



**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 BELMONT GABBS
MANHATTAN AND RAILROAD VALLEY AND
AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT
2100 E. Walt Williams Drive, Pahrump, NV 89048
September 17, 2019
10:00 AM**

NOTE: All items are approximate except for bid openings, public hearings, and any other items agendized 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 September 17, 2019 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 September 17, 2019 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.

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) 482-8191

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

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](http://www.usda.gov/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

September 17, 2019

Nye County Manager's Office in writing or call 775-482-8191 prior to the meeting.

1. **Pledge of Allegiance**
2. **Approval of the Agenda for September 17, 2019 (Non-action item)**
3. **GENERAL PUBLIC COMMENT (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).**
4. **For Possible Action** – Discussion and deliberation of the minutes of the joint meetings of the Nye County Board of Commissioners, Board of Highway Commissioners, Nye County Licensing and Liquor Board, Nye County Board of Health, the Governing Body of the Unincorporated Town of Pahrump, the Governing Body of the Unincorporated Towns of Beatty, Belmont, Gabbs, Manhattan, and Railroad Valley, and the Board of Trustees for the Pahrump Pool District regular meeting on August 20, 2019 and teleconferences on August 28, 2019 and August 30, 2019.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

5. **For Possible Action - Emergency Items**
6. **Commissioners'/Manager's Comments**

TIMED ITEMS

7. **10:00** – **For Possible Action** – 3rd Community Development Block Grant (CDBG) Public Meeting: 1) Presentation of potential projects; and 2) Invite the public to participate by providing ideas, comments and suggestions concerning the proposed projects.
8. **10:00** – **For Possible Action** – **Public Hearing**, discussion and deliberation pursuant to NRS 244.360 on a complaint alleging the existence of a nuisance located in Belmont, Nevada, and adopt, amend and adopt, or reject Nye County Resolution No. 2019-31: A Resolution Finding the Existence of Nuisance Conditions; or Nye County Resolution No. 2019-32: A Resolution Finding Nuisance Conditions Do Not Exist.
9. **10:00** – **For Possible Action** – **Public Hearing**, discussion and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2019-12: A Bill proposing to repeal and replace in its entirety Nye County Code 17.04.770, the Signage Requirements applicable to the Pahrump Regional Planning District; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.
10. **10:00** – **For Possible Action**:
 - a. For Possible Action – **Public Hearing**, discussion and deliberation on MP-2019-000013: An application for a (Minor) Master Plan Amendment to change an approximately 1.12-acre portion of a 30.0-acre parcel from Rural Density Residential (RDR) to Rural Development Area (RDA), located at 9381 S. Homestead Road, Pahrump, NV, Assessor's Parcel Number 045-411-03. Agee and Karen Spidle – Property Owner. Paul Thomas/GATA HF, LLC – Applicant.
 - b. For Possible Action – **Public Hearing**, discussion and deliberation on ZC-2019-000036: An application for a Zone Change to change an approximately 1.12-acre portion of a 30.0-acre parcel from Rural Homestead Residential (RH-4.5) to Commercial Manufacturing (CM), located at 9381 S. Homestead Road, Pahrump, NV, Assessor's Parcel Number 045-411-03. Agee and Karen Spidle – Property Owner. Paul Thomas/GATA HF, LLC – Applicant.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

September 17, 2019

11. **10:00** – [For Possible Action](#) – Discussion and deliberation for a Show Cause Hearing to determine if there is sufficient cause to: 1) Revoke the Special Use Permits SU-14-0008 and SU-2014-000043 granted to Green Cross of America, Inc., for medical and recreational marijuana cultivation; and 2) Revoke Marijuana Licenses MM-2018-000060 and RM-2018-000022 granted to Green Cross of America, Inc., for medical and recreational marijuana cultivation, on 3.78 acres located at 5101 S. Oakridge Avenue, Pahrump, NV. Assessor's Parcel Number 044-521-41. Grantee – Green Cross of America, Inc. / Peter Gnecco, CEO.
12. **10:15** – [For Possible Action](#) – Discussion and deliberation regarding the Treasurer's Reports.

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

13. [General road report](#) by Public Works Director.

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

LIQUOR

14. [For Possible Action](#) – Discussion and deliberation to extend the Temporary Retail Liquor License issued to CourseCo, LLC, sole member of Pahrump Golf, LLC for the Lakeview Golf Course located at 1471 E. Mt. Charleston Dr., Pahrump, NV. John Telischak and Thomas Isaak – Owners/Applicants.
15. [For Possible Action](#) – Discussion and deliberation to extend the two temporary Retail and Package Liquor Licenses for Nevada Desert Lounge located at 1481 E. Nevada Highway 372, Units B and C, Pahrump, NV. Nicholay Panchev – Manager/Applicant and Peter Panchev – Owner/Applicant.
16. [For Possible Action](#) – Discussion and deliberation to extend the Temporary Retail Liquor License for Johnny's Taco Shop, LLC located at 1330 S. Highway 160, Pahrump, NV. Victor A. Zepeda and Juan Ramirez – Owners/Applicants.

