



**JOINT MEETING OF THE
NYE COUNTY BOARD OF COMMISSIONERS
NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS
NYE COUNTY LICENSING AND LIQUOR BOARD
NYE COUNTY BOARD OF HEALTH**

**AS THE GOVERNING BODY OF THE UNINCORPORATED TOWN OF PAHRUMP
AS THE GOVERNING BODY OF UNINCORPORATED TOWNS OF BEATTY GABBS MANHATTAN
AND RAILROAD VALLEY AND
AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT**

2100 E. Walt Williams Drive, Pahrump, NV 89048

July 20, 2021

10:00 a.m.

Per CDC guidelines, all members of the public entering town and county buildings are required to wear face masks except the following:

Members of the public claiming medical exemptions or members of the public that have been vaccinated.

Those who believe the guidelines above are inadequate to prevent disease transmission, Nye County's vulnerable population, or those sheltering in place can participate by calling 1-888-585-9008 and entering conference room number 255-432-824

The Chair of the Board of County Commissioners will open public comment periods by announcement. Commenters must press *9 on their telephone keypads to notify Administration they wish to speak.

The teleconference is also viewable at www.NyeCounty.net. There is a 30 to 40 second delay between the teleconference and the meeting video.

NOTE: All items are approximate except for bid openings, public hearings, and any other items agendaized at a specific time. Items on the agenda without a time designation may be taken out of order. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. **NOTICE: It is anticipated that the items of business before the Board of Commissioners on July 20, 2021, will be fully completed on that date. However, should item(s) not be completed, it is possible item(s) could be carried over and be heard before the Board of Commissioners beginning at 8:30 a.m. on the next day.**

Public Comment during the Commission Meeting on July 20, 2021, will be for all matters off the agenda, and be limited to up to three minutes per person. Additionally, public comment of up to three minutes per person may be heard during individual action items. The Commission reserves the right to reduce the time allowed for public comment. The Commission may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Commission, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

Pursuant to NRS 241.020, the Agenda for the Commission Meeting has been posted at the following locations. Tonopah Convention Center, 301 Brougner Avenue, Tonopah, NV; U.S. Post Office, 201 Erie Main St., Tonopah, NV; Commissioners' Meeting Room, 101 Radar Road, Tonopah, NV; District Court, 101 Radar Road, Tonopah, NV; Commissioners' Chambers, 2100 E. Walt Williams Drive, Pahrump, NV

Additional Posting Locations: Amargosa Valley Community Center, 821 E. Amargosa Farm Rd., Amargosa Valley, NV; Beatty Community Center, 100 South A Ave., Beatty, NV; Gabbs Town Hall, 503 Brucite St., Gabbs, NV; Round Mountain Community Center, 650 Civic Dr., Round Mountain, NV

Support documentation for the items on the agenda, provided to the Nye County Board of Commissioners is available to members of the public at the County Manager's Office (101 Radar Road, Tonopah, Nevada & 2100 E. Walt Williams Drive, Pahrump, Nevada) and on the County's website, or by calling Melissa Godfrey at (775) 482-8192

WEBSITE: www.nyecounty.net

The Nye County Board of Commissioners may take a short break every 1 ½ hours.

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Nye County Manager's Office in writing or call 775-482-8192 prior to the meeting.

- 1. Pledge of Allegiance**
- 2. Commissioners'/Manager's Comments (This item limited to announcements or topic/issues proposed for future workshops/agendas)**
- 3. Approval of the Agenda for July 20, 2021 (Non-action item)**
- 4. GENERAL PUBLIC COMMENT (up to three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (FIRST).**
- 5. For Possible Action – Emergency Items**
- 6. [For Possible Action](#) – Discussion and deliberation regarding meeting minutes from the June 15, 2021, joint meeting of the Nye County Board of Commissioners, Board of Highway Commissioners, Licensing and Liquor Board, Board of Health, the Governing Body of Unincorporated Town of Pahrump, the Governing Body of the Unincorporated Towns of Beatty, Gabbs, Manhattan, and Railroad Valley, and the Board of Trustees for the Pahrump Pool District.**

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

TIMED ITEMS

- 7. 10:00 a.m. – [Presentation](#) of certificates and/or plaques to five employees honored for their years of service.**
- 8. 10:00 a.m. – [For Possible Action](#) – Discussion and deliberation regarding the Treasurer's Report by Nye County Treasurer on bank reconciliation and 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 pursuant to NRS 354.280.**
- 9. 10:00 – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject the Nye County Employees Association Agreement to include the reporting of the fiscal impact of the agreement.**

