCALE: 3/4" = 1'-0"



10 CALIFORNIA VALLEY (LOW SNOW LOAD)

RFP 006 SCALE: 3/4" = 1'-0"



11 BEAM POCKET DETAIL

FRY 002 SCALE: 3/4" = 1'-0"

NO.	DATE	REVISION BLOCK	BY
1			

SCALE: PER DETAIL

R|O|Anderson
www.ROANDERSON.COM
RENO
1040 Disc Drive
Sparks, NV 89436
T 775 786 1004
F 775 786 1064
MODEL
940 Commerce Ave
Suite 2076
Morgan, UT 84050
T 775 782 1024
F 775 782 1024

NIELSEN ADDITION
ROBERT NIELSEN

STRUCTURAL DETAILS
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SD2
SCALE: PER DETAIL	SHEET: SD2
DATE: 6/6/24	OF: 17 SHEETS



COVERAGE

CATEGORY	SQUARE FEET
AC DRIVEWAY AND PARKING	235
UTILITY SHED	5
RESIDENCE	1427
GARAGE / SHED	575
WOOD DECKS	439
WOOD STEPS	71
CONCRETE	548
TOTAL	3300

LAND AREA

5409 SQUARE FEET

SITE PLAN

PTN. SEC. 10, T.14N., R.18E., M.D.B. & M.

A.P.N. 1418-10-710-074

SUBDIVISION GLENBROOK UNIT 2

LOT #8

ACREAGE .12 ACRES

ZONING R-058

SETBACKS: FRONT -
SIDES -
REAR -

PHYSICAL ADDRESS:
239 ENGINEHOUSE CIRCLE
DOUGLAS COUNTY, NV 89413

2732 SQUARE FOOT EXISTING RESIDENCE
534 SQUARE FOOT 2 OFFICES 1 BATH ADDITION

NO SURVEY PROVIDED
THIS SITE PLAN IS PROVIDED FOR THE LOCATION OF THE PROJECT FOR CONSTRUCTION PURPOSES ONLY.
THIS IS NOT A GRADING PLAN.

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AND ALL STATE AND LOCAL CODES AND ORDINANCES. ALL MATERIALS AND WORKMANSHIP SHALL MEET F.H.A. STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD PRACTICE OF THE TRADE. ALL INFORMATION ON THESE PLANS TO BE CONFIRMED BY OWNER AND OR CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THESE DRAWINGS REMAIN THE PROPERTY OF R.O. ANDERSON & WILSON ENGINEERS COMPANY, WILLIAM ANDREW NOLTING, RESIDENTIAL DESIGNER, NV. LIC #110-P. COPIES OF THESE DRAWINGS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE PARCEL FOR WHICH THEY WERE PREPARED, AND ARE NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

SITE PLAN

SCALE: 1" = 10'-0"

NO.	DATE	REVISION BLOCK	BY
1	8/8/24	TAHOE DOUGLAS FIRE REVISIONS	SRM

SCALE: 1" = 10'-0"

R O Anderson
WILSON ENGINEERS
www.ROANDERSON.com
MINDEN
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.3064
RENO
9060 Double Diamond Pkwy, Unit 18
Reno, NV 89521
p 775.782.2322
f 775.782.3064

NIELSEN ADDITION
ROBERT NIELSEN

SITE PLAN
239 ENGINE HOUSE CIRCLE
A.P.N. 1418-10-710-074

9-23-2024
WILLIAM ANDREW NOLTING — REGISTERED RESIDENTIAL DESIGNER — STATE OF NEVADA

DRAWN: WAN	JOB: 3608-001
ENGINEER: RV	DRAWING: 3608-001SP
SCALE: 1" = 10'-0"	SHEET: SP
DATE: 6/6/24	OF: 20 SHEETS

TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

September 3, 2024

Dear CODY EPPERLY,

The Tahoe Regional Planning Agency (TRPA) has received the Qualified Exempt declaration form and supplemental materials for the following activity:

Activity Type: Structural Remodeling/Addition
Activity Description: 534 sq. ft. addition added above garage with bridge/hallway across to addition from stairway at existing residence.
TRPA File Number: QEXE2024-1002
Parcel Number: 1418-10-710-074
Parcel Address: 239 ENGINEHOUSE CIR
County: Douglas County
Applicant: CODY EPPERLY

By submitting the declaration form and supplemental materials referenced above, you are hereby declaring under penalty of perjury that the information is true and correct to the best of your knowledge and certifying that the activity meets Qualified Exempt requirements in Section 2.3.6 of the TRPA Code of Ordinances.

Qualified Exempt declarations must be submitted at least three working days prior to activity commencement. Coverage may not be created or relocated as part of the activity. No TRPA verifications or approvals are included as part of a QE declaration. Exempt activities, including QEs, may be subject to compliance inspections and enforcement. Exempt activities may be subject to a loss of exemption and be considered a project if TRPA finds that the activity may have a substantial effect on the land, air, water, space or any other natural resources in the region.

The filed declaration is only for activities located outside of the shorezone. If a shorezone Qualified Exempt declaration is required, please re-submit the appropriate application for TRPA processing.

This declaration is considered accepted by TRPA. No further action with TRPA is required. It is your responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this activity. This declaration shall expire in three years from the date on this letter.

Please feel free to contact TRPA with any questions you have regarding this declaration by emailing TRPA@trpa.gov or calling 775-589-5333.

Sincerely,

TRPA

DOUGLAS COUNTY
PLANNING COMMISSION

AGENDA ACTION SHEET

1. **TITLE:** **Discussion/Possible Action on Development Application 03-096 for Paul Kaleta of Basin Strategies, a Major Variance request to reduce the northwest side-yard setback from 7- feet to 0-feet and to reduce the northeast rear-yard setback from 20-feet to 4-feet for the construction of a first level expansion to an existing garage and a first and second level addition to an existing single-family residence; at 239 Enginehouse Circle, in the Glenbrook Community. (APN 1418-10-710-074) The Planning Commission may approve, modify, or deny the proposal.**

2. **RECOMMENDED MOTION:** *Approve Development Application 03-096 (Major Variance) as modified, based on the findings and conditions identified in the staff report.*

3. **PREPARED BY:** *Tammy J. Vogl, Junior Planner - Community Development Department*

4. **MEETING DATE:** *March 9, 2004* **TIME REQUIRED:** *15 Minutes*

5. **AGENDA:** *Public Hearing* **PUBLIC HEARING REQ'D:** *Yes*

6. **BACKGROUND INFORMATION:** *Douglas County Code Section 20.606 contains the provisions and findings required by the Planning Commission for granting a variance. Pursuant to Douglas County Code Section 20.702.070, the minimum rear-yard setback for single-family dwellings within the Lake Tahoe Basin is 20-feet from property line; the minimum side-yard setback is 7-feet from property line.*

7. **COMMITTEE/TOWN/GID/OTHER AGENCY REVIEW OR APPROVAL:** *Any new construction within the Lake Tahoe Basin must be approved by the Tahoe Regional Planning Agency prior to the issuance of a building permit by Douglas County.*

8. **REVIEWED BY:**
   Planning Manager

9. **ACTION:**
   _____ Approved
   _____ Approved With Modifications
   _____ Denied
   _____ Continued

Agenda Item No. _____

DOUGLAS COUNTY

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Bob Nunes
DIRECTOR

775-782-9005
775-782-9010
FAX 775-782-9007

Planning Division
Engineering Division
Building Division
Regional Transportation
Water/Sewer Utility
Road Maintenance
Code Enforcement

MEMORANDUM

Date: March 9, 2004

To: Douglas County Planning Commission

From: Tammy J. Vogl, Junior Planner
Direct Line 782-6218

Subject: Development Application 03-096 (Variance for Paul Kaleta, Basin Strategies)

I. REQUEST

A request to reduce the northwest side-yard setback from 7-feet to 0-feet and to reduce the northeast rear-yard setback from 20-feet to 4-feet for the construction of a first level expansion to an existing garage and a first level and second level addition to an existing single-family residence located within the R-058 zoning district (Residential - Plan Area Statement 058) Glenbrook Community.

II. RECOMMENDATION

Staff recommends that the Planning Commission approve Development Application 03-096 for Paul Kaleta, Basin Strategies, as modified. This recommendation is based on the findings and conclusions in this report and is subject to the following conditions:

THE APPLICANT SHALL SUBMIT THE FOLLOWING AT THE TIME OF BUILDING PERMIT SUBMITTAL:

1. The building plans shall be stamped approved by the Tahoe Regional Planning Agency (TRPA).

2. A revised site plan showing that the proposed expansion and addition shall meet a minimum 3-foot side yard setback at the northwest side property line for the proposed construction of the second story addition.

3. The variance is granted solely for the proposed construction as identified in this report. A revised building design (elevations) consistent with this modified approval shall be presented at the time of building permit application submittal, for review by the planning and building department.

4. This variance shall expire twelve months from the date of this approval, unless a building permit has been issued for the proposed construction or an extension is granted by the Community Development Department.

III. BACKGROUND

APPLICANT:	Paul Kaleta Basin Strategies P.O. Box 11945 Zephyr Cove, NV 89449
PROPERTY OWNER & PROPERTY LOCATION:	James & Barbara Fetherston 239 Enginehouse Circle Glenbrook, NV
ASSESSOR'S PARCEL NUMBER:	1418-10-710-074
EXISTING LAND USE:	Residential
PROPOSED USE:	Residential
MASTER PLAN DESIGNATION:	Plan Area Statement R-058 (Glenbrook)
ZONING DESIGNATION:	Plan Area Statement R-058 (Glenbrook)

The subject property is located at 239 Enginehouse Circle (APN 1418-10-710-074) in the Glenbrook community *(see Attachments 1 & 2)*. The property is located within the R-058 zoning district.[1] Currently, the parcel contains one single-family dwelling with a detached garage, that per the County Assessor's files, was constructed in 1979. The existing detached garage currently exists with a 0-foot setback on the northwest side property line. The existing single-family dwelling has a wood deck, at the first floor level and is constructed at a 0-foot setback to the northeast rear property line. The property is located in the X-unshaded flood zone (areas determined by FEMA to be outside the 500-year floodplain.) No special standards for construction within a floodplain would apply to this parcel. For any new construction within the Tahoe Basin, it is required that the minimum rear-yard setback for a single-family dwelling unit is 20-feet from the property line. The minimum side-yard setback is 7-feet from the property line.

The applicant is proposing to construct a 146 square foot addition to the existing 590 square foot garage and a 1,067 square foot addition to the existing 2,617 square foot single-family dwelling with a proposed 422 square foot deck and balcony area. The proposed addition is required to be reviewed and approved by the Tahoe Regional Planning Agency (TRPA.) The applicant

[1] The Tahoe Basin uses "Plan Area Statements" and "Community Plans" as zoning districts. This parcel is in the Residential - Plan Area Statement 058 (Glenbrook) zoning district.

proposes that the garage addition will encroach into the northwest side-yard setback seven feet; reducing the required 7-foot northwest side-yard setback to 0-feet. The proposed single-family dwelling addition will encroach into the required northeast rear-yard setback 16 feet; reducing the required 20-foot rear-yard setback to 4-feet. Copies of the site plan, floor plan, and building elevations are noted as Attachments 6,7,8,9 and 10 respectively. The applicant indicates in the statement of justification *(see Attachment I I)* that there are special circumstances applicable to the subject property, including the pie shape of the parcel and the relationship of the adjacent property to the northeast, which includes open space area under the Glenbrook Homeowner's Association control.

IV. DISCUSSION AND EVALUATION

The request has been evaluated pursuant to Douglas County Code Section 20.606 (Variances). In general, the Planning Commission may grant a variance in cases where special circumstances such as exceptional narrowness, slopes or shape of the parcel limit the construction of permitted uses. Staff has reviewed the submitted plans and inspected the site and offers the following comments:

Existing Site Conditions
As discussed above, the property currently contains one single-family residence with a detached garage. The buildable area on the lot is limited because where the existing house was originally constructed encroaches up to the northwest and northeast property lines. Given that the parcel currently has excess coverage, no additional land coverage or other permanent land disturbance including impermeable surfaces would be permitted by TRPA. As a result, the applicant is proposing to construct the 1,635 square foot expansion and addition within the existing building footprint which would be allowed by TRPA.

