



# Rural Alliance Advisory Committee (RAAC) Application

service integrity respect accountability excellence leadership

The RAAC consists of individuals that reside within a residential neighborhood in Clark County, with densities of 2 dwelling units per acre or less, areas designated with a rural neighborhood preservation overlay, or other spaces that are rural in nature and captured within the Clark County Master Plan. Members will offer input on issues that directly impact these areas. Members serve without compensation for two-year terms and attend regularly scheduled public meetings throughout the year.

Full Name: Kristen Stout Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Home Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Employer: State of Nevada Occupation: Director

*Note: This document and accompanying materials become public record once received by Clark County.*

- To be eligible to serve, you must be a resident of a rural community as defined above. Before you continue, please indicate if you meet the eligibility requirements: Yes  No
- Meetings will be held a minimum of four times per year, with the dates, times and locations to be determined by the new Committee.  
If appointed, will you be able to attend meetings on a regular basis? Yes  No
- Have you attended a Planning Commission or County Commission meeting? Yes  No

- Have you attached the REQUIRED resume ? Yes  No

For the following questions, please feel free to attach additional pages as necessary.

### List 3 issues impacting rural communities?

Issue 1: With the recent proposed legislation in the last session, there is an effort to remove the protections provided in the RPS for Rural Preservation Districts Rural Preservation zoned areas in the effort to find more land for housing development. There needs to be a consortium of rural preservation groups, advisory councils, and citizens assembled to ensure the residents in these Rural Preservation zoned areas receive representation during legislative sessions and/or other efforts to change the protections provided for the rural areas.

Issue 2: With the passage of AB 220 (2023), the residents of Rural Preservation Districts Rural Preservation zoned areas have septic tank collection properties built decades before municipal sewer systems were established for the area. With the high possibility that homeowners will be required to pay a minimum of \$40,000 to connect to sewer system, an unfair financial burden has been placed on homeowners who had zero option but to have a septic system.

Issue 3: The rural communities in Clark County are not receiving the amount of resources and services as their urban counterparts in Clark County. The lack of infrastructure funds in discrepancy building broadband emergency services police fire and support for economic and workforce development prevents rural communities the ability to thrive to ensure those who want to live in the community can remain in the community.

### Please list any boards or committees that you currently serve on:

Nevada Advisory Council on Federal Assistance

### Why are you interested in becoming a member of the RAAC?

I am interested in becoming a member of the RAAC, as I am a homeowner/resident of a Rural Preservation Area for the past twenty years, and have been actively involved in several efforts to ensure my special neighborhood has a seat at the table when it comes to proposals that will have a significant impact on the integrity of the rural designation of the neighborhood.

After reading, watching, and learning about the efforts most recently that have been engaged to dramatically reduce the protections of the rural areas of Clark County and the disinterest from those proposing adverse changes to the protected areas to learn and understand the uniqueness of the designated of the zone rural areas, I have become even more concerned. The ability to be able to participate in the RAAC would allow me to ensure we get the seat at table, when future proposals take place.

As a long-time homeowner living in a Rural Preservation Area, I am proud of our special neighborhood, as it is a treasure that is surrounded by a busy, urban community. I understand the needs of this community, I appreciate the uniqueness and the quality of life provided in these neighborhoods, and I am also interested and engaged in what happens to our neighborhoods. As a member of the RAAC, I will be an active participant and will dedicate the time and effort needed to be a quality RAAC appointee.

I verify by my signature below that all statements made on this application, as well as attached information, are true and complete to the best of my knowledge. I understand that an electronic signature has the same weight and effect as a handwritten signature. I understand that an incomplete application or any modifications to this application will not be accepted or considered.

Kristen Stout  
Kristen Stout (May 18, 2024 14:12 PDT)

May 18, 2024

Signature

Date

## PROFILE

*Accomplished and driven professional with 20+ years' experience directing governments to operate efficiently and to remain fiscally responsible. Extensive knowledge in finance, marketing, public relations, and project management. Recognized strengths in cultivating lucrative business opportunities and relationships with elected officials, the City Manager, and the City Council.*

## AREAS OF EXPERTISE

- Business Operations & Management
- Leadership
- Project Management
- Risk Management
- Accounting & Financial Management
- Human Resources
- Economic Development
- Business Analytics
- Negotiation
- Communication

## EDUCATION

### **Master of Public Administration**

University of Las Vegas

Las Vegas, NV

### **Bachelor of Arts, Political Science**

California Polytechnic State University

Las Vegas, NV

### **Associates of Science, Accounting**

(In Progress)

Allan Hancock College

## PROFESSIONAL EXPERIENCE

### **Director**

**Apr 2022 to Present**

### **Governor's Office of Federal Assistance**

State of Nevada, Las Vegas, Nevada

Change management leader, directing all aspects of department wide reorganization and relaunch. Directed and implemented department Strategic Plan with demonstrated results. Orchestrated and executed stakeholder Engagement Communication Plan, annual reports, federal grant technical assistance requests, federal grant notifications to statewide stakeholders, and stakeholder needs assessments.