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

10. **10:00a.m.** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject Nye County Bill No. 2021-06: A Bill proposing to amend Nye County Code Title 17, titled Comprehensive Land Use Planning and Zoning, by adding Chapter 17.12, titled Craft Distillery, Brewery, Brew Pub, Cidery, Meadery and Winery Zoning Requirements, to establish the zoning, land use and development requirements applicable to distilleries, micro-distilleries, cideries, microbreweries, brew pubs, meaderies and wineries within Nye County, including those areas within the Pahrump Regional Planning District; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto.
11. **10:00 a.m.** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation on SU-2020-000070: An application for a Special Use Permit to allow a marijuana establishment (cultivation and production), located at 5256 W. Amargosa Farm Road, Amargosa Valley, NV. Assessor’s Parcel Number 019-041-18. May Liu – Property Owner. Natural Green Goodness, LLC. – Applicant.
12. **10:00** – [For Possible Action](#) – Presentation by Mark Fiorentino on the 2021 Regular Session of the Nevada Legislature as it relates to Nye County.
13. **10:00 a.m.** – [Presentation](#) from Sharen Black regarding a sustainable ‘Cotillion for Success’ program tailored to 4th and 5th grade students in under-served communities.

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

LIQUOR

14. [For Possible Action](#) – **Hearing to Show Cause**, discussion and deliberation to: 1) Consider reinstating the Beatty Club Liquor License that was suspended due to nonpayment of the license renewal fee pursuant to Nye County Code 5.04.330(A); or 2) Allow additional time to pay delinquent renewal fee.

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

15. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Pahrump Parks and Recreation Advisory Committee due to one vacancy from the following list of applicants: Mark Broedling.
16. [For Possible Action](#) – Discussion and deliberation to: 1) Approve, amend and approve, or reject the Interlocal Contract between Nye County on behalf of Pahrump Valley Fire Rescue and the Nevada Department of Health and Human Services to provide emergency transportation, ground ambulance services.; 2) Execute the Agreement; and 3) Deposit revenues to Fund 25520-Pahrump Ambulance Service.
17. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Town of Pahrump Resolution No. 2021-03: A Resolution to Close Town of Pahrump Funds.
18. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Town of Pahrump Resolution No. 2021-04: A Resolution to Close Town of Pahrump Funds.
19. [For Possible Action](#) – Discussion and deliberation regarding the Debt Management Policy Statement and Capital Improvement Plan for the Town of Pahrump for Fiscal Year 2021-2022 pursuant to NRS 350.013.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWNS OF BEATTY, GABBS, MANHATTAN, AND RAILROAD VALLEY

BEATTY

20. [For Possible Action](#) – Discussion and deliberation regarding the Debt Management Policy Statement and Capital Improvement Plan for the Town of Beatty for Fiscal Year 2021-2022 pursuant to NRS 350.013.

GABBS

21. [For Possible Action](#) – Discussion and deliberation regarding the Debt Management Policy Statement and Capital Improvement Plan for the Town of Gabbs for Fiscal Year 2021-2022 pursuant to NRS 350.013.

MANHATTAN

22. [For Possible Action](#) – Discussion and deliberation regarding the Debt Management Policy Statement and Capital Improvement Plan for the Town of Manhattan for Fiscal Year 2021-2022 pursuant to NRS 350.013.
23. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject the FY22 Public Safety and Use Tax (PSST) plan for Manhattan Volunteer Fire Department.

AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT

24. [For Possible Action](#) – Discussion and deliberation regarding the Debt Management Policy Statement and Capital Improvement Plan for the Pahrump Pool District for Fiscal Year 2021-2022 pursuant to NRS 350.013.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

CONSENT AGENDA ITEMS – These are items that Staff recommends for approval. The Board reserves the right to move any consent agenda item to the regular segment of the agenda should issues arise that need to be addressed. Discussion of any item from the Consent Agenda Items that needs review before a decision is made.

25. [For Possible Action](#) – Approval of the Elected Official Collection Report regarding fees collected from elected county departments for services rendered by or provided to county citizens.
26. [For Possible Action](#) – Approval to set the date and location for the second Board of Commissioners meeting in October for Tuesday, October 19, 2021 in Pahrump, NV.
27. [For Possible Action](#) – Approval to: 1) Accept the FY20 Recreational Trails Program (RTP) Project Agreement from the State of Nevada, Division of State Parks in the amount of \$7,647.00 with a match amount of \$402.00 for the purpose of replacing existing gates with cattleguards on a busy section of the Pahrump to Tonopah Off-road Adventure Trail; 2) Execute the Project Agreement; and 3) Fund \$7,647.00 from 10340 Grants and \$402.00 from 10101 General Fund.
28. [For Possible Action](#) – Approval to renew marijuana licenses for Fiscal Year 2022 pursuant to Nye County Code 5.32.080(A).