Surrounding Properties (Land Use)

	Land use/Comment
Northeast/Side	Single-family residence
Southwest/Front	Public street with open space
Southeast/Side	Single-family residence
Northeast/Rear	Glenbrook HOA open space

Based upon an inspection of the site and the location of surrounding houses in relation to the proposed building site, staff believes that the proposed addition, as modified, will have a negligible impact on the neighboring properties.

Staff Modifications
To maintain the residential character of the neighborhood, staff recommends that the 2nd- story addition affecting the side yard be reduced to 3-feet versus 0-feet as presented by the applicant. This modification would allow for openings (window, etc.) along that building elevation and additional separation and privacy for the adjacent single-family residence to the west. A 0-foot setback would require a 2-hour fire rated wall which creates an unsightly view and detracts from the overall single-family residence design.

Other Agencies Review
The applicant is required to obtain review and approval from the Tahoe Regional Planning Agency (TRPA) to construct the proposed addition to the existing single-family residence and detached garage as proposed in the drawings dated January 16, 2004. To date, the Planning Division has received no comments from TRPA.

Public comment notices were sent out February 27, 2004 to the surrounding property owners. As of the date of this report, no public comment for or against the proposal has been received.

V. FINDINGS

Based on the evidence provided by the applicant and contained within this staff report, the following findings are required by Douglas County Code Section 20.606.050 and are recommended to the Planning Commission:

1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of the title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant.

Staff Response: The subject parcel is pie shaped and is adjacent to the Glenbrook Homeowner's Association 22.01 acre open space parcel to the rear of the site. The additions will extend within the existing building footprint and within areas that are already disturbed.

Applicant's Response: Additional improvements are limited as a result of this parcel's small size, unique pie-shape, and because of the limited amount of allowed land coverage. Since there is no additional land coverage that can be utilized on this property, the only feasible means of constructing this residential addition is with the use of existing land coverage, and some minimal relocation.

2. The circumstances or conditions do not apply generally to other properties in the same land use district.

Staff Response: The subject parcel is limited due to its parcel configureation and placement of the existing house, constructed in 1979 which already encroaches into the required setback areas. While other lots in residential zoning districts may be impacted by one of these situations, the subject *structure* is nonconforming as it exists, because originally the building was constructed on the rear and side property lines.

Applicant's Response: Although numerous homes in the area have added-on with new living space above an existing garage – typically the garage being modified does not already encroach into a setback – thus, those modifications do not require the granting of a variance.

3. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

Staff Response: The proposed addition will not encroach onto the adjacent properties or public right-of-way. Based on the inspection of the site, staff believes there would be no significant impacts to the adjacent properties in terms of material damage or prejudice. As modified for the side-yard setback, the proposed setback encroachments will have negligible impact on neighboring properties, in that much of the surrounding area is held in public ownership and the addition will encroach up to 3 and 4-feet to the existing parcel property lines. Furthermore, approval of the variance will allow the applicant to construct the addition within an area that has already been disturbed, minimizing impacts to the natural resources found on the lot. Additionally, the project must comply with all applicable fire and building codes.

Applicant's Response: No prejudice, damages, impairment of natural resources, or public detriment will result from the requested variance and the associated single-family dwelling addition.

Conclusion:

As modified, staff believes the proposed variance complies with the findings required by Douglas County Code Section 20.606.050 in that there are unique circumstances related to the property in question and it appears that no material damage would occur to adjacent properties. Based on these findings, staff recommends approval of the variance subject to the conditions of approval, and that the proposed addition and expansion shall meet the minimum side yard setback of 3-feet (vs 7-feet.) Final design of the addition approved under this variance shall be presented at the time of building permit application for the Planning and Building Division final approval.

VI. FISCAL IMPACTS/FUNDING SOURCES

Funds Available: Yes-- Review of the proposed variance utilizes application fees provided by the applicant and the general operating budget of the Community Development Department (Planning Division).

VII. ALTERNATIVES/OPTIONS

The Planning Commission's options for reviewing this proposal are as follows:

1. Approve the variance request as recommended in the staff report.

Advantages: Approval of the request as conditioned would allow the property owner to construct the residence with the requested setback encroachments, while not having a negative impact on the public health, safety and welfare of the residents of Douglas County. It would also be consistent with the intent of Douglas County Code to utilize variances where unusual conditions on the site warrant an exemption.

Disadvantages: None identified.

2. Deny the variance request with findings for denial.

Advantages: Should the Commission desire to deny this request, making the necessary factual findings of denial may result in the County avoiding or prevailing in a lawsuit as a result of the denial. A denial by the Commission may be appealed to the Board of Commissioners by the applicant.

Disadvantages: The applicant would not be able to proceed with the construction as proposed.

3. Continue this request with the applicant's consent to address other items that may arise as a result of the public hearing that need to be addressed prior to granting approval or denial.

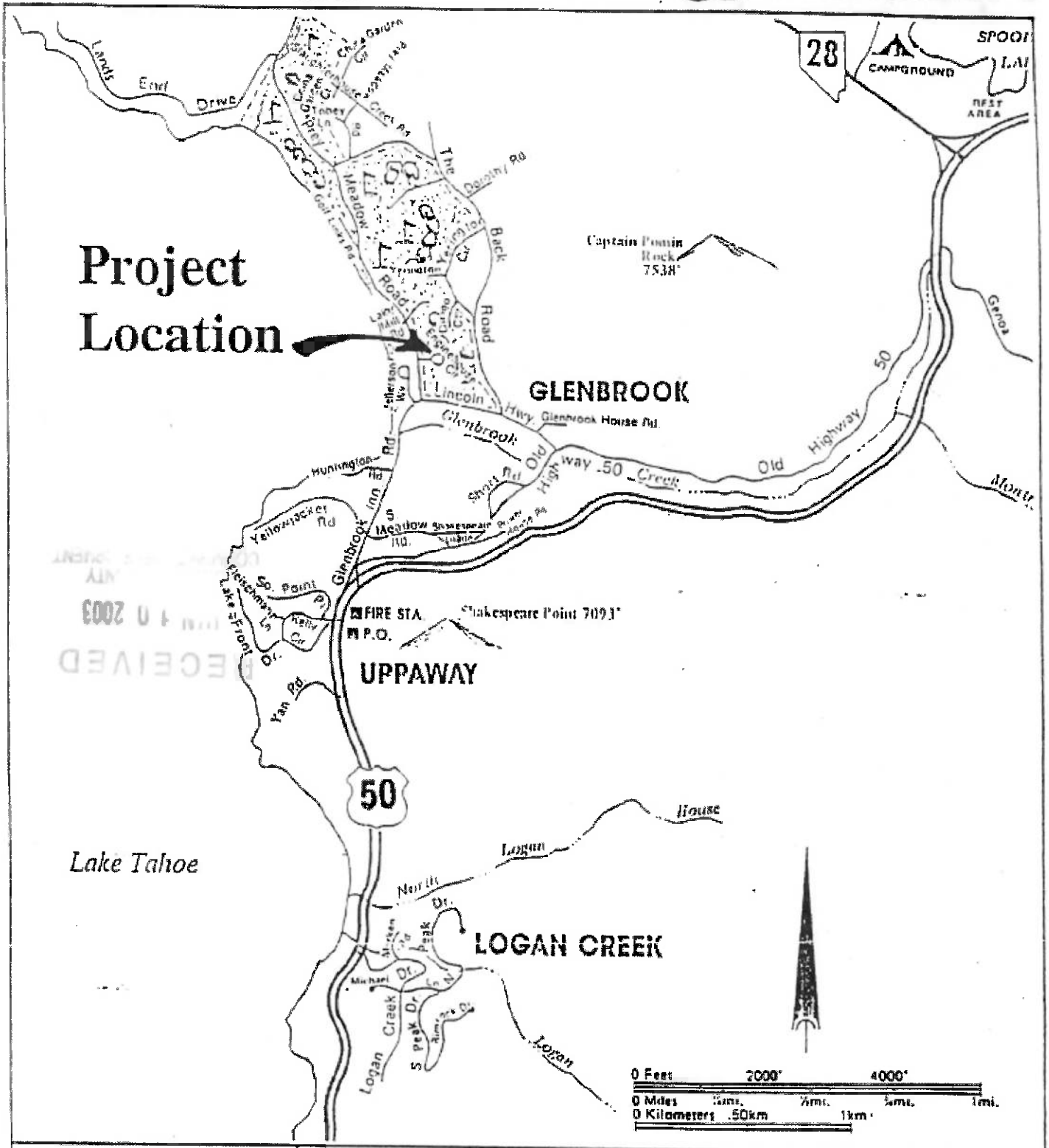
Advantages: If other issues are brought up in the meeting that were not addressed by staff or the applicant and the Planning Commission would like further review or professional consideration of the proposal, the Commission should continue the item to a time certain. This will result in a more informed decision by the Commission.

Disadvantages: If the item is continued without the applicant's consent or if a decision is made without proper review of all information, the Commission's decision could be appealed to the Board of County Commissioners.

Attachments:

1- 2 - Vicinity map, Noticing Radius map
3 - Existing Site Plan
4-5 - Existing Floor Plans
6 - Proposed Site Plan
7 - 8 - Proposed Floor Plans
9 - 10 - Proposed Elevations
11 - Applicant's Statement of Justification
12 - 15 - Photos of current site condition

ATTACHMENT 1



Fetherston

Setback Variance Application Vicinity Map

Basin Strategies

Planning and Consulting Services
P. O. Box 11945, Zephyr Cove, NV 89448
(702) 588-8722 (Fax) 588-8689

APN 1418-10-710-074

Glenbrook
Douglas County, NV

Prepared By: VEB
Date: 6-6-03

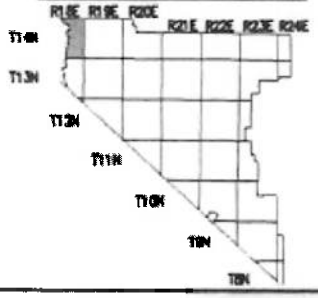
ATTACHMENT 2

561

009	Parcel Number
110	Parcel Sub/Seq Number
L00	Parcel Acreage
B L K A	Parcel Block Number
1	Parcel Lot Number
11##	Parcel Address

tion

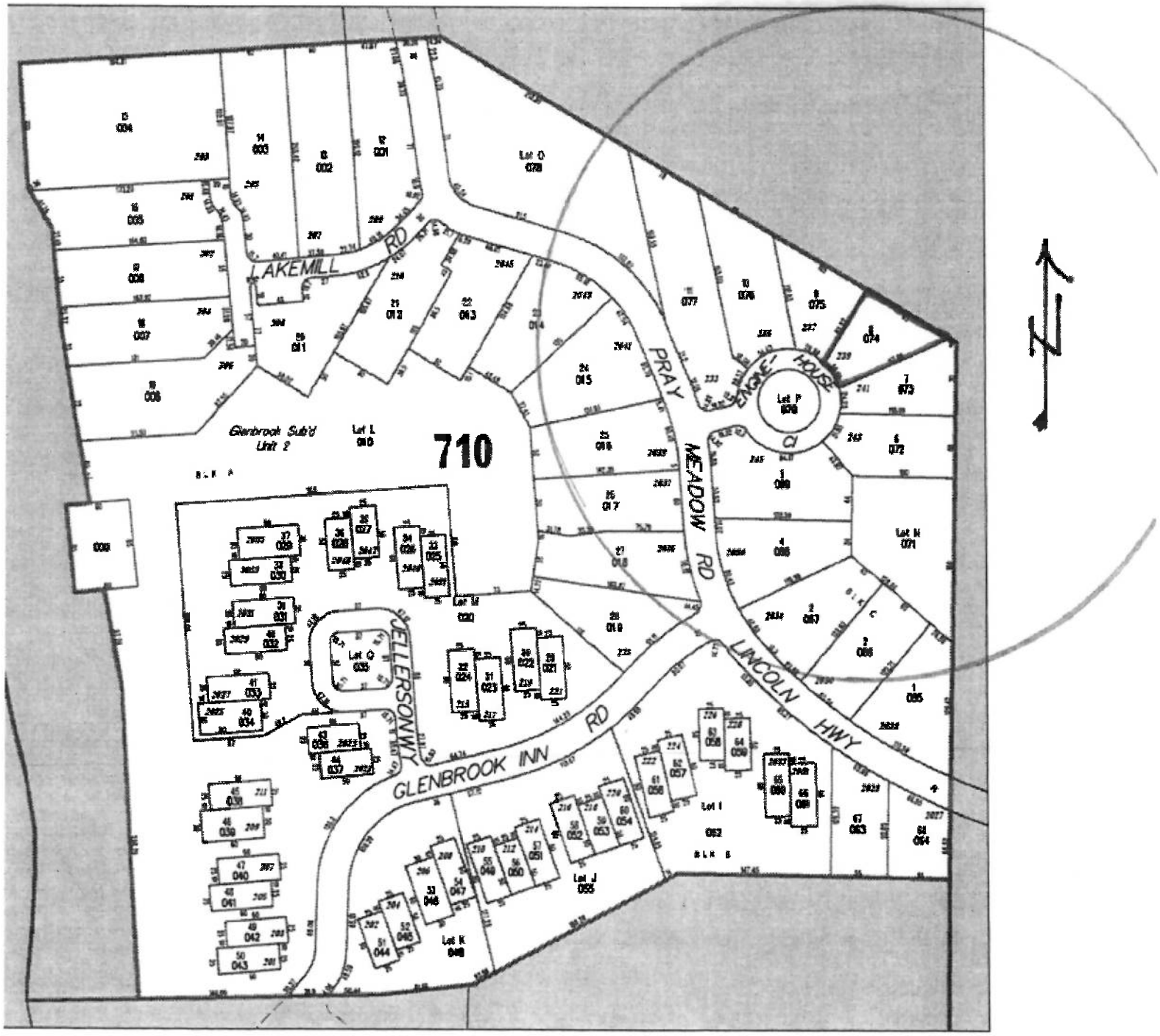
T14 N R18 E | SEC. 10 | N 2 SE



6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

1	
2	
3	
4	

NOTICING RADIUS MAP



ATTACHMENT 3

Existing Site Plan

James and Barbara Fellerstein
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074