- Development and implementation of the department biennial budget.
- Successfully implemented the federal Grant Match Program with the awarding of \$1.2 million to state and local agencies.
- Oversaw the Needs Assessment for a Statewide Centralized Grants Management System and negotiated vendor contract below budget allocation.
- Lead and direct a staff of six Grants Analysts, resulting in an additional \$19 million in new federal grant opportunities applied for by state agencies.
- Launched the first in the Nation, a statewide Federal Grant Discovery platform, moving from an Individual to Community experience, resulting in the creation of consortiums to collaborate on federal grant applications.
- Within one-year, provided consultation to the multiple states regarding their efforts to learn and model the operations of the Governor's Office of Federal Assistance.
- Developed and oversaw grant training program provided to statewide stakeholders by staff, with focus on federal grant regulations.
- Coordinated with congressional delegation regarding federal grant opportunities for the State of Nevada.
- Lead and direct outreach campaign to increase reporting of federal grants applied for, received, and closed out by all federal grant recipients, resulting in a 16% increase in less than one-year.
- Lead and direct the review and update of the Nevada Grant Manual and the Nevada Grant Policy Manual.
- Provide leadership and mentorship to state agencies, local agencies, nonprofits, and tribal governments on best practices for federal grants management.

**Business Manager  
Administrative Services Director**

**Jun 2016 to Apr 2022**

Port San Luis Harbor District, Avila Beach, California

Preside over daily operations of Human Resources, Information Technology, Risk Management, Finance, Business Operations, and Real Estate. Negotiate contracts, lease, and vendor agreements. Oversaw the GFOA award winning Budget and Annual Comprehensive Financial Report for five consecutive years. Instituted best practice processes and procedures for business operations. Liaise between management and employees involving financial and administrative concerns. Author and present executive level staff reports. Collaborate with stakeholders.

- Orchestrated and executed the RV Campgrounds occupancy and revenue; garnered \$650K annually with the implementation of the Campground Reservation System and generated additional District lease revenue of \$100K.
- Initiated the research and analyzation of pension software, GovInvest; benchmarked for District's preference tool for financial analysis in forecasting pension liabilities.
- Developed and presented fiscal forecast analysis to elected body; including annual budget presentation, mid-year fiscal update, and special fiscal reports related to projected revenues, including anticipated shortfalls.
- Recipient of the California Association of Harbor Masters and Port Captains Distinguished Service Award, for instituting innovated processes and district-wide improvements, modernizing stale practices, in a challenging environment.

**Graduate Medical Education  
Institutional Performance Coordinator**

**Nov 2011 to Jun 2016**

University of Nevada School of Medicine, Las Vegas, NV

Trained personnel on business practices, polices, and procedures for compliance. Oversaw administration of all internal and focused program reviews. Staffed the GMEC Program Review Subcommittee. Maintained systematic management and retention of accreditation files. Collected and analyzed data gathered from the ACGME for program improvements.

- Lauded as an exemplary Coordinator recipient of the 2013 Employee of the Year Award.
- Fast tracked, recognized by executive leadership, and promoted twice within 5 years.
- Presided over the \$66M billing reconciliation for Residency and Fellowship Programs; investigatory administrative research identified and corrected a \$1M+ billing shortfall for locations in Las Vegas and Reno, NV.

**Business Specialist I | Senior Office Specialist | Office Specialist II**

**Jan 1999 to Sept 2005**

City of Las Vegas, NV, Las Vegas, NV

Identified opportunities for business/enterprise growth and optimized marketing strategies. Analyzed business processes and finances, implemented business plans, and established effective networks. Administered the activities of Historic Preservation Grants Manager, specialized projects, budget, and human resources analyst, and building manager. Researched key projects for internal and external city leaders and offices. Devised and implemented standardized policies and procedures for procurement card use across the Division. Liaison between cross functional teams surrounding Park initiatives.

- Executed an \$880K budget for 60 employees across Comprehensive Planning, Administration, and Planning Divisions.
- Completed the Department of Planning proposed fee increase for services; approved and passed by the City Council.
- Created and distributed critical community needs assessment surveys to over 500K households which led to the development of parks, open spaces, and community centers across the city of Las Vegas.
- Executive Leadership member for the planning and implementation of the Las Vegas Centennial Celebration and project director of the development of the historical Centennial Quilt, displayed at the Nevada State Museum.

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## AWARDS

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California Association of Harbor Masters and Port Captains Distinguished Service Award, 2023

University of Nevada School of Medicine Employee of the Year, 2013

City of Las Vegas Detention and Enforcement Letter of Commendation, 1999

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## AFFILIATIONS

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Municipal Management Association of Southern California, Region 1 Board Member, 2021 – 2022

National Grants Management Association, Member, 2022 - Present

Government Finance Officers Association, Member, 2016 – Present

California Society of Municipal Finance Officers, Member, 2019 – Present

Women Leading Government, Member, 2019 – Present