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

BOARD OF COMMISSIONERS

29. For Possible Action – Closure of meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
30. Closed meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
31. For Possible Action – Discussion and deliberation on conference with legal counsel regarding potential or current litigation presented in closed meeting.
32. For Possible Action – Closure of meeting, pursuant to NRS 288.220 for purposes of conferring with the County’s management representatives regarding labor negotiations, issues and other personnel matters.
33. Closed meeting, pursuant to NRS 288.220 for purposes of conferring with the County’s management representatives regarding labor negotiations, issues and other personnel matters.
34. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.
35. [For Possible Action](#) – **Public Hearing** on the fair market value of one property described as 1501 and 1503 E. Calvada Blvd., Pahrump, NV. Assessor’s Parcel Number 042-041-35, owned by Nye County, consisting of a 3.83-acre Community Facility (CF) zone; Fair Market Value \$1,800,000.00. The appraisal of the subject property as conducted by Fidelity Appraisals.
36. [For Possible Action](#) – **Public Hearing** on the fair market value of five (5) properties described as: 1) 900 E. Elderberry St., Pahrump, NV. Assessor’s Parcel Number 040-672-29 owned by Nye County, consisting of 1.20-acre Rural Estates Residential (RE-2) zone; Fair Market Value \$60,000.00; 2) 2300 E. Falcon St., Pahrump, NV. Assessor’s Parcel Number 041-123-11 owned by Nye County, consisting of a 1.14-acre Rural Estates Residential (RE-2) zone; Fair Market Value \$57,000.00; 3) 1683 E. Calvada Blvd., Pahrump, NV. Assessor’s Parcel Number 042-051-37, owned by Nye County, consisting of a 6.08-acre Community Facility (CF) zone; Fair Market Value \$290,000.00; 4) 1595 E. Calvada Blvd., Pahrump, NV. Assessor’s Parcel Number 042-051-38, owed by Nye County, consisting of a 6.08-acre Community Facility (CF) zone; Fair Market Value \$290,000.00; and 5) 2220 S. Zuni Ave., Pahrump, NV. Assessor’s Parcel Number 042-872-13, owned by Nye County, consisting of a .46-acre Village Residential (VR-20) zone; Fair Market Value \$23,000.00. The appraisals of the subject properties were conducted by Fidelity Appraisals.
37. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2021-25: A Resolution of intent to sell five (5) county-owned properties at an auction described as: 1) 900 E. Elderberry St., Pahrump, NV. Assessor’s Parcel Number 040-672-29 owned by Nye County, consisting of 1.20-acre Rural Estates Residential (RE-2) zone; Fair Market Value \$60,000.00; 2) 2300 E. Falcon St., Pahrump, NV. Assessor’s Parcel Number 041-123-11 owned by Nye County, consisting of a 1.14-acre Rural Estates Residential (RE-2) zone; Fair Market Value \$57,000.00; 3) 1683 E. Calvada Blvd., Pahrump, NV. Assessor’s Parcel Number 042-051-37, owned by Nye County, consisting of a 6.08-acre Community Facility (CF) zone; Fair Market Value \$290,000.00; 4) 1595 E. Calvada Blvd., Pahrump, NV. Assessor’s Parcel Number 042-051-38, owed by Nye County, consisting of a 6.08-acre Community Facility (CF) zone; Fair Market Value \$290,000.00; and 5) 2220 S. Zuni Ave., Pahrump, NV. Assessor’s Parcel Number 042-872-13, owned

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

by Nye County, consisting of a .46-acre Village Residential (VR-20) zone; Fair Market Value \$23,000.00.

38. [For Possible Action](#) – Discussion and deliberation to consider a public/private partnership for the purpose of applying for an Economic Development Administration (EDA) Disaster Supplemental Notice of Funding Opportunity (NOFO). This investment assistance will help communities and regions devise and implement long-term economic recovery strategies through a variety of non-construction and construction projects, as appropriate, to address economic challenges in areas where a Presidential declaration of a major disaster.

TREASURER

39. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2021-26: A Resolution Directing the Levy of the Tax Rate Required for Fiscal Year 2021-2022.

DISTRICT COURT

40. [For Possible Action](#) – Discussion and deliberation regarding advertising and funding a fulltime Court Administrator position for Judge Wanker, District Court, Department 1.

COUNTY MANAGER

41. [For Possible Action](#) – Discussion and Deliberation regarding whether to continue the use of the teleconference system for Board of County Commissioner meetings.
42. [For Possible Action](#) – Discussion and deliberation to adopt, amend, and adopt, or reject Nye County Resolution No. 2021-20: A Resolution opposing the segregation of public lands in Railroad Valley, Nye County, by the National Aeronautics and Space Administration (NASA).
43. [For Possible Action](#) – Discussion and deliberation to send the letter to National Aeronautics and Space Administration (NASA) regarding the segregation of public lands in Railroad Valley.