Existing First Floor Plan

Existing Second Floor Plan

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074

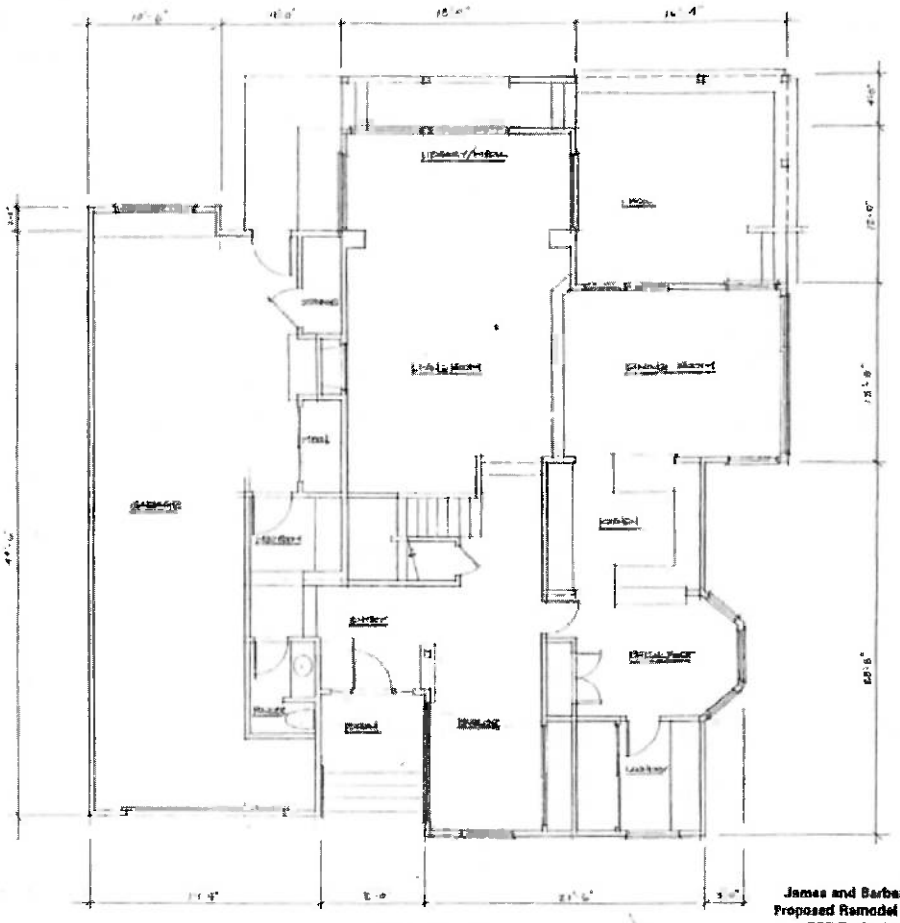
RECEIVED
JAN 15 2004
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

PROPOSED SITE PLAN

ATTACHMENT 6

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074

RECEIVED
JAN 16 2004
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT



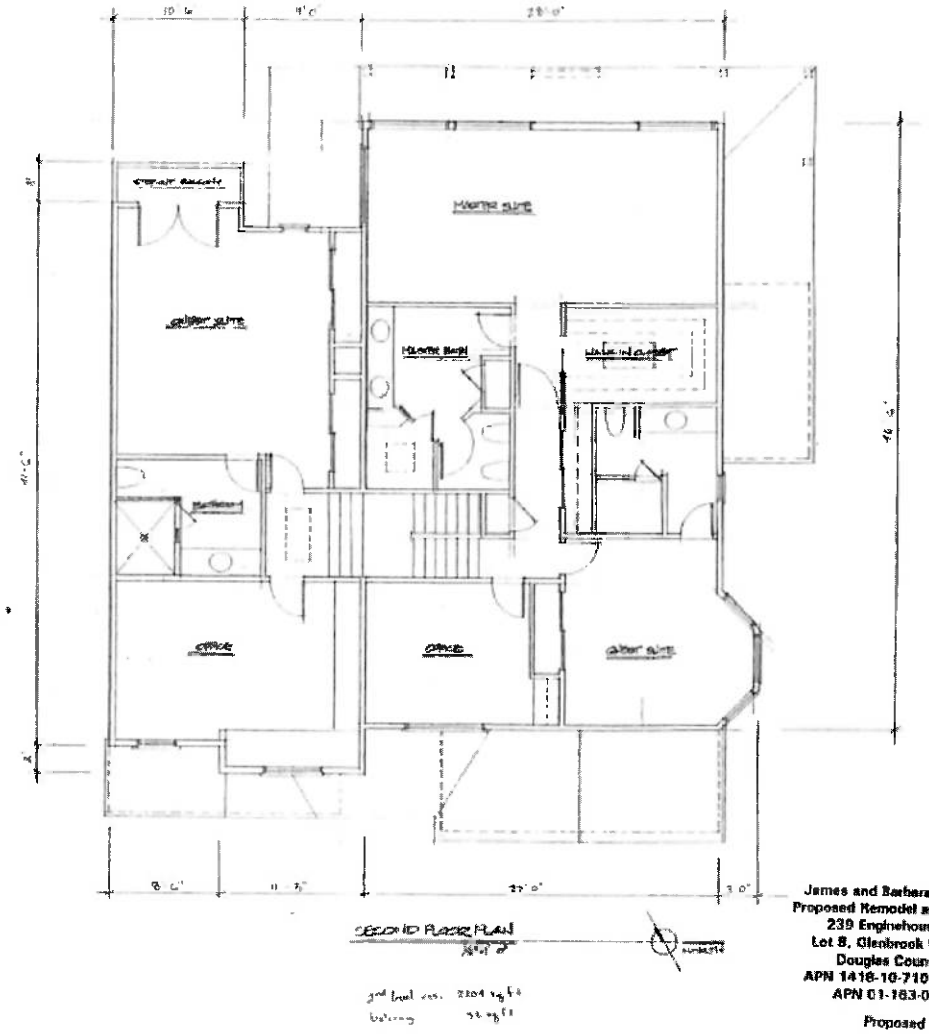
ATTACHMENT 7

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Enginehouse Circle
Lot 8, Glenbrook Unit No. 2
Douglas County, NV
APN 1418-10-710-074 (new)
APN 01-163-09 (old)

Proposed Floor Plan

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074

RECEIVED
JAN 16 2004
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT



James and Barbara Fetherston
Proposed Remodel and Expansion
239 Enginehouse Circle
Lot 8, Glenbrook Unit No. 2
Douglas County, NV
APN 1418-10-710-074 (new)
APN 01-163-09 (old)

Proposed Floor Plan

(4)

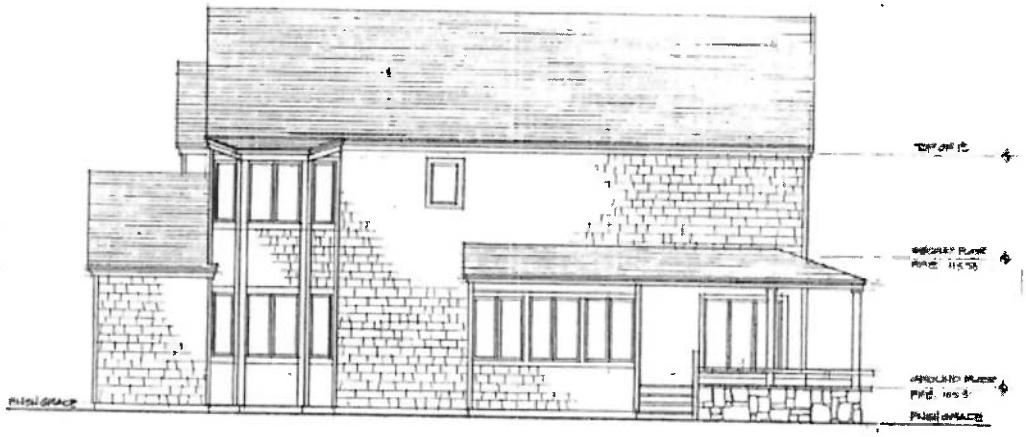
ATTACHMENT 8



SOUTH ELEVATION

RECEIVED
JAN 16 2004
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074



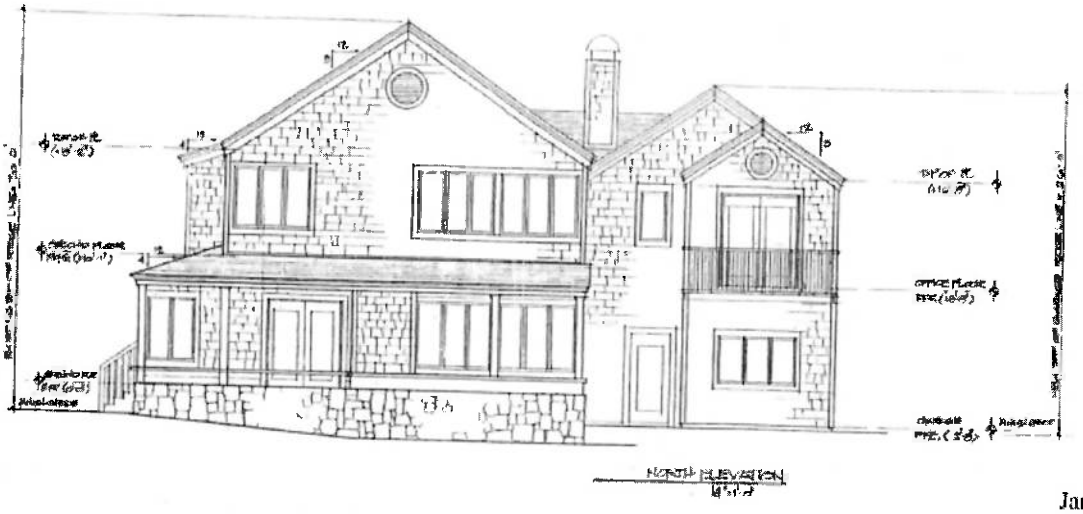
EAST ELEVATION

ATTACHMENT 9

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Enginehouse Circle
Lot 8, Glenbrook Unit No. 2
Douglas County, NV
APN 1418-10-710-074 (new)
APN 01-183-09 (old)

