



**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

October 15, 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 October 15, 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 October 15, 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.

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) 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

October 15, 2019

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 775-482-8191 prior to the meeting.

1. **Pledge of Allegiance**
2. **Approval of the Agenda for October 15, 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 meeting 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 September 17, 2019.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

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

TIMED ITEMS

7. **10:00** – [Presentation](#) of certificates and/or plaques to five (5) employees honored for their years of service.
8. **10:00** – [For Possible Action](#) – **Public Hearing**, discussion, and deliberation to issue an Outdoor Festival License to Douglas Dubin for the Nightmare Before Christmas – Party in the Park event to be held December 13, 2019, at Petrack Park, 150 Highway 160, Pahrump, Nevada.
9. **10:00** – [For Possible Action](#) – **Continued 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](#) – **Public Hearing**, discussion and deliberation on ZC-2019-000040: A request for a (Conforming) Zone Change from the Village Residential (VR-20) Zone to the Neighborhood Commercial (NC) Zone, to allow the processing of a Final Subdivision Map (Commercial) on property situated along the northside of E. Kellogg Road and approximately 810 feet west of S. Fox Avenue, Lot 32, Block 22, Artesia @ Hafen Ranch Phase 2A, Pahrump, NV. Assessor's Parcel Number 045-171-68. Hafen Ranch Estates – Property Owner/Applicant.
11. **10:00** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation on SU-2019-000064: An application for an Amendment/Modification of an Existing Special Use Permit to allow the expansion of a marijuana establishment (cultivation and production) located at 340 E. Mesquite, Pahrump, NV, Assessor's Parcel Number 029-601-28, to expand to include 360 E. Mesquite, Pahrump, NV, Assessor's Parcel Number 029-601-27. Janet L. Jensen – Property Owner. NCMM, LLC – Applicant.
12. **10:15** – [For Possible Action](#) – Discussion and deliberation regarding the Treasurer's Reports.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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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 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.
15. [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 GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

16. Committee Reports
17. [For Possible Action](#) – Discussion and deliberation to consider terminating the Lease Agreement for the Town of Pahrump annex with the Disabled American Veterans Chapter 15 (DAV) for lack or written intent to renew the annual lease pursuant to Section 1.4 of the Lease Agreement.
18. [For Possible Action](#) – Discussion, deliberation and possible direction to staff to consider allowing an ambulance service provider to operate within the Town of Pahrump to provide Critical Care transport services.

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.

19. [For Possible Action](#) – Approval of Elected Official Collection Report.
20. [For Possible Action](#) – Approval of Assessor’s Office Change Requests to allow the Nye County Treasurer to process and:
- 1) Issue an amended tax bill in the amount of \$1,020.00 to William Harvey Coyle, owner of Assessor’s Parcel Number 002-101-01.
 - 2) Issue an amended tax bill in the amount of \$92.40 to Richard Brady, owner of Assessor’s Parcel Number 036-171-12.
 - 3) Issue an amended tax bill in the amount of \$53.28 to Richard Brady, owner of Assessor’s Parcel Number 036-171-66.
 - 4) Issue an amended tax bill in the amount of \$1,267.58 to the Ronald & Geraldine Baxter Trust, owner of Assessor’s Parcel Number 004-322-12.
 - 5) Issue an amended tax bill in the amount of \$445.97 to Larrie M. & Rhonda C. Palmer, owners of Assessor’s Parcel Number 004-324-13.
 - 6) Issue an amended tax bill in the amount of \$1,296.13 to Jay T. & Jean I. Gunter, owners of Assessor’s Parcel Number 004-261-13.

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- 7) Issue an amended tax bill in the amount of \$696.71 to Sara E. Keehfuss & Aldous A. Hume, owners of Assessor's Parcel Number 004-199-11.
 - 8) Issue an amended tax bill in the amount of \$1,335.46 to Spencer & Kaysha Murphy, owners of Assessor's Parcel Number 000-006-90.
 - 9) Issue an amended tax bill in the amount of \$1,246.87 to Sarcobatus Land Mining Cattle, owner of Assessor's Parcel Number 004-272-01.
 - 10) Issue an amended tax bill in the amount of \$120.39 to Allen T. & Jeanne H. McCloud, owners of Assessor's Parcel Number 004-222-08.
 - 11) Issue an amended tax bill in the amount of \$209.91 to Allen T. McCloud, owner of Assessor's Parcel Number 004-224-07.
 - 12) Issue an amended tax bill in the amount of \$341.07 to the Bottom Family Trust, owner of Assessor's Parcel Number 000-006-28.
 - 13) Issue an amended tax bill in the amount of \$1,004.57 to Lesa Jean Lord, owner of Assessor's Parcel Number 004-195-27.
 - 14) Issue an amended tax bill in the amount of \$231.70 to Michael J. & Marilyn K. Burch, owners of Assessor's Parcel Number 001-181-05.
 - 15) Issue an amended tax bill in the amount of \$127.64 to James F. Phillips, owner of Assessor's Parcel Number 001-181-02.
 - 16) Issue an amended tax bill in the amount of \$913.86 to Richard & Karen Cale, owners of Assessor's Parcel Number 000-006-89.
 - 17) Issue an amended tax bill in the amount of \$200.39 to Charles W. & Laurie D. Robertson, owners of Assessor's Parcel Number 004-205-11.
 - 18) Issue an amended tax bill in the amount of \$1,649.46 to Susan E. Dobson & Luigi Iamele, owners of Assessor's Parcel Number 004-322-13.
 - 19) Issue an amended tax bill in the amount of \$607.28 to Dennis R. & Mary L. Clinton, owners of Assessor's Parcel Number 001-191-37.
 - 20) Issue an amended tax bill in the amount of \$1,125.92 to Jeffrey Alan Jacobson, owner of Assessor's Parcel Number 001-281-01.
 - 21) Issue an amended tax bill in the amount of \$168.10 to Long Shot, LLC, owner of Assessor's Parcel Number 008-249-01.
 - 22) Issue an amended tax bill in the amount of \$141.46 to Candida & Ramon Silva, owners of Assessor's Parcel Number 006-243-07.
 - 23) Issue an amended tax bill in the amount of \$463.27 to Gil H. & Laurie A. Heideman, owners of Assessor's Parcel Number 006-301-17.
- 21.** For Possible Action – Approval to set the date and location for the second Board of Commissioners meeting in January for Wednesday, January 22, 2020 in Pahrump, Nevada.

BOARD OF COMMISSIONERS

- 22.** 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.
- 23.** 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.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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24. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.
25. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2019-33: A Resolution directing the County Assessor to prepare a list of the taxpayers on the 2020-2021 secured tax assessment roll in Nye County, Nevada and directing distribution of the same.
26. [For Possible Action](#) – Discussion and deliberation to send written notice to terminate the Memorandum of Understanding between Nye County and Clark County Metro which was signed in conjunction with the emergency declaration for the Storm Area 51 event pursuant to Section 14 of the MOU.
27. [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. 2019-07: A Bill proposing to amend Nye County Code Title 9, Public Peace, Morals and Welfare, relating to Chapter 9.20, Prostitution; 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.

CLERK

28. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Tonopah Town Board due to one resignation.
29. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Northern Nye County Hospital District due to one resignation.
30. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Amargosa Valley Library Board due to one resignation.

DISTRICT ATTORNEY

31. [For Possible Action](#) – Discussion and deliberation to approve the 2019 Violence Against Woman Act STOP/SASP Project Change Notice removing the name of the prior specialized prosecutor and naming a new specialized prosecutor in the District Attorney’s Office.

SHERIFF

32. [For Possible Action](#) – Discussion and deliberation to issue a Display Fireworks Event Permit to Las Vegas Display Fireworks Inc. for an Aerial Display during the Beatty Days Event on Saturday, October 26, 2019. This event is being held at the Spicer Ranch, 1 Boiling Pot Road in Beatty, NV. William Scott – Applicant.

COUNTY MANAGER

33. [For Possible Action](#) – Discussion and deliberation concerning a request to set a date, time and location for a Public Hearing regarding Amargosa Enterprises, LLC’s application to use water in a county other than that in which it is appropriated or currently diverted or used.

EMERGENCY MANAGEMENT

34. [For Possible Action](#) – Discussion and deliberation to approve a letter requesting financial relief from the State of Nevada Department of Public Safety for financial damages incurred by Nye County during the Storm Area 51 Event.

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FINANCE

35. [For Possible Action](#) – Discussion and deliberation regarding the budget status through June 2019 for Nye County and all sub-entities for Fiscal Year 2019.
36. [For Possible Action](#) – Discussion and deliberation regarding the budget status through August 2019 for Nye County and all sub-entities for Fiscal Year 2020.
37. [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. 2019-34: A Resolution Authorizing a Temporary Interfund Loan for Fiscal Year 2019-2020.

H/R AND RISK MANAGEMENT

38. [For Possible Action](#) – Discussion and deliberation regarding approval of the proposed amendments to Sections 1 – General Provisions, 4 – Position Classification Plan, and 6 – Leave Plans of the Nye County Personnel Policy Manual.

PLANNING/BUILDING/CODE COMPLIANCE

39. [For Possible Action](#) – Discussion and deliberation on RM-2019-000058 (cultivation) and RM-2019-000059 (production): A request to approve the annual renewal of Marijuana Establishment Licenses for NCMM, LLC, located at 340 E. Mesquite Avenue, Pahrump, NV. Assessor’s Parcel Number 029-601-28. Janet L. Jensen – Property Owner. Valarie Small – Applicant.
40. [For Possible Action](#) – Discussion and deliberation on MM-2019-000085 (production) and RM-2019-000060 (production): A request to approve the annual renewal of Marijuana Establishment Licenses for CWNevada, LLC, located at 301 S. Oxbow Avenue, Suite 14, Pahrump, NV. Assessor’s Parcel Number 038-244-09. Eugene & Nelda Fay Toy Trust – Property Owner. Jeff Donato – Applicant.
41. [For Possible Action](#) – Discussion and deliberation on MM-2019-000082 (cultivation) and RM-2019-000054 (cultivation): A request to approve the annual renewal of Marijuana Establishment Licenses for Nye Natural Medicinal Solutions, LLC, located at 9680 S. Oakridge Avenue, Pahrump, NV. Assessor’s Parcel Number 044-851-30. Fortress Oakridge, LLC – Property Owner. Pejman Bady – Applicant.
42. [For Possible Action](#) – Discussion and deliberation on MM-2019-000086 (cultivation), RM-2019-000061 (cultivation) and RM-2019-000062 (distributor): A request to approve the annual renewal of Marijuana Establishment Licenses for CWNevada, LLC, located at 9680 S. Oakridge Avenue, Pahrump, NV. Assessor’s Parcel Number 044-851-30. Fortress Oakridge, LLC – Property Owner. Jeff Donato – Applicant.
43. [For Possible Action](#) – Discussion and deliberation on FM-2019-000010: A request to approve the Final Commercial Subdivision Map for Alien Travel Center commercial subdivision, located on approximately 5.9 acres (net), 2703 E. Highway 95, Amargosa Valley, NV. Assessor’s Parcel Number 021-021-16. Area 51 Land, Inc. – Property Owner/Applicant. Civilwise Services, Inc. – Agent.

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44. [For Possible Action](#) – Discussion and deliberation on TM-2019-000019: A Tentative Re-Subdivision Map (Residential) application that is creating 83 additional residential lots from 42 existing SFR lots and 10 Common Element lots on approximately 50.47 acres gross, on property zoned Specific Plan (SP) and located within the Mountain Falls Master Planned Community for an overall project density of 5.23, aka: Planning Area 6, Assessor’s Parcel Numbers: 046-261-02, 04, 11, 13, 25, 28, 34, 38 & 39, 046-262-05, 10, 17, 18, 20, 046-271-01, 13, 14, 16, 26, & 27, 046-272-02, 09, 11 & 12, 046-281-01, 10, 12, 18, 19, 21, 24 & 28, 046-283-02, 05, 13, 15, 23, 25, 27 & 28, 046-294-16 & 18. William Lyon Homes Inc. – Property Owner. Taney Engineering – Applicant.

PUBLIC WORKS

45. [For Possible Action](#) – Discussion and deliberation to identify and approve a method to adopt speed limits for Nye County roads.
46. [For Possible Action](#) – Discussion and deliberation regarding Nye County Proclamation P2019-07: A Proclamation Recognizing October 15, 2019 as US Ecology Day in Nye County.

PUBLIC PETITIONER

47. [Presentation](#) by Blake Guinn regarding Western Way Energy Rural Energy Network Initiative.
48. **GENERAL PUBLIC COMMENT (second)**
49. **Commissioners'/Manager’s Comments**
50. **ADJOURN**