EMERGENCY MANAGEMENT

44. [For Possible Action](#) – Discussion and deliberation to: 1) Approve, amend and approve, or reject the Amendment No. 1 to the Interlocal Contract between the Nevada Division of Parole and Probation and Nye County to extend the use of office space for conducting polygraph examinations on sex offenders; and 2) Execute the Agreement.
45. [For Possible Action](#) – Discussion and deliberation to: 1) Approve, amend and approve, or reject the Interlocal Contract between the State of Nevada, Department of Conservation and Natural Resources, Nevada Forestry Division and Nye County to provide fire protection services in the amount of \$14,825.00 per state fiscal year; 2) Execute the Agreement; 3) Delegate one time authority to Fire Chief, Scott Lewis to execute the Operating Plan; and 4) Fund from 10101 Nye County General Fund.

FINANCE

46. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2021-27: A Resolution to Close Nye County Funds.
47. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2021-28: A Resolution to Close Nye County Funds.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

48. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject budget transfer of appropriations between functions within Nye County General Fund (10101).

PLANNING/BUILDING/CODE COMPLIANCE

49. [For Possible Action](#) – Discussion and deliberation on ET-2021-000041: An application for an extension of time regarding TM-2017-000007, a Tentative Map application on 33.34 net acres for 145 residential lots and 37 common area lots, located within the Mountain Falls development. Assessor Parcel Numbers 045-021-57, 58, and 61. Mountain Falls, LLC. and Mountain Falls Golf Course, LLC. – Property Owners. Taney Engineering – Applicant/Agent.
50. [For Possible Action](#) – Discussion, deliberation, and direction to staff regarding the abatement status of Code Compliance Case Number CC-20-000108 for the subject property, located at 5908 E. Badlands, Pahrump. Assessor’s Parcel Number 046-11-13. Property Owner – Moseley, Jorja Faye Shrouder Trust.
51. [For Possible Action](#) – Discussion and deliberation regarding a request to: 1) Set a date, time and location for a Public Hearing on Nye County Bill No. 2021-08: A Bill proposing to adopt a first amendment to the Development Agreement between Nye County and Spring Mountain Raceway, LLC; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Read the title of the Bill into the record.

PUBLIC WORKS

52. [For Possible Action](#) – Discussion and deliberation to approve a letter of thanks to the Nevada Department of Transportation (NDOT) for their work on Highway 160, on the North side of Pahrump.
53. [For Possible Action](#) – Discussion and deliberation to: 1) Determine that an excess Nye County 2001 E450 transportation bus, VIN 1FDXE45FX1HB19743 is no longer required for public use; and 2) Determine it is the best interest to donate the transportation bus to the Pahrump Senior Center Inc.

PUBLIC PETITIONER

54. [For Possible Action](#) – Presentation by Stewart Boyd with Oak Leaf CDC regarding the Courtyard Apartments Acquisition and Rehabilitation project in Pahrump, and discussion and deliberation to approve a letter of support for the project and the potential use of Nye County’s allocation of the 2021 Private Activity Bond Cap funding through the Nevada Division of Housing.
55. **GENERAL PUBLIC COMMENT (up to three-minute time limit per person.) Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (SECOND).**
56. **Commissioners'/Manager's Comments (This item limited to announcements or topic/issues proposed for future workshops/agendas)**

57. **ADJOURN**

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

July 20, 2021

Per CDC guidelines, all members of the public entering town and county buildings are required to wear face masks except the following:

Individuals Claiming Medical Exemptions

Individuals claiming a medical exemption are not required to wear a face mask. We will not be asking details about or requiring proof of medical conditions.

Vaccinated Individuals

Fully vaccinated individuals may enter into town or county buildings without a face mask or a face shield.

Notwithstanding the above, all individuals may or may not continue to wear masks or face coverings to protect themselves and others.

Those who believe the guidelines above are inadequate to prevent disease transmission, Nye County's vulnerable population, or those sheltering in place can participate by calling 1-888-585-9008 and entering conference room number 255-432-824.

Nye County Board of County Commissioners Meeting Participation Information:

- Call **1-888-585-9008** and enter conference room code **255-432-824**.
- Public comment periods will be opened by announcement.
- Commenters must press *9 if they wish to speak. You will hear "the organizer sees your raised hand" when the control has been properly engaged.
- When it is your turn to give comment, you will hear "you may now speak" and must identify yourself by saying and spelling your first and last name.

Notes:

- The meeting is viewable at http://nyecounty.granicus.com/ViewPublisher.php?view_id=4 there will be a 40 second delay from the video to the call.

Report issues to Nye County Admin at nyeadmin@co.nye.nv.us or by calling 775-482-8192.