Proposed Elevations

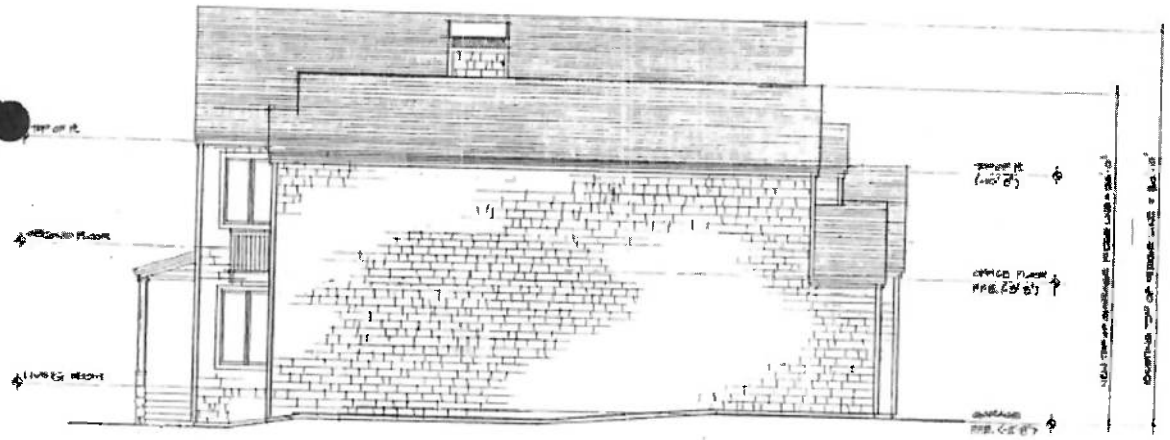
(6)



NORTH ELEVATION

RECEIVED
JAN 16 2004
DOUGLAS COUNTY

James and Barbara Fetherston
Proposed Remodel and Expansion
239 Engine House Circle
APN 1418-10-710-074



WEST ELEVATION

ATTACHMENT 10

James and Barbara Fetheraton
Proposed Remodel and Expansion
239 Enginehouse Circle
Lot 8, Glenbrook Unit No. 2
Douglas County, NV
APN 1418-10-710-074 (new)
APN 01-183-09 (old)

Proposed Elevations

(7)

Request for Major Variance

RECEIVED
JAN 16 2004
DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

Single-Family Dwelling Addition
James and Barbara Fetherston
239 Enginehouse Circle
Douglas County APN 1418-10-710-090 (new)
01-163-09 (old)

Summary of Request:

Our clients, James and Barbara Fetherston are the owners of the above-referenced property in Glenbrook, where they are proposing additions to their single-family dwelling.

Relevant to the variance process – their plans include the following modifications:

- Utilize a portion of the existing rear deck footprint to expand both levels of the home; i.e. the living room on the lower level and the master bedroom on the upper level. *This element has been modified from our earlier variance proposal, and is now shown at four-feet from property line instead of the earlier-proposed "0" setback.*

- A two-foot addition to the rear of the existing (already encroaching) garage structure. This creates an additional encroachment and results in a rear yard setback of ten-feet at the garage.

- The construction of a second-level, guest bedroom, bath, and home office space above the Fetherston's existing garage.

Findings:

Per Douglas County Title 20, Paragraph 20.606.050 "Findings for Variances":

B. The Planning Commission shall not approve a major variance unless it finds that:

1. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;

Additional improvements are limited as a result of this parcel's small size, unique pie-shape, and because of the limited amount of allowed land coverage. Since there is no additional land coverage which can be utilized on this property, the only feasible means of constructing this residential addition is with the use of existing land coverage, and some minimal relocation

2. The circumstances or conditions do not apply generally to other properties in the same land use district;

Although numerous homes in the area have added-on with new living space above an existing garage – typically the garage being modified does not already encroach into a setback – thus, those modifications do not require the granting of a variance.

3. *The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.*

No prejudice, damages, impairment of natural resources, or public detriment will result from the requested variance and the associated single-family dwelling addition.

ATTACHMENT 12

SUBJECT SITE



ATTACHMENT 13
EXISTING FRONT ELEVATION

573





5-FOOT EXISTING DISTANCE BETWEEN STRUCTURES

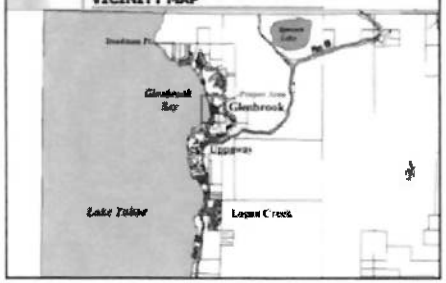
ATTACHMENT 15

March 9, 2004

PLANNING COMMISSION

DA 03-096: Major Variance
Applicant: Paul Kaleta, Basin Strategies
for James & Barbara Fetherston

VICINITY MAP



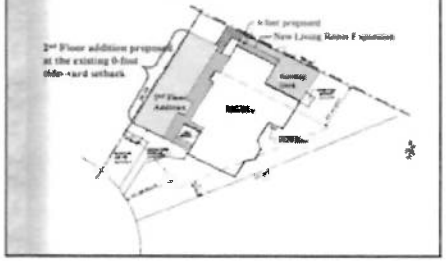
GLENBROOK COMMUNITY Parcel Map



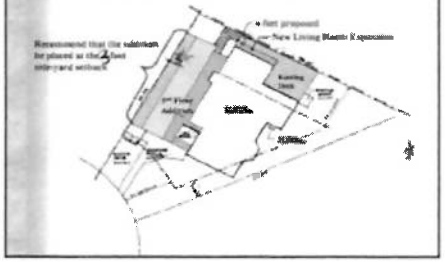
EXISTING SITE PLAN

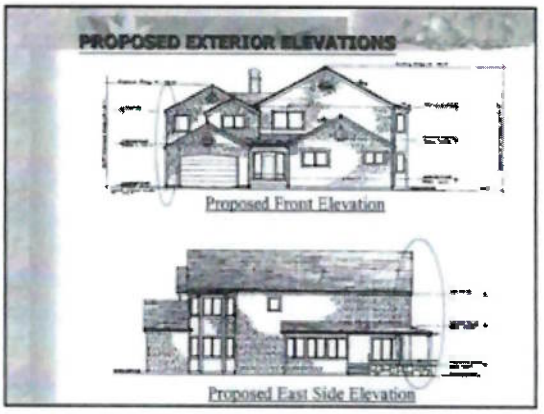


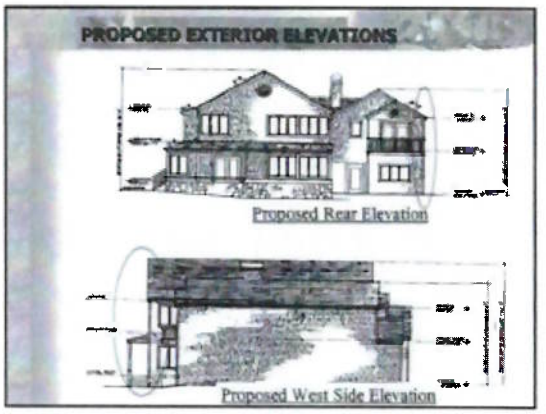
PROPOSED SITE PLAN

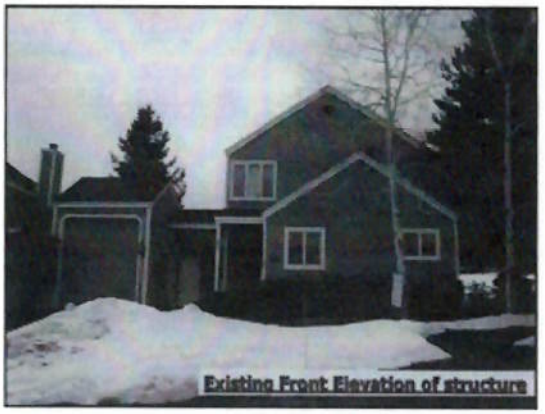


Staff's Recommended Condition



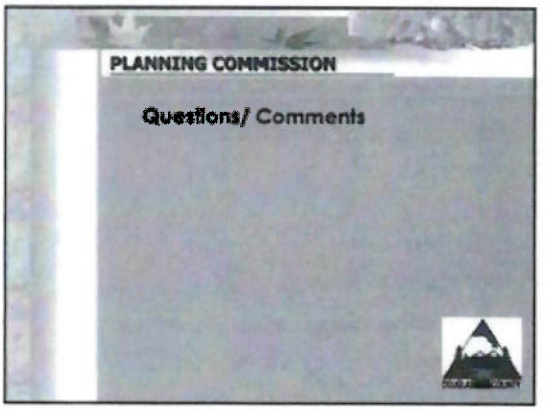

PROPOSED EXTERIOR ELEVATIONS
Proposed Front Elevation
Proposed East Side Elevation


PROPOSED EXTERIOR ELEVATIONS
Proposed Rear Elevation
Proposed West Side Elevation


Existing Front Elevation of structure


View from front of parcel


Front view (5-feet existing distance between structures)


PLANNING COMMISSION
Questions/ Comments

APPROVED APRIL 13, 2004

The regular meeting of the Douglas County Planning Commission was held on Tuesday, March 9, 2004, in the Courtroom of the Douglas County Administration Building, 1616 8th Street, Minden, Nevada.

Planning Commissioners Present: Chairman Kevin Lane; Vice-Chairman Larry Walsh; Nancy McDermid; Robert Conner; Matt McKinney; Michael Olson.

Planning Commissioners Absent: Richard Gardner.

Staff Present: Linda Lynch, Clerk to the Board; Tom Perkins, Deputy District Attorney; Mimi Moss, Planning/Economic Development Manager; Tammy Vogl, Junior Planner; Adam Gilbert, Assistant Planner.

Pledge of Allegiance.

Vice-Chairman Larry Walsh led the Pledge of Allegiance.

Call to Order and Determination of Quorum.

Chairman Lane determined there was a quorum present.

Approval of Agenda.

MOTION by Conner/McDermid to approve agenda; carried with Richard Gardner absent.

Disposition of February 10, 2004 Planning Commission Meeting Minutes.

MOTION by Conner/McDermid to approve the February 10, 2004 meeting minutes; carried with Richard Gardner absent.

Public Comment.

No public comment.

Certificate of Appreciation presented to former Planning Commission members Valida McMichael and Mark Neuffer.

Chairman Lane presented a Certificate of Appreciation to Valida McMichael for serving on the Planning Commission from 1998-2004.

Public Hearings – Discussion and Possible Action.

DA 03-096 Major Variance

Applicant: **Basin Strategies**
Owner: **James & Barbara Fetherston**
Request: **Request for a Major Variance to reduce the required rear-yard setback from 20 feet to four ~~zero~~ feet and to reduce the required side-yard setback from 7 feet to zero feet for the construction of a second-level addition and first floor-level expansion within residential Plan Area Statement (PAS) 058. The Planning Commission may approve, approve with modifications or deny the request.**
Location: **239 Enginehouse Circle, Glenbrook, Lake Tahoe**
APN: **1418-10-710-074**
Case Planner: **Tammy Vogl** **(775) 782-6218**

Tammy Vogl presented application DA 03-096. The applicant would like to construct a first level and second level expansion and addition. She explained the additions. Staff is recommending that the applicant revise the second floor plan over the garage to meet the minimum 3-foot setback. She explained why they need the 3-foot setback. Staff has received correspondence from a neighbor in opposition. Based on the findings and recommendations, staff recommends approval.

Paul Kaleta, Basin Strategies, explained that he is a land-use planning consultant in the Tahoe Basin. He explained that the homes are very large on small properties surrounded by large open common areas. His clients have agreed to the minimum setback of 3-feet. He would like to respond to concerns in public comment.

Robert Conner asked that he clarify what the expansion is going to include.

Paul Kaleta explained the expansion.

Nancy McDermid asked if the 3-feet is just the second floor.

Paul Kaleta explained that currently there is a large garage and they would like to take the high roof off of the garage and add a second floor. The second story will be pulled back 3-feet.

PUBLIC COMMENT

George Prutzman, 241 Enginehouse Circle, explained that his property is southeast and adjacent to the applicant's property. He read and submitted a letter expressing his concerns regarding losing views of Lake Tahoe if the application is approved. He objects to the proposed extension. If it is only the upper floor that is being extended, it has less impact.

Jim Fetherston, applicant, clarified that in the rear there will be a three-foot extension on the second floor.

Nancy McDermid clarified that on the back of the house it is only the 3-foot extension on the second floor.

Jim Fetherston explained that the deck railing will be removed which should improve the view.

Public comment closed.

MOTION by Walsh/McDermid to approve Development Application 03-096 (Major Variance) as modified, based on the findings and conditions identified in the staff report; carried with Richard Gardner absent.

Chairman Lane presented a Certificate of Appreciation to Mark Neuffer for serving on the Planning Commission Board from 2000-2004.