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.

17. [For Possible Action](#) – Approval of Elected Official Collection Report.
18. [For Possible Action](#) – Approval to set the date and location for the second Board of Commissioners meeting in December for Tuesday, December 17, 2019 in Pahrump, Nevada.
19. [For Possible Action](#) – Approval to accept Grant Notice of Sub-Recipient Award for the Emergency Solutions Grant (ESG) in the amount of \$10,500.00, along with Requirements and Attachments. Agreement to run from July 1, 2019 through June 30, 2021. This grant is funded from Fund 10340 Grants and there is no County match required.
20. [For Possible Action](#) – Approval to accept funding revenue in the amount not to exceed \$10,000.00 from Nevada Housing Division for Affordable Housing Trust Funds Program. Agreement to run from July 1, 2019 through June 30, 2022. This grant is funded from Fund 10340 Grants and there is no County match required.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

September 17, 2019

BOARD OF COMMISSIONERS

21. 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.
22. 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.
23. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.

DISTRICT ATTORNEY

24. [For Possible Action](#) – Discussion and deliberation to approve and accept the 2019 Violence Against Women Act STOP/SASP Grant Terms and Conditions Addendum requested by the Nevada Office of the Attorney General regarding the 2019 STOP Grant awarded to Nye County on behalf of Nye County District Attorney’s Office to fund the position of a specialized prosecutor.

PUBLIC ADMINISTRATOR

25. [Quarterly report](#) from the Public Administrator.

COUNTY MANAGER

26. [For Possible Action](#) – Discussion and deliberation regarding nominating a member of the Board of County Commissioners to apply for a position to serve on the White Pine-Nye Resource Advisory Committee (RAC) as authorized under the Secure Rural Schools (SRS) Act.
27. [For Possible Action](#) – Discussion and deliberation to ratify the Ground Lease Agreement between Nye County and the United States Postal Service (USPS) for land located at 101 4th Street, Gabbs, NV, Assessor’s Parcel Number 001-171-06 for the purpose of continuing postal service in Gabbs.
28. [Presentation](#) of the updated Position Justification Form.
29. [For Possible Action](#) – Discussion, deliberation and direction to staff to consider accepting the donation of certain land and money from Valley Electric Association to construct a community center.

FINANCE

30. [For Possible Action](#) – Discussion and deliberation regarding the budget status through June 2019 for Nye County and all sub-entities for Fiscal Year 2019.
31. [For Possible Action](#) – Discussion and deliberation regarding the budget status through July 2019 for Nye County and all sub-entities for Fiscal Year 2020.
32. [For Possible Action](#) – Discussion and deliberation concerning a request to set a date, time, and location for a Public Hearing to adopt, amend and adopt or reject Nye County Resolution No. 2019-30: A Resolution Authorizing a Temporary Interfund Loan for Fiscal Year 2019-2020.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

September 17, 2019

PLANNING/BUILDING/CODE COMPLIANCE

33. [For Possible Action](#) – Discussion and deliberation on Recreational Marijuana Establishment License Renewal Application RM-2019-000057: A request to approve the annual renewal of a Recreational Marijuana Establishment License (distributor) located at 301 S. Oxbow Avenue, Unit 13, Pahrump, NV. Assessor’s Parcel Number 38-244-09. Eugene & Nelda Fay Toy Trust - Property Owner. Nye Natural Medicinal Solutions, LLC dba NuVeda LLC – Applicant. This item is to correct an error which was on the BOCC’s August 20, 2019 agenda. The item was approved for the renewal of a Medical Marijuana Establishment License (distributor) when it should have been renewal of a Recreational Marijuana Establishment License (distributor).

PUBLIC WORKS

34. [For Possible Action](#) – Discussion and deliberation to: 1) Award Bid No. 2019-16 – Service Truck with Crane to Curry Supply Co. in the amount of \$138,891.00; 2) Execute Quote # 019Q17039r; and 3) Fund from 10205 – Road Fund.

PUBLIC PETITIONER

35. [For Possible Action](#) – Discussion and deliberation regarding appointing representatives for Nye County to the Central Nevada Regional Water Authority (CNRWA) including recommendations by the Nye County Water District Governing Board.
36. [For Possible Action](#) – Discussion and deliberation regarding approval of a Project Funding Application for Pahrump Veterans of Foreign Wars (VFW) Post 10054 in the amount of \$15,000.00 to assist in funding their roof replacement project.
37. [For Possible Action](#) – Discussion and deliberation regarding Nye County Proclamation No. P2019-06: A Proclamation recognizing November 2019 as National American Indian Heritage Month.

38. GENERAL PUBLIC COMMENT (second)

39. Commissioners'/Manager's Comments)

40. ADJOURN