



**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  
January 23, 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 January 23, 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 January 23, 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](http://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](mailto:program.intake@usda.gov)

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**January 23, 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 January 23, 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 December 18, 2018.

**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** – Performance by the Pahrump Valley High School Band and presentation regarding their trip to Hawaii for a Pearl Harbor event.
- 8. **10:00** – Presentation of certificates and/or plaques to seven (7) employees honored for their years of service.
- 9. **10:30** – Presentation from Michelle Caird with the Pahrump Valley Public Transportation Committee regarding the Pahrump Valley Public Transportation Program.
- 10. **10:45** – For Possible Action – **Public Hearing**, discussion and deliberation to issue an Outdoor Festival License to Live A Little Productions, Inc. for the Monster Truck Insanity Tour to be held April 19-20, 2019 at the Petrack Park McCullough Arena, 150 Nevada Highway 160, Pahrump, Nevada.
- 11. **11:00** – For Possible Action – **Public Hearing**, discussion and deliberation on ZC-2018-000028: a Zone Change application to change 5.0 acres from the Village Residential (VR-20) zone to the Rural Homestead Residential (RH-4.5) zone, located at 5150 S. Squaw Valley Road, Pahrump, NV. Assessor Parcel Number 045-091-09. Phillip L. Boggs – Property Owner/Applicant.
- 12. **11:00** – For Possible Action:
  - a. For Possible Action – **Public Hearing**, discussion and deliberation on MP-2018-000011: a Master Plan Amendment (Minor) application to change approximately 4.7 acres from Rural Density Residential (RDR) to Community Development Area (CDA), located at 5910 E. Kellogg Avenue, Pahrump, NV. Assessor Parcel Number 045-151-18. Loretta L. Banaszynski – Property Owner. Leaf Properties, Inc. – Applicant. Doug Kinsey – Agent.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

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**January 23, 2019**

- b. For Possible Action – Public Hearing, discussion and deliberation on ZC-2018-000029: a Zone Change application to change approximately 4.7 acres from the Rural Homestead Residential (RH-4.5) zone to the General Commercial (GC) zone, located at 5910 E. Kellogg Avenue, Pahrump, NV. Assessor Parcel Number 045-151-18. Loretta L. Banaszynski – Property Owner. Leaf Properties, Inc. – Applicant. Doug Kinsey – Agent.

**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 approve a 90-day temporary Retail Liquor License for CourseCo., LLC., the sole member of Pahrump Golf, LLC. for the Lakeview Golf Course located at 1471 E. Mt Charleston Dr., Pahrump, NV. William Peers – Manager/Applicant – John Telischak and Thomas Isaak – Owners/Applicants.

**SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP**

- 15. Committee Reports
- 16. For Possible Action – Discussion and deliberation regarding a request to waive the Pahrump arena use fees for ten days for the non-profit community club Pahrump Valley Rough Riders.
- 17. For Possible Action – Discussion and deliberation to: 1) determine that eleven (11) Town of Pahrump golf carts are no longer required for public use; and 2) determine it is in the best interest of the Town of Pahrump to allow Pahrump Golf, LLC. to trade the carts in on a lease agreement which Pahrump Golf, LLC. is going to enter into for Yamaha golf carts.

**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.**

- 18. For Possible Action – Approval of Elected Official Collection Report.
- 19. For Possible Action – Approval of Assessor’s Office Change Request to allow the Nye County Treasurer to process and send an amended tax bill of \$752.00 to the owners of APN 018-381-20, John E. and Ann Harness.
- 20. For Possible Action – Approval to set the date and location for the second April meeting of the Board of Commissioners for Tuesday, April 16, 2019 in Pahrump, Nevada.

**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.

## **NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**January 23, 2019**

23. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.
24. For Possible Action – Discussion and deliberation regarding Commissioner Liaison / Representative positions.
25. For Possible Action – Discussion and deliberation to appoint one member and one alternate to the Tri-County Weed Control Board due to one resignation and one vacancy.

### **CLERK**

26. For Possible Action – Discussion and deliberation to appoint one member to the Pahrump Regional Planning Commission due to one resignation.
27. For Possible Action – Discussion and deliberation to appoint four members to the Beatty General Improvement District pursuant to NRS 318.095 due to no candidates filing to run for election and vacancies not being filled this past year.

### **TREASURER**

28. Report from Treasurer.

### **COUNTY MANAGER**

29. For Possible Action – Discussion and deliberation to approve a Settlement Agreement between Nye County and the Nye County Management Employees Association (NCMEA) to allow the modification of the Collective Bargaining Agreement (CBA) for the purpose of adding and removing certain positions or classifications.
30. For Possible Action – Discussion and deliberation to adopt, amend and adopt or reject Nye County Resolution No. 2019-05: A Resolution directing the levy of a special assessment on each water user situated within the confines of the Amargosa Valley Groundwater Basin for the Fiscal Year 2019-2020.
31. For Possible Action – Discussion and deliberation to adopt, amend and adopt or reject Nye County Resolution No. 2019-06: A Resolution directing the levy of a special assessment on each water user situated within the confines of the Big Smoky Valley – Northern Part Groundwater Basin for Fiscal Year 2019-2020.

### **FINANCE**

32. For Possible Action – Discussion and deliberation regarding RFP #2018-13 – Property Abatement 2650 S. River Plate Dr.: 1) Award Bid #2018-13 – Property Abatement of Unhealthful Conditions to Morales Construction dba American Asbestos Remediation Specialists in the amount of \$58,886.00; 2) Execute the contract; and 3) Fund from 10101 Miscellaneous Overhead.

### **PLANNING/BUILDING/CODE COMPLIANCE**

33. For Possible Action – Discussion and deliberation to issue a refund of the application fees paid by Lavon Salonic in the amount of \$375.00 for CU-2018-000055: a Conditional Use Permit to allow a Commercial Kennel/Rescue/Sanctuary Facility (Doggie Love Kennel) in the Light Industrial (LI) zone, on 2.27 acres located at 1170 W. Carrol Street, Pahrump, NV. Assessor Parcel Number 027-231-36. Lavon Salonic – Property Owner.

## **NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**January 23, 2019**

- 34.** For Possible Action – Discussion and deliberation on Medical Marijuana Establishment License Annual Renewal Application MM-2018-000069: a request for renewal of a Medical Marijuana Establishment License for a medical marijuana establishment (cultivation facility) located at 1205 S. Loop Road, Pahrump, NV. Assessor Parcel Number 035-381-35. Green Life Productions, LLC – Applicant. Mike Floyd, Managing Member – Agent.
- 35.** For Possible Action:
- a. For Possible Action – Discussion and deliberation on Medical Marijuana Establishment License Initial Application MM-2016-000025: a request for issuance of a Medical Marijuana Establishment License (Initial) for a proposed medical marijuana establishment (cultivation facility) located at 6041 S. Hafen Ranch Road, Pahrump, NV. Assessor Parcel Number 045-131-48. Nevada Natural Medicines, LLC / Scott Sibley, Manager – Applicant.
  - b. For Possible Action – Discussion and deliberation on Medical Marijuana Establishment License Initial Application MM-2016-000026: a request for issuance of a Medical Marijuana Establishment License (Initial) for a proposed medical marijuana establishment (production) located at 6041 S. Hafen Ranch Road, Pahrump, NV. Assessor Parcel Number 045-131-48. Nevada Natural Medicines, LLC / Scott Sibley, Manager – Applicant.

### **PUBLIC WORKS**

- 36.** For Possible Action – Discussion and deliberation regarding a request to set a date, time and location for a Public Hearing on the results of Public Works identification and determination of improved roads and streets maintained by Nye County during Calendar Year 2018 for the purposes of compliance with Nevada Revised Statutes Chapter 365.550 with respect to Proceeds of Tax Levied pursuant to NRS 365.180; and other matters properly related thereto.
- 37. GENERAL PUBLIC COMMENT (second)**
- 38. ADJOURN**