



**JOINT MEETING OF THE
NYE COUNTY BOARD OF COMMISSIONERS
NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS
NYE COUNTY LICENSING AND LIQUOR BOARD
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
August 15, 2017
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 August 15, 2017 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 August 15, 2017 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.nyc.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

August 15, 2017

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 August 15, 2017 (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 Minutes of the Joint Nye County Board of Commissioners, Board of Highway Commissioners, Licensing and Liquor Board, the Governing Body of Unincorporated Town of Pahrump, the Governing Body of Unincorporated Towns of Beatty, Belmont, Gabbs, Manhattan, and Railroad Valley, and the Board of Trustees for the Pahrump Pool District regular meeting on July 18, 2017.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

5. **For Possible Action - Emergency Items**
6. **Commissioners'/Manager's Comments (This item limited to announcements or topics/issues proposed for future workshops/agendas)**

TIMED ITEMS

7. **10:00** – [For Possible Action](#) – Community Development Block Grant (CDBG) Public Meeting: 1) Overview of the Community Development Block Grant (CDBG) program; 2) Summary of Past Performance by Nye County with CDBG funding since 1982; and 3) Invite public to provide project ideas, and input on past or potential projects.
8. **10:15** – [For Possible Action](#) – Presentation, discussion and deliberation on proceeding with the design and construction of the fountain at Calvada Eye.
9. **10:45** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to set the fair market value of parcels of land owned by Nye County.
10. **11:00** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation on ZC-2017-000014: a Zone Change application to change approximately 88.0 acres from the Mixed Use (MU) Zoning District to the Village Residential (VR-8) Zoning District and the Open Space, Parks & Recreation (OS) Zoning District, further described as all parcels within Ishani Ridge Subdivision Phases 1 & 2, Township 20 South, Range 53 East, Section 15. The following parcels are proposed to be zoned VR-8: all parcels within Ishani Ridge Subdivision Phases 1 & 2 excluding Common Element lots A, B, C and D, community park lot, and well lot. The following parcels are proposed to be zoned OS: Common Element lots A, B, C and D, community park lot, and well lot. Multiple Property Owners. Pahrump Regional Planning Commission – Applicant. Total of 256 parcels.
11. **11:00** – [For Possible Action](#):
 - a. For Possible Action – **Public Hearing**, discussion and deliberation on MP-2017-000004: a Master Plan Amendment application to change the land use plan designation of approximately 17.0 acres, located in the approximate vicinity of Gamebird Road and Pahrump Valley Boulevard, as follows: from Rural Density Residential to Community

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Development Area for Assessor Parcel Numbers 044-221-01; 040-711-01; 041-181-12 through 041-181-15; and 044-161-02 (7 parcels total), from Rural Development Area to Community Development Area for Assessor Parcel Numbers 044-161-01 & 044-161-03 (2 parcels), and from Rural Density Residential to Rural Development Area for Assessor Parcel Numbers 044-161-04 through 044-161-06 (3 parcels). Multiple Property Owners. Pahrump Regional Planning Commission – Applicant. Assessor Parcel Numbers 044-221-01, 040-711-01, 041-181-12 through 041-181-15; and 044-161-01 through 044-161-06 (12 parcels total).

- b. For Possible Action – **Public Hearing**, discussion and deliberation on ZC-2017-000015: a Zone Change application to change approximately 2.2 acres from the Rural Estates (RE-1) Zoning District to the Neighborhood Commercial (NC) Zoning District for 1111 & 1141 E. Gamebird Road. Salvador & Judith Hernandez – Owners. Pahrump Regional Planning Commission – Applicant. Assessor Parcel Numbers 044-161-04 and 044-161-05.

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

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

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

- 13. [For Possible Action](#) – Discussion and deliberation regarding a Public Safety Sales and Use Tax Spending Plan for Pahrump Valley Fire Rescue for FY18.
- 14. [For Possible Action](#) – Discussion and deliberation to consider an add-on provision to the Town of Pahrump’s insurance policy which would provide additional benefits at an additional cost for activities performed at the Pahrump Arena.

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.

- 15. [For Possible Action](#) – Approval of Elected Official Collection Report.
- 16. [For Possible Action](#) – Approval of Assessor’s Office Change Requests.
- 17. [For Possible Action](#) – Approval to set the date and location of the second meeting of the Board of Commissioners for Tuesday, November 21, 2017 in Pahrump, Nevada.
- 18. [For Possible Action](#) – Approval to accept a grant award from the State of Nevada, Department of Health and Human Services for the Community Services Block Grant (CSBG) and assurances to provide assistance for Nye County’s very low to low-income population in the amount of \$125,300. This grant will be administered out of Fund 10340 Grants and there is no County match required.
- 19. [For Possible Action](#) – Approval to accept a Grant Award from the Aging and Disability Services Division (ADSD) for Nutrition Services Incentive Program (NSIP) to provide commodity food funds for the nutrition program in Amargosa Valley, Beatty and Tonopah Senior Centers in the amount of \$5,363. This grant will be administered out of Fund 10281 Senior Nutrition and there is no County match required.

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20. [For Possible Action](#) – Approval to accept the State of Nevada Emergency Response Commission’s (SERC) FY18 United We Stand (UWS) grant in the amount of \$23,006 for training. Nye County Department of Emergency Management (DEM) will assist the Nye County Local Emergency Planning Committee (LEPC) in managing this grant. This grant will be administered out of Fund 10340 Grants and there is no County match required.
21. [For Possible Action](#) – Approval of a lease agreement with the Nevada Department of Information Technology Services for microwave/radio rack space rental at various locations.

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

CLERK

25. [For Possible Action](#) – Discussion and deliberation to remove one (1) member from the Beatty Library Board due to missing three consecutive meetings pursuant to NRS 379.020.

SHERIFF

26. [For Possible Action](#) – Discussion and deliberation regarding a renewal of a Wholesale/Retail Fireworks Permit for D & T Imports, Inc. dba Area 51 Fireworks located at 1381 E. Hwy 372 in Pahrump, NV. Tim McKoy – Applicant.

COUNTY MANAGER

27. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2017-74; a Resolution of intent to sell properties at an auction.

H/R AND RISK MANAGEMENT

28. [For Possible Action](#) – Discussion and deliberation to fill a vacant Deputy Sheriff Position #85010-045 in the Sheriff’s Office effective December 18, 2017 due to the employee resigning August 26, 2017.

PLANNING/BUILDING/CODE COMPLIANCE

29. [For Possible Action](#) – IA-2017-000016: Discussion and deliberation to release obligations approved pursuant to Subdivision Improvement, Maintenance and Warranty Agreement Document # 708748 under Application Number: IA-06-00006 for the Final Map of Celebrate Homes at Mountain Falls Parcel 3-3A Unit 1 as shown on that certain map on File in the Office of the Nye County Recorder, File # 682817 of official records, lying within Section 4, Township 21 South, Range 54 East, M.D.M., Town of Pahrump, containing approximately 21.54 gross acres. Applicant – Taney Engineering
30. [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. 2017-18: A Bill proposing to amend the Development Agreement between Nye County and L.I. Development, LLC, and Pahrump Utility

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Company, Inc., for the Indian Road Subdivision; providing for the severability, constitutionality and effective date thereof; and other matters properly related thereto; and 2) Read the title of the Bill into the record.

31. [For Possible Action](#) – Discussion and deliberation to: 1) apply for annexation into the Pahrump Utility Company, Inc (PUCI) water/sewer service area; and 2) direction to staff to work with PUCI, for a 5 acre parcel owned by Nye County, Assessor Parcel Number 045-131-49, zoned Commercial Manufacturing (CM).
32. [For Possible Action](#) – Discussion and deliberation on Recreational Marijuana Establishment License Initial Application RM-2017-000019: a request to issue a Recreational Marijuana Establishment License (Initial) for a proposed recreational marijuana establishment (cultivation), located at 5400 N. Highway 160, Pahrump. Nye Farm Tech, Ltd. – Applicant. Assessor Parcel Number 029-311-13.
33. [Presentation](#) and report/status of open, and ongoing code compliance cases in the Pahrump Regional Planning District and Nye County.

PUBLIC WORKS

34. [For Possible Action](#) – Discussion and deliberation to approve the proposed FY 2017-18 Regional Transportation Commission (RTC) Budget.
35. **GENERAL PUBLIC COMMENT (second)**
36. **ADJOURN**