LDA 04-001 Division of Land Into Large Parcels

Applicant: **Gordon Gregory**
Owner: **Gordon Gregory**
Request: **Request for a Division of Land into Large Parcels dividing 258.63-acres into six parcels, the smallest being 43.10 ~~54.10~~-acres within a FR-19 (Forest and Range, nineteen-acre minimum parcel size) zoning district. The Planning Commission may approve, approve with modifications, or deny the request.**
Location: **Two miles south of State Route 208, north and south sides of the Walker River and Hoye Canyon Road, and west of the Lyon County line; Topaz Planning Area.**
APN: **1023-00-001-013**
Case Planner: **Adam Gilbert** **(775) 782-6215**

Adam Gilbert explained the application and where the project is located. They would like to separate the property into 6 separate parcels. The Walker River and White Canyon Road go through the parcels. They are asking that a note be placed on the map that states that White Canyon or the Walker River do not divide the parcels. Staff recommends approval.

Daryl Harris, representative of the applicant, addressed an issue with condition 1A. He asked for clarification as to which streams require 50-foot easements on both sides.

Adam Gilbert explained that 50-foot easements are required for any blue line that appears on the USGS map.

Douglas County Vicinity Map

APN: 1418-10-710-074



1 inch = 800 feet

Print Date: 7/22/2025

Legend

Subject Parcel

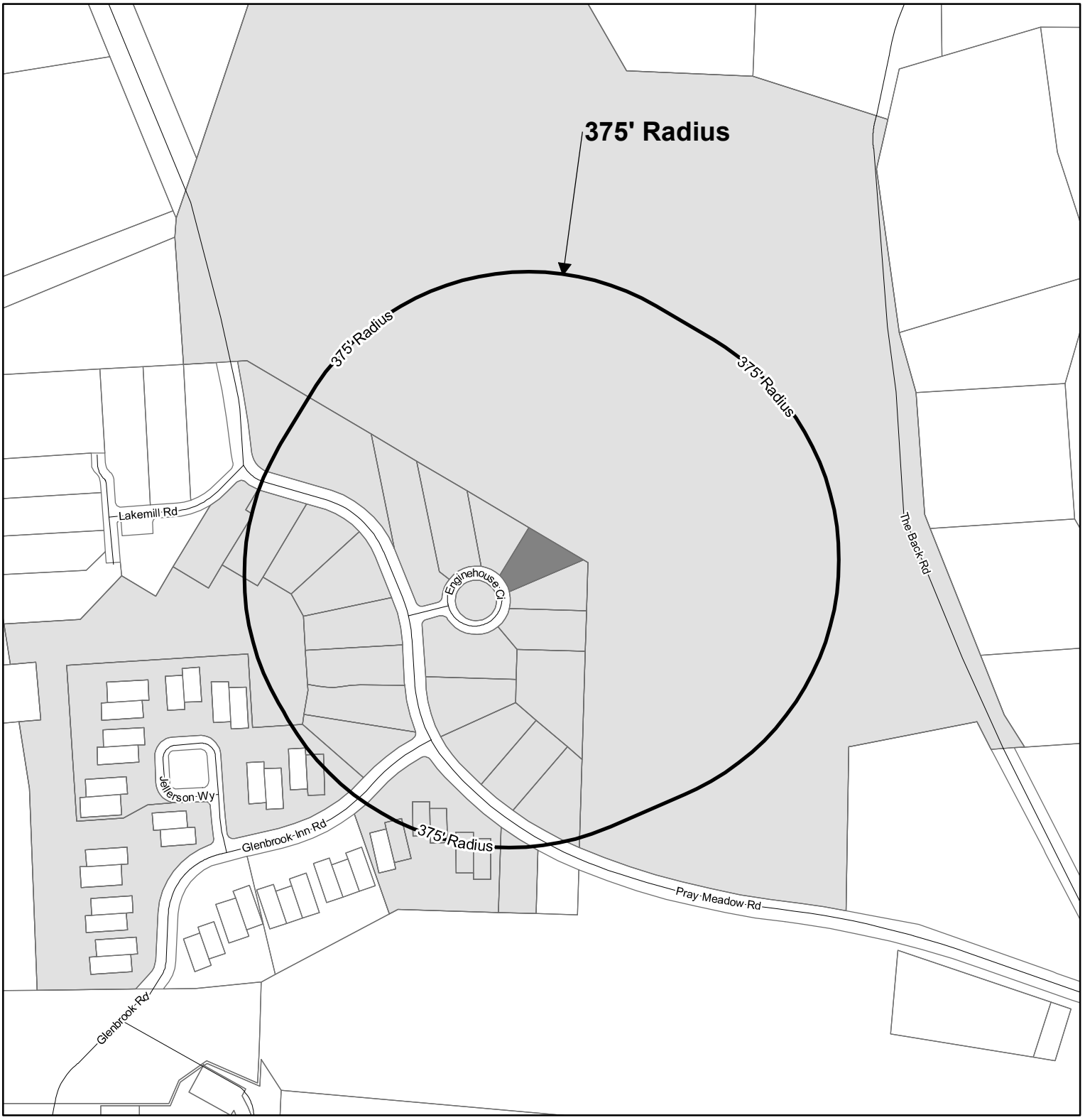
N W E S

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

Douglas County Noticing Radius Map

375' Radius

APN: 1418-10-710-074



1 inch = 200 feet

Print Date: 7/22/2025

Legend

Noticing Radius | Subject Parcel(s) | Parcels Within noticing Radius (33)

N W E S

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

DOUGLAS COUNTY
GREAT PEOPLE GREAT PL



583



584










589



590

Docusign Envelope ID: 5045B66C-307B-474F-9ED1-D457352173E8

Powderkeg, LLC
K. Greg Peterson/Jack Trainor
greg@kgregpeterson.com/
jack@trainorandassociates.com
(916) 335-2444/ (775) 771-6533

January 15, 2026

VIA EMAIL – ORIGINAL BY MAIL

Douglas County Community Development
1594 Esmeralda Avenue, Post Office Box 218
Minden, NV 89423
ATTN: Lucille Rao, Case Planner

Re: *Major Variance Application DP 25-0141(Appeal)*
Applicant: Nielsen Separate Property Trust 2007
Address: 239 Enginehouse Circle, Glenbrook, NV [APN 1418-10-710-074]
Date of Hearing: February 5, 2026, 1:00 PM

Dear Ms. Rao:

As you know, we are members of Powderkeg, LLC, the owner of the home located at 237 Enginehouse Circle in the Glenbrook subdivision. Powderkeg previously objected to the above-referenced Major Variance Application which was denied by the Douglas County Planning Commission in December. We are writing to let you know that Powderkeg and the Applicant have come to terms and all issues between the parties have been resolved. Powderkeg withdraws its opposition and supports the Major Variance Application. Thank you.

Very truly yours,

K. Greg Peterson, Member/Manager

DocuSigned by:
Jack Trainor
4B4E6D3A48A54DC...
Jack Trainor, Member/Manager

Certificate Of Completion

Envelope Id: 5045B66C-307B-474F-9ED1-D457352173E8
Status: Completed
Subject: Complete with Docusign: Powderkeg LLC - Letter Regarding Resolution - 1-15-26.pdf
Source Envelope:
Document Pages: 1
Signatures: 1
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Bri N. Hicks
555 Capitol Mall, Suite 1500
Sacramento, CA 95814
bhicks@boutinjones.com
IP Address: 12.69.92.194

Record Tracking

Status: Original
1/15/2026 2:15:46 PM
Holder: Bri N. Hicks
bhicks@boutinjones.com
Location: DocuSign

Signer Events	Signature	Timestamp
Jack Trainor jack@trainorandassociates.com Security Level: Email, Account Authentication (None)	DocuSigned by: Jack Trainor 4B4E6D3A48A54DC...	Sent: 1/15/2026 2:16:57 PM Viewed: 1/16/2026 10:34:33 AM Signed: 1/16/2026 10:34:55 AM
	Signature Adoption: Pre-selected Style Using IP Address: 2601:206:8781:930:a9ea:ff28:bc4c:e9a6	

Electronic Record and Signature Disclosure:
Accepted: 1/16/2026 10:34:33 AM
ID: db743a00-88a9-4fa6-ba17-2a82e12cfaea

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
K. Greg Peterson gpeterson@boutinjones.com Attorney Boutin Jones Security Level: Email, Account Authentication (None)	COPIED	Sent: 1/15/2026 2:16:58 PM Viewed: 1/16/2026 10:36:15 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	1/15/2026 2:16:58 PM
Certified Delivered	Security Checked	1/16/2026 10:34:33 AM
Signing Complete	Security Checked	1/16/2026 10:34:55 AM

Envelope Summary Events	Status	Timestamps
Completed	Security Checked	1/16/2026 10:34:55 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Boutin Jones Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Boutin Jones Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: administrator@boutinjones.com

To advise Boutin Jones Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at administrator@boutinjones.com and in the body of such request you must state: your

previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Boutin Jones Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to administrator@boutinjones.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Boutin Jones Inc.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to administrator@boutinjones.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Boutin Jones Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Boutin Jones Inc. during the course of your relationship with Boutin Jones Inc..

AGENDA ITEM NO. 15.

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **COMMUNITY SERVICES**

TITLE:
For possible action. Discussion to approve the creation of a Licensed Clinical Social Worker position, pay grade 205 (salary range $96,886-$135,637), for the Mobile Outreach Safety Team (MOST). This position will be located within the Douglas County Sheriff's Office and funded from the One Nevada Opioid Settlement funds. (Brook Adie, Community Services Director)

RECOMMENDED MOTION:
Approve the creation of a full-time Licensed Clinical Social Worker position for the Mobile Outreach Safety Team, as presented.

FINANCIAL IMPACT:
The mid-range salary for this position is $55.90 per hour ($116,272 annually). With benefits, the total annual cost will be up to $177,242. The position will be funded by transferring existing budget from the "unanticipated services and supplies" account (217-551 520.001) into a salaries and wages account upon approval of this item. The current balance in the unanticipated services and supplies account is $1,220,624.

BACKGROUND:
The Mobile Outreach Safety Team has not been operational within Douglas County due to the lack of a Licensed Clinical Social Worker for the team. This has created a void for the residents of Douglas County to obtain resources for any mental health crises. When the MOST team is fully operational, it functions as a jail diversion program and prevents the overpopulation of the jail and overuse of emergency services.

Douglas County has always worked closely with the MOST team, but creating this position will give the County more oversight within the program and will allow the program to be built around the needs of our unique community. The Licensed Clinical Social Worker will also serve as a resource for the Sheriff's Office with inmates as well as officers that would need additional mental health services.

ATTACHMENTS:
DCSO approval LCSW.pdf
MOST LCSW PP Final.pdf

Douglas County
SHERIFF
"A Tradition of Service"
Daniel J. Coverley
SHERIFF

Re: Approval of MOST Licensed Clinical Social Worker Position

Douglas County Human Resources,

On behalf of Douglas County Sheriff's Office, I am writing to give my approval to hire a Mobile Outreach Safety Team (MOST) Licensed Clinical Social Worker that would be funded by Douglas County Social Services Opioid Litigation funding (One Nevada).

The position would be overseen by Douglas County Sheriff's Office and funded by One Nevada Funds through Douglas County Social Services. A close collaboration will be maintained by both departments to ensure that the positions reporting data will be tracked and there are sufficient supervision and support to help the success of the Licensed Clinical Social Worker in the field.

The MOST Licensed Clinical Social Worker Position provides behavioral health duties for the Sherriff's Office to include crisis response, home visits, substance use, welfare checks, individual assessments and the implementation of mental health programs.

Why the MOST TEAM Licensed Clinical Social Worker is an important position for Douglas County:

- Collaborate with law enforcement, emergency services, and community resources to ensure client safety and stabilization
- Provide regular mental health assessments to officers when needed and or requested by the Sheriff's Office
- Make informed clinical recommendations for ongoing care and connect clients to internal and external services, such as therapy, substance use treatment, or case management
- Stay abreast of new trends and innovations in the areas of mental health specific to Crisis Intervention Training ("CIT") and the Mobile Outreach Safety Team concept.
- Ride as a passenger in a vehicle with a DCSO Deputy responding to routine and emergency calls for service.
- Testify in court and/or hearings
- Report to the Sheriff's Administration as a Subject Matter Expert.
- Apply clinical and evidence-based concepts to include crisis de-escalation.
- Represent the Sheriff's Office in community and mental health activities as a member of boards and committees, and act as liaison to community agencies providing mental health services; conduct training and presentations for law enforcement, community groups, and organizations

Thank you.



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

Douglas County
Mobile Outreach Safety Team (MOST)
Clinical Social Worker Position

One Nevada Funded Program

MOST Team: Strategic Plan Goals Achieved

- **Public Health Goal:** Build partnerships to support residents in accessing quality, reliable healthcare, with a focus on mental health and behavioral health programs.

- **Community Vision:** Foster a **Thriving Community** through a collaborative approach to supporting resident wellbeing.

- **Mental and Behavioral Health Priority:** Expand access to mental health and behavioral health services, including increased outreach efforts.

MOST Team: Douglas County Needs Assessment Goals Achieved

- Mobile Outreach Support Team (MOST) directly addresses the **Intervention** needs identified in the Community Needs Assessment by responding to critical behavioral health gaps.
- MOST serves as a vital, on-the-ground response to individuals experiencing mental health crises.
- One of the key activities identified through the assessment is the **Expansion** of staffing levels and increased training opportunities to strengthen the team's capacity and effectiveness.

Background of the MOST TEAM

Douglas County's MOST was comprised of a Sheriff Deputy from the Douglas County Sheriff's Office, a licensed social worker from Nevada Division of Public and Behavioral Health/Rural Clinics Douglas, and other support agencies such as Douglas County Social Services.

This program is for "crisis stabilization and jail diversion." With intervention before incarceration or arrest, the goal is to increase the number of residents who need treatment, to receive it and keep those same residents out of the justice system.

The team received referrals from fellow law enforcement and fire personnel, mental health officials, community members, and friends or family of individuals. MOST goes out several days each week to contact individuals meeting the referral criteria. This is a voluntary program, and the individual has the right to refuse help.

Previously Funded by Partnership Douglas County through a Department of Public and Behavioral Health grant 2024-2025.

How many calls for services did they receive?

Following data was obtained from Partnership Douglas County:

2024: 635 calls for services with 61% (390) being deflection from the jail/arrest and 85% (540) deflected from the hospital. Some may be deflection from both jail and hospital so there is potential overlap with the percentages.

2025: 410 calls for services with 27% (112) being deflection from the jail/arrest and 45% (186) deflected from the hospital

As of September 2025,the numbers did decrease due to transitions with the MOST CLSW position. “One of the biggest things we are seeing is ,yes, the total calls are decreasing but that is because more MOST clients are being connected to local services and are not in crisis.”(Daria Singer, Partnership Douglas County)

One Nevada Funding and MOST Clinical Licensed Social Worker

Social Services saw an opportunity with the opioid litigation/bankruptcy funding (One Nevada) to create a Douglas County funded MOST TEAM that would start with the employment of the Licensed Clinical Social Worker (LCSW).

The position would be overseen by Douglas County Sheriff's Department and funded by One Nevada Funds through Douglas County Social Services. A close collaboration will be maintained by both departments.

One Nevada Funded Agencies will also be a close resource for the LCSW to assist in treatment and help with barriers for those who were identified by the MOST TEAM as well as other partners in the County. A resident should have no reason to be unable to obtain treatment in our County if they want it.

Why Does Douglas County Need a MOST TEAM?

Collaboration

Collaborate with law enforcement, emergency services, and community resources to ensure client safety and stabilization

Assessments

Provide mental health assessments to residents in crisis in the field as needed.

Referrals

Make informed clinical recommendations for ongoing care and connect clients to internal and external services, such as therapy, substance use treatment, or case management

Training

Stay updated on new trends and innovations in the areas of mental health specific to Crisis Intervention Training (“CIT”) and the Mobile Outreach Safety Team concepts

Why Does Douglas County Need a MOST TEAM? CONTINUED:

Partner	Report	Evidence Based	Represent
Ride as a passenger in a vehicle with a law enforcement partner responding to routine and emergency calls for service	Report to the Sheriff's Administration as a Subject Matter Expert	Apply clinical and evidence-based concepts to include crisis deflection	Represent the Sheriff's Office in community and mental health activities

Benefits of making the MOST LCSW a County Position

Overseen by Douglas County Sheriff's Department and funded by One Nevada Funds, this position will have more potential for stability, flexibility, and longevity.

A close collaboration will be maintained by both departments to ensure that the positions reporting data will be tracked and there are sufficient supervision and supports in place.

Social Services will continue to assist in resources and/or case manage residents after the LCSW's initial contact, providing them wrap around services.

AGENDA ITEM NO. 16.1

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **COUNTY MANAGER**

TITLE:
For possible action. Status update on the current design of the extension of Vista Grande Boulevard from its current terminus (south of Topsy Lane) to Jacks Valley Road, and discussion on possible revisions to the alignment of the road and modifications to the design, including alternative methods of traffic control. (Wendy Lang, Assistant County Manager)

RECOMMENDED MOTION:
Provide direction to staff.

FINANCIAL IMPACT:
$2.6 million of Redevelopment Area No. 1 funds have previously been identified as a possible funding source to complete the construction of Vista Grande Boulevard. Adjoining property owners have currently not committed any funding for this project.

BACKGROUND:
On September 19, 2024, the Board of County Commissioners directed staff to work with the neighboring property owners/developers to find a mechanism to fund the completion of the Vista Grande Boulevard Extension improvements, with Douglas County making available the remaining funds held by Redevelopment Area No. 1 ("RDA 1"). Funds in RDA 1 totaled $2.6 million, which is insufficient to complete the project based on a 90% design produced by RO Anderson Engineers/Wilson Engineers.

Prior to the September 19, 2024, Board meeting, in 1979 Douglas County obtained the right-of-way at the south end of the proposed Vista Grande Boulevard which was accepted by the County Commissioners with the condition that the adjacent property owners would build the road as development occurs. The County Commissioners at that time wanted to ensure that developers paid the cost for private development.

Prior to 2023, Douglas County had been in discussions with the U.S. Forest Service (USFS) and U.S.

Congressional representatives regarding the acquisition of federal lands for a right-of-way for Vista Grande Boulevard and the entire 28-acre parcel as a part of the Douglas County Lands Bill. However, in 2021, USFS decided to sell the property Douglas County wanted to acquire at a public auction instead of granting these public lands to the County. As a part of the public lands sale, the USFS required the buyer to dedicate an easement to Douglas County for a public right-of-way to enable Douglas County to construct Vista Grande Boulevard. In February 2023, Douglas County acquired an easement for a public right-of-way. This is the earliest date County staff could begin to finalize a design for the construction of Vista Grande Boulevard.

County staff have subsequently met with the various property owners regarding their plans for development and to obtain their input on how to construct Vista Grande Boulevard. As recently as November 2025, County staff have met with the property owners to discuss how to implement a payment/reimbursement schedule to help fund the construction of Vista Grande Boulevard by one or more of the private developers. Currently, County staff have not received any proposed construction plans, designs, or payment/reimbursement schedule from the adjoining property owners regarding the future construction of Vista Grande Boulevard.

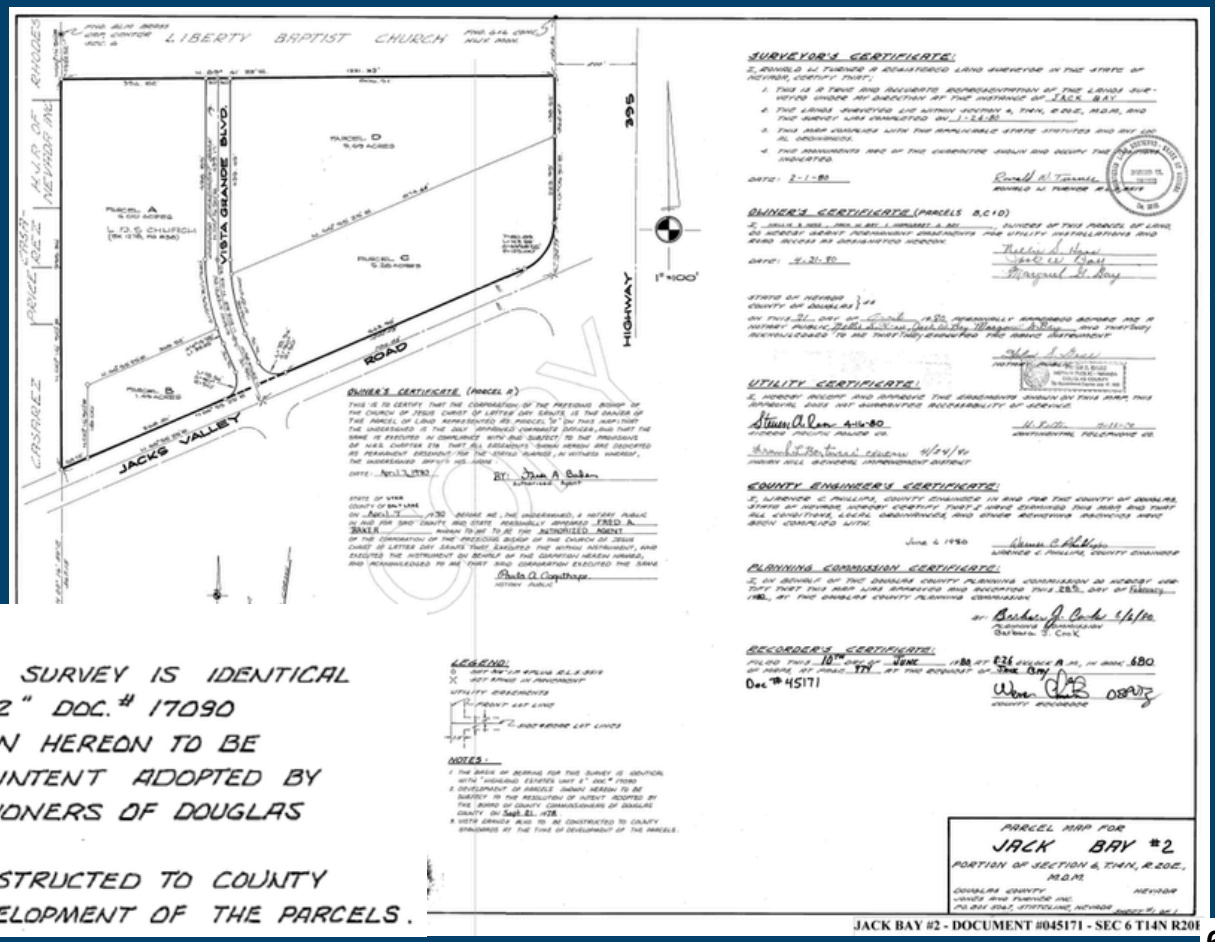
ATTACHMENTS:
2026-02-05_BOCC_VISTA GRANDE Status_Final2.pdf

VISTA GRANDE BLVD

BOARD OF COUNTY COMMISSIONERS
FEBRUARY 5, 2026

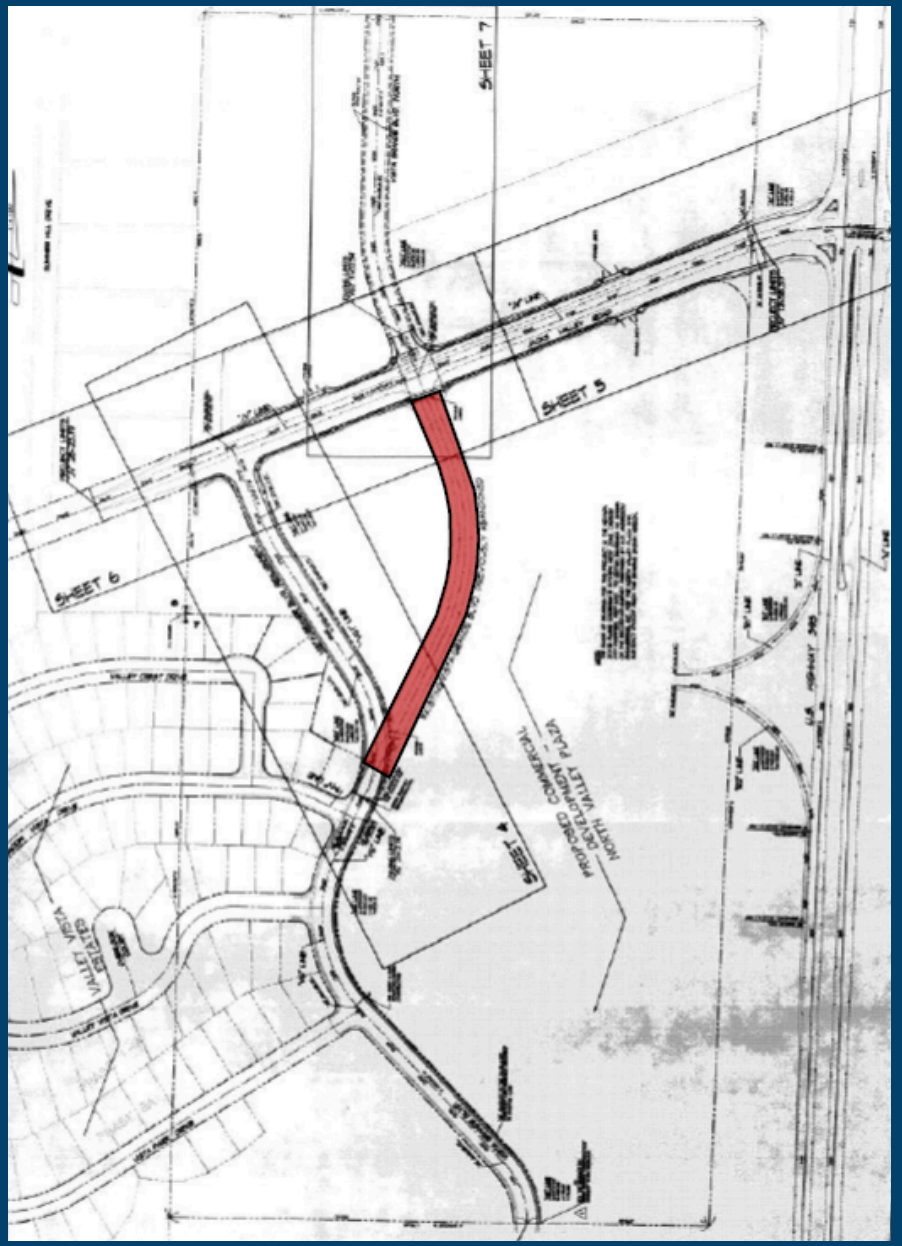
1978 – 1980

- 1978 - Right of Way for the portion of Vista Grande within the Indian Hills GID north of Jacks Valley Rd accepted by the BOCC in 1978.
- 1980 - Jack Bay #2 final map creating 4 parcels and 60-foot easement was recorded.
  - Road to be constructed at the time of development of the parcels.



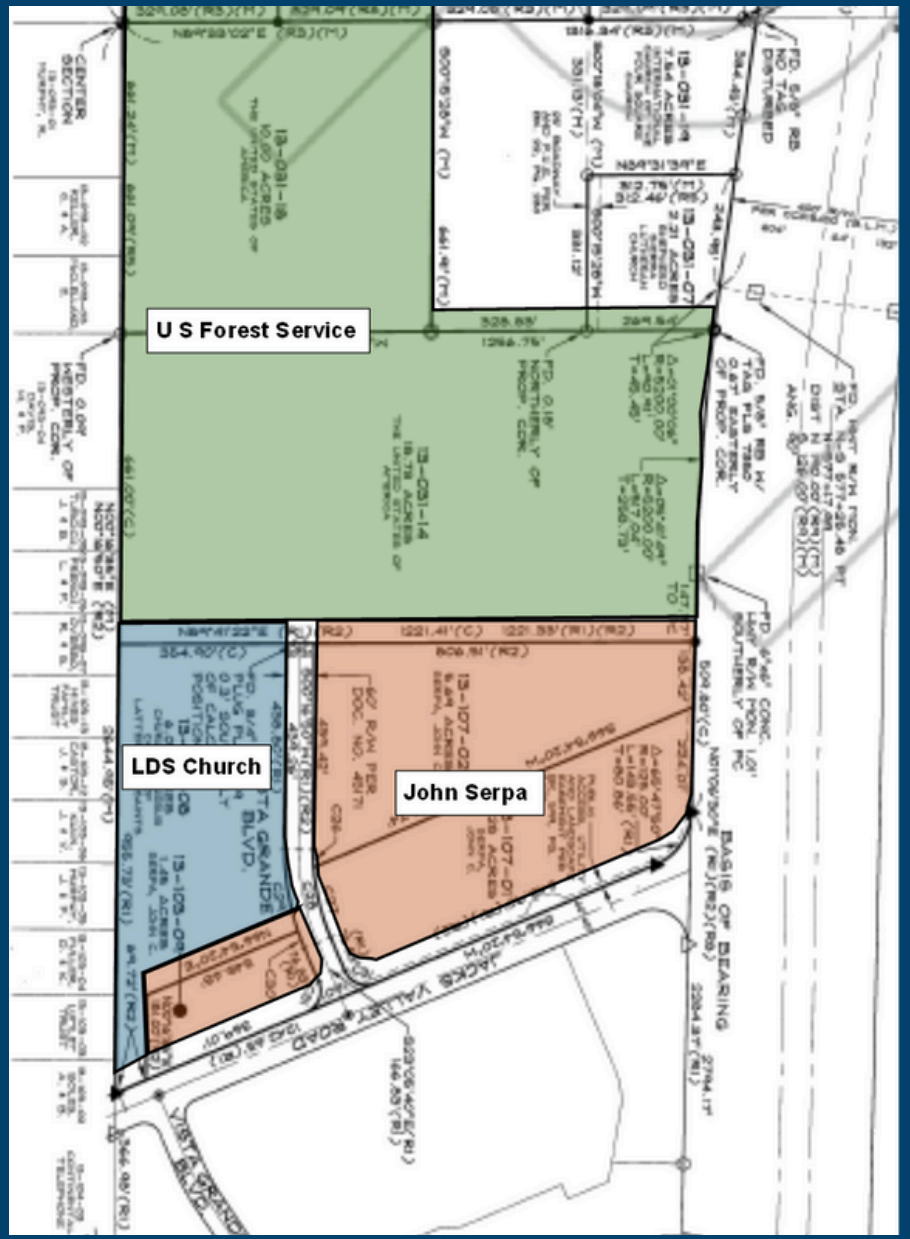
1999

- Development of the North Valley Plaza (Target and Home Depot commercial center) realigned the portion of Vista Grande south of Jacks Valley Road.
- Vista Grande south of Jacks Valley Road constructed by developers of the North Valley Plaza.



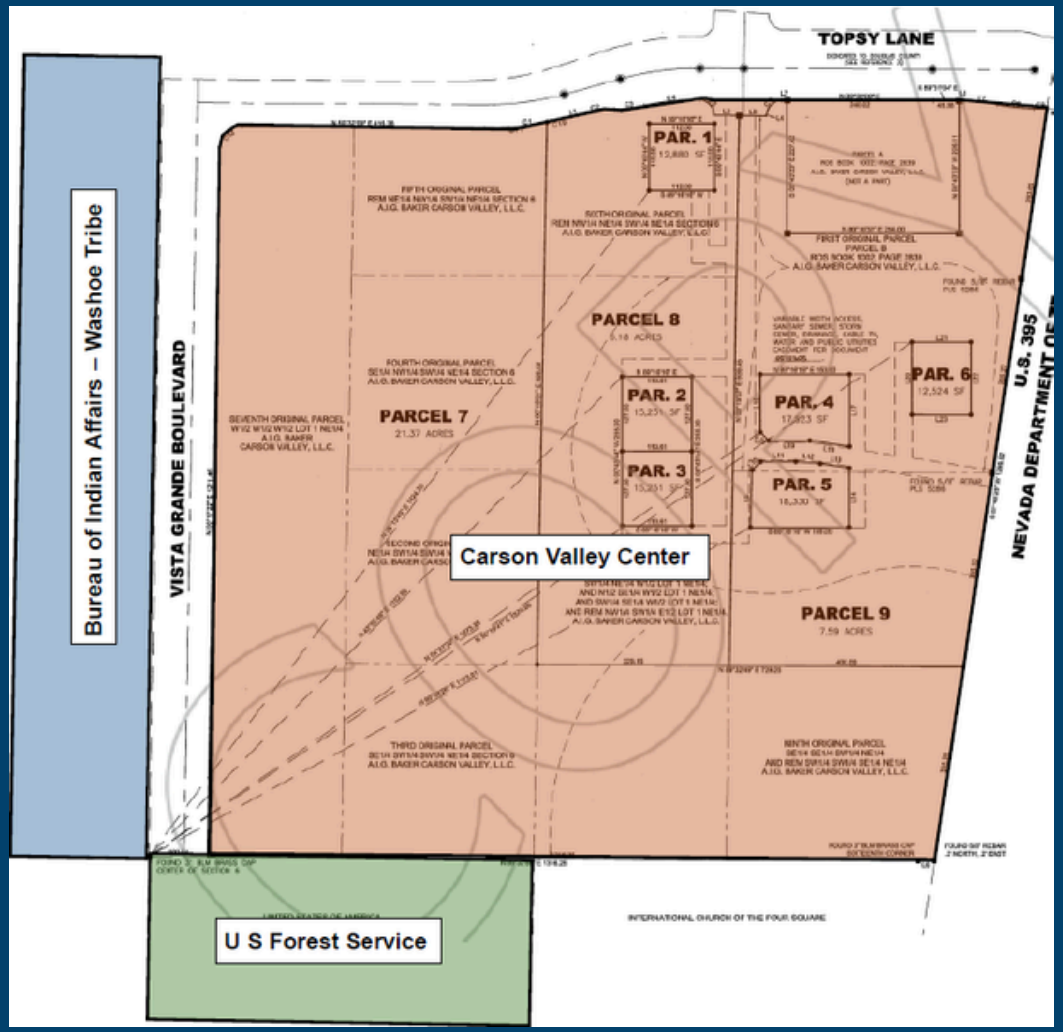
2000

- Parcels to north of the Indian Hills GID owned by the US Forest Service.
- Four (4) parcels created by the Jack Bay #2 final map owned by two (2) private parties.



2003

- Right of Way for Vista Grande Boulevard north of the US Forest Service parcel(s) recorded with creation of Carson Valley Center (Best Buy complex).
- Vista Grande north of US Forest Service parcel(s) constructed by Carson Valley Center developers.



2009 - 2012

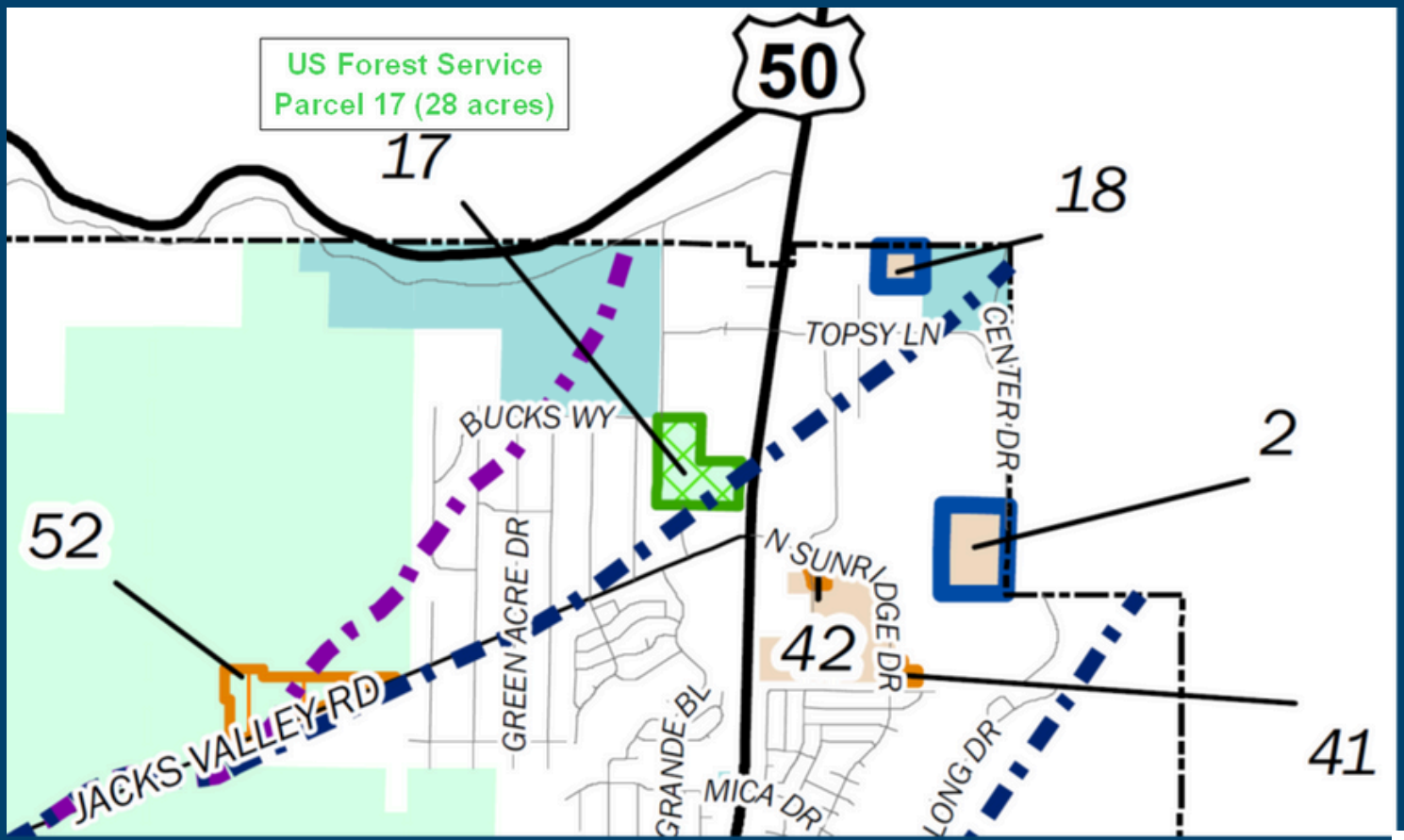
Douglas County Economic Development and Conservation Act (Lands Bill)

- Douglas County began work on the "Lands Bill" in **May 2009** with BOCC approval of the bill's framework in **February 2012**.
- The Bill's objectives was to preserve essential Carson river floodplains, open space, natural resources, rural character, and cultural heritage.
- Lands Bill identified 42 Bureau of Land Management (BLM) and US Forest Service (USFS) parcels to be transfered to Douglas County for multiple land use considerations including:
  - the dispose of five (5) "excess" parcels with the sale proceeds used by Douglas County to acquire conservation easement.

2009 - 2012

Douglas County Economic Development and Conservation Act (Lands Bill)

- US Forest Service Parcel 17 was identified as one of the five (5) parcels to be sold with proceeds used to purchase conservation easements.



2012

Douglas County Economic Development and Conservation Act (Lands Bill)

April 2012 - Douglas County submits an "Application for Transportation and Utility Systems and Facilities on Federal Lands" application to the US Forest Service requesting an easement across Parcel 17 for future construction of Vista Grande Boulevard.

- Construction of Vista Grande provided an alternate north and south-bound route to Hwy 395 between two commercial centers.
- Vista Grande was anticipated to add value to future sale of Parcel 17 when it was transferred to the County via the Lands Bill.

December 2012 - US Forest Service denies Douglas County's request for a right-of-way across Parcel 17. They cited that these lands were identified for conveyance in the proposed lands bill and to begin a project to encumber the land would reduce government efficiency.

2018
Redevelopment Area No. 1 (RDA No. 1)

May 3, 2018 - Ordinance 2018-1505 approved by the BOCC dissolved Redevelopment Area No. 1 effective June 30, 2018.

- All redevelopment funds collected by Douglas County pursuant to NRS 279.676 from Redevelopment Area No. 1 through June 30, 2018 shall be retained in the existing Redevelopment Area No. 1 account, and shall be used for redevelopment purposes benefitting Redevelopment Area No. 1 as it existed prior to dissolution consistent with the requirements of NRS Chapter 279, until such funds are exhausted.

2019
Redevelopment Area No. 1 (RDA No. 1)

May 2019 - Board of County Commissioners with the adoption of the Fiscal Year 2019-2020 Budget authorized the allocation of funds held in the RDA No. 1 account for future construction of Vista Grande Boulevard.

- Project 20R03, Vista Grande Boulevard, created with an RDA No. 1 allocation of $2,352,669.

2020

Indian Hills GID Town Hall Meeting

March 2020 - A Town Hall meeting was conducted with Commissioner Penzel, County Manager Cates, County staff and concerned residents of Indian Hills GID to review proposed alignment for Vista Grande Boulevard.

- Residents along the east side of Summer Hill Drive who border the LDS Church and the US Forest Service property voiced concerns that Vista Grande would be aligned along the back of their properties.
- County staff presented the design plans showing the proposed alignment essentially as it is currently configured.

2021 - 2023

US Forest Service Sale of Parcel 17

- **May 2021** - US Forest Service notifies Douglas County of their intent to conduct an environmental assessment with the intent to sell Lands Bill Parcel 17.
- **June 2022** - US Forest Service initiates conversations with Douglas County to obtain legal descriptions for the waterline easement and road easement.
- **January 2023** - US Forest Service sells parcels at auction with stipulation of new owner to execute easement documents with NV Energy and Douglas County for utilities and public right-of-way.

2021 - 2023

- **April 2021** - LDS Church Parcel sold to Avanti Properties
- **January 2023** - US Forest Service Parcels sold to Consolidated Partners
- **February 2023** - Easement for Water Line and Public Right-of-Way recorded
    - NOTE: February 2023 was the first time the County had dedicated right-of-way the entire length of the project.



2024
Right-of-Way / Easements

- County notified that the 60-foot Right-of-Way dedicated in 1978 was not sufficient to accomodate current minor collector road construction requirements / standards.
- **August 2024** - Letters sent to Avanti Properties, Caliber Jack and Dayton-Hudson (Target) to initiate discussion regarding acquiring additional right-of-way and slope easements that are necessary to construct Vista Grande.
    - Avanti Properties - 1,806 square feet of right-of way and 8,378 square feet of slope easement.
    - Caliber Jack - 6,823 square feet of right-of-way and 12,494 square feet of slope easement (3 parcels)
    - Dayton-Hudson - 7,813 square feet of right-of-way
- No response from any of the Property owners.

2024
Board of County Commissioner Update

September 19, 2024 - Vista Grande Boulevard Extension

- Staff provided background on Vista Grande and status of project, need for additional easements and right-of-way.
- Discussed Engineer's estimate of $3.6 million and available RDA No. 1 funds of $2.6 million.

MOTION TO: Direct staff to work with the neighboring developers to find a mechanism to fund the completion of the Vista Grande Boulevard Extension improvements, with Douglas County only putting in the remaining funds of Redevelopment Area No. 1

2025
Meeting with Property Owners

May 2025 - Meeting between Commissioner Tolbert, County staff and representatives from Consolidated Partners, Caliber Jack and Avanti Properties.

- Parties asked if they could complete the design and construct Vista Grande.
- County requested that the three (3) Parties create a private “development” agreement defining how they will construct Vista Grande Blvd and cost share funding of the project.
- The private “development” agreement between the Parties was a precursor to discussion on a County reimbursement agreement pertaining to the allocated RDA No. 1 funds.

2025
Meeting with Property Owners

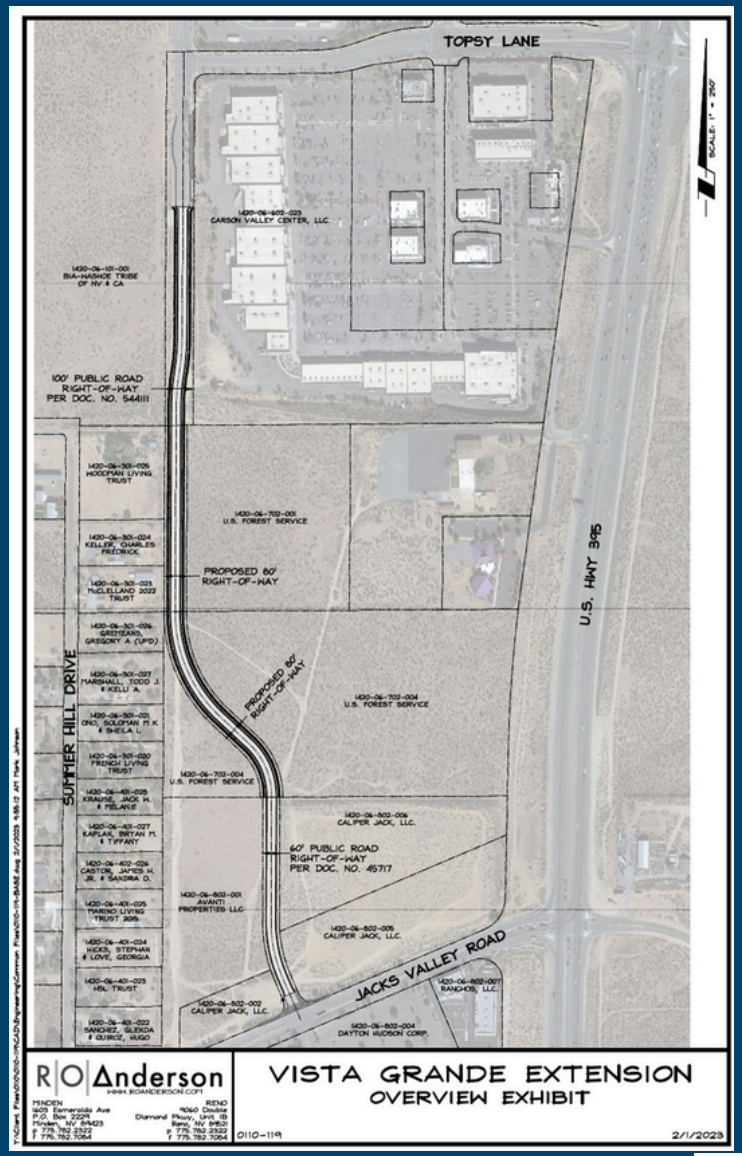
November 2025 - Second meeting between County staff and representatives from Consolidated Partners, Caliber Jack and Avanti Properties.

- Consolidated Partners proposed that they would self-perform construction of Vista Grande.
- County reiterated the need for the three (3) Parties to create a private “development” agreement defining how they will cost share the construction of Vista Grande Blvd.
- County staff planned to recommend to the BOCC distribution of the RDA No. 1 funds set aside for Vista Grande to match the construction and payment schedule the “development” agreement defined.

2026
Current Status

Plans at a 90% Design level

- Final design dependent on the type of private development planned for the vacant parcels.
- Roundabout intersection on Jacks Valley Road to connect the commercial business centers and efficiently handle anticipated traffic demand.



2026
Current Status

Roundabout intersection at Jacks Valley Road

- NDOT minimum spacing between signalized intersections is 2,640 feet.
  - Distance from signal at Hwy 395 and Jacks Valley Road to north Vista Grande is ~1,000 feet.
  - Distance from signal at Hwy 395 and Jacks Valley Road to south Vista Grande is ~1,400 feet.
- 2024 Annual Average Daily Traffic (AADT) counts on Jacks Valley by Target entrance is ~10,000.
  - 1998 AADT counts, prior to the Target/Home Depot complex was ~4,500.
- Design decisions will be based on Traffic Analysis that models projected traffic volumes, traffic flow and capacity and level of service.

2026
Current Status

Roundabout intersection at Jacks Valley Road

- Operational and Safety Considerations
  - Reduces Speeding - cannot “run” a roundabout and design forces drivers to slow down.
  - Efficiency - better traffic flow and reduced delays compared to signals or stop signs.
  - Saftey - reduced injury and fatal crashes resulting from slower traffic speed
- Long-Term Maintenance Costs
  - No signal pole and light or signal timing maintenance costs
  - No accident signal equipment repair costs
  - No long term signal replacement costs

2026
Current Status

- **September 2024** - Board of County Commissioners allocated $2.6 million from Redevelopment Area No. 1 for Vista Grande construction.
- **February 2025** - Engineers Estimate of probable cost is approximately $4.0 million
  - Estimate includes $0.5 million for contingency and material testing/QA/QC
  - Estimate includes sidewalk, curb and gutter, storm drain and sewer improvements
- **NRS 354.626** - prohibits the County from entering into any contract that would expend money in excess of what is appropriated.

Property Owners

- Avanti Properties
- Caliber Jack
- Consolidated Partners



QUESTIONS

AGENDA ITEM NO. 16.2

BOARD OF COUNTY COMMISSIONERS AGENDA ITEM COVER PAGE

MEETING DATE: February 5, 2026

TIME REQUIRED:

AGENDA: **COUNTY MANAGER**

TITLE:
For presentation only. Announcements/reports/updates from County Commission members, including updates on the various boards and/or commissions that they may be a member of or a liaison to, or any other meetings/functions they have attended, and any request by a Commissioner for discussion of a future agenda item. (Chairman Gardner)

RECOMMENDED MOTION:
For 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

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
- Joint Powers/Waste Management (Alt.)

There will be no discussion or action taken on these reports/updates.

ATTACHMENTS: