



**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
AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT AND
AS THE NORTHERN NYE COUNTY HOSPITAL DISTRICT BOARD OF TRUSTEES**

**2100 E. Walt Williams Drive, Pahrump, NV 89048
October 18, 2016
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 18, 2016 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 18, 2016 will be for all matters off the agenda, and be limited to three minutes per person. Additionally, public comment of three minutes per person may be heard during individual action items. The Commission reserves the right to reduce the time or limit the total 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 Townhall, 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/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

October 18, 2016

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 18, 2016**
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, the Board of Trustees for the Pahrump Pool District, and the Northern Nye County Hospital District Board of Trustees regular meeting for September 20, 2016.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

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

TIMED ITEMS

8. **10:00** – [Presentation](#) of certificate and/or plaques to three (3) employees honored for their years of service.
9. **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.
10. **10:45** - [For Possible Action](#) – **Continued Public Hearing**, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2016-10: a Bill proposing to amend Chapter 2.84, Nye County Peace Officer Advisory Review Board, providing for alternate members of the Nye County Peace Officer Advisory Review Board, setting forth its powers and duties, removing a superfluous reference to a “Director”; providing for the severability, constitutionality and effective date hereof, and other matters properly relating thereto; and 2) Set an effective date.
11. **11:00** - [For Possible Action](#) – **Public Hearing**, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2016-11: A Bill proposing to adopt a Development Agreement between Nye County and Beazer Homes Holding Corp., for the Burson Ranch – Tesora @ Pahrump residential subdivision; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

October 18, 2016

12. **11:00 - [For Possible Action](#) – Public Hearing**, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2016-14: A Bill proposing to amend Nye County Code Chapter 17.04, the Zoning Ordinance of the Pahrump Regional Planning District, pertaining to the regulations of the Suburban Estates (SE) Zoning District; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.
13. **1:30 - [For Possible Action](#) – Continued Public Hearing**, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2016-07: A Bill proposing to amend Title 9 of the Nye County Code, titled Public Peace and Morals and Welfare, Chapter 9.20, Title Prostitution; providing for the severability, constitutionality and effective date hereof, and other matters properly relating thereto; and 2) Set an effective date.

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

14. [For Possible Action](#) - General road report by Public Works Director

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

15. **11:15 - [For Possible Action](#)** – Discussion and deliberation regarding an Order to Show Cause Hearing to suspend or revoke the Brothel licenses at the Area 51 Death Valley Cathouse located at 2711 Highway 95 in Amargosa Valley, Nevada and the Chicken Ranch Brothel located at 10511 Homestead Road in Pahrump, Nevada.

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

16. Committee Reports
17. Town of Pahrump [Ongoing Project Report](#)
18. [Presentation](#) by Arlette Ledbetter on town wide occupancy reporting and key performance indicators.

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 Request
21. [For Possible Action](#) – Approval to set the date and location of the second meeting of the Board of Commissioners for Tuesday, January 17, 2017 in Pahrump, Nevada.
22. [For Possible Action](#) – Approval to accept a subgrant award from the Nevada Department of Health and Human Services, Division of Public and Behavioral Health to fund the Women, Infants, and Children (WIC) Clinics in Pahrump and Tonopah. WIC is a federally funded program providing nutrition education information to participants, a food delivery system, and facilitating the delivery of health services to participants in the program. Subgrant award is in the amount of \$201,470.00. This subgrant shall be administered out of Fund 10340 Grants and there is no County match required. Subgrant period of time is October 1, 2016 through September 30, 2017.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

October 18, 2016

23. [For Possible Action](#) – Approval to accept a grant award from the US Environmental Protection Agency (EPA) for an Environmental Workforce Development and Job Training Grant in the amount of \$200,000.00. This grant will be administered out of Fund 10340 Grants and there is no County match required.
24. [For Possible Action](#) – Approval to accept the: 1) FFY 2017 Grant Award from Aging and Disability Services Division (ADSD) for \$66,414 to provide congregate meals to the Amargosa Valley, Beatty and Tonopah Senior Centers; and 2) the corresponding Confidentiality Addendum. There is no County match required.
25. [For Possible Action](#) – Approval to accept the: 1) FFY 2017 Grant Award from Aging and Disability Services Division (ADSD) for \$52,000 to provide home delivered meals to the Amargosa Valley, Beatty and Tonopah Senior Centers; and 2) the corresponding Confidentiality Addendum. There is no County match required.

BOARD OF COMMISSIONERS

26. 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.
27. 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.
28. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.
29. [For Possible Action](#) – Discussion and deliberation regarding submitting a letter to the State Legislatures requesting reinstatement of the fund status to address the care, maintenance, and repair of the Beatty Low-Level Radioactive Waste (LLRW) facility; and to provide Nye County a percentage funding for the oversight responsibility.

SHERIFF

30. [For Possible Action](#) – Discussion and deliberation regarding a Public Safety Sales and Use Tax Spending Plan.

COUNTY MANAGER

31. [Ongoing Project Report](#)
32. [For Possible Action](#) – Discussion and deliberation to ratify the County Manager’s selection of Assistant County Manager.
33. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject the Nye County Property Use Policy.

FINANCE

34. [For Possible Action](#) – Discussion and deliberation regarding the budget status for Fiscal Year 2017, budget projections and possible actions.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

October 18, 2016

PLANNING/BUILDING

35. [For Possible Action](#) – Discussion and deliberation to approve a Subdivision Improvement, Maintenance and Warranty Agreement (SIA) for Beazer Homes Holding Corp., for the Burson Ranch – Tesora @ Pahrump residential subdivision located at the southwest corner of Mickey Street and Malibou Avenue in the Pahrump Regional Planning District. Applicant - Beazer Homes Holding Corp.
36. [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. 2016-15: A Bill proposing to modify the Development Agreement between Nye County and Wilson Capital Nevada, LLC for the Pine Lakes Estates development; 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.
37. [For Possible Action](#) – Offer of Dedication of Street/Road Right-of-Way: Discussion and deliberation to accept an offer for dedication to Nye County of portions of Assessor Parcel # 045-101-71, for portions of Manse Road and Hafen Ranch Road, for public street and utility purposes. Adaven Management, Inc. – Property Owner/Applicant.
38. [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. 2016-13: A Bill proposing to amend Nye County Code Title 17, the Zoning Ordinance of the Pahrump Regional Planning District, by amending Section 17.04.950 pertaining to the Commercial and Industrial Site Development Plan regulations; 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 PETITIONER

39. [For Possible Action](#) – Discussion and deliberation regarding the reappointment or appointment of new representatives from Nye County to the Central Nevada Regional Water Authority (CNRWA) as per recommendation by the Nye County Water District Governing Board.
40. **GENERAL PUBLIC COMMENT (second)**
41. **ANNOUNCEMENTS (second)**
42. **ADJOURN**