



**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 16, 2018
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 16, 2018 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 16, 2018 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.nycounty.net) 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 16, 2018

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 16, 2018 (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).**

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

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

TIMED ITEMS

6. **10:00** – [Presentation](#) of certificates and/or plaques to eight (8) employees honored for their years of service.
7. **10:00** – [For Possible Action](#) – Discussion and deliberation on appeal (pursuant to Nye County Code Title 6, Animals, Section 6.40.010) of the Nye County Sheriff's Office's amended denial of a Special Conditions Animal Permit application (as required by Nye County Code Title 6, Animals, Section 6.30.030) to allow the possession of ten (10) special conditions animals (tigers) located at 6061 N. Woodchips Road, Pahrump, Nevada 89060, APN 027-241-26. Karl Mitchell/Kayla Mitchell/Big Cat Encounters – Appellants; Arlette Newvine, Esq. – Attorney for Appellants; Raymond Mielzynski – Property Owner.
8. **10:15** – [For Possible Action](#) – 4th Community Development Block Grant (CDBG) Public Meeting: 1) Extend deadline for project ideas to be submitted to Finance through October 25, 2018; 2) Update prioritization of projects to December 4, 2018 Board of County Commissioners meeting; 3) Presentation of potential projects; and 4) Invite public to participate by providing ideas, comments and suggestions concerning the proposed projects.
9. **11:00** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2018-16: A Bill proposing to amend Nye County Code Title 15, Building and Construction, by amending Chapter 15.28 entitled Dust Control Regulations Within the Pahrump Regional Planning District, relating to Section 15.28.090 Construction Activities and Section 15.28.160 Posting of Informational Signs on Construction Sites; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.
10. **11:00** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2018-20: A Bill proposing to amend Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, by amending Chapter 17.04 entitled Pahrump Regional Planning District, relating to Section 17.04.910 Zoning Review Required; 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 16, 2018

11. [For Possible Action](#):

- a. For Possible Action – **Public Hearing**, discussion and deliberation on MP-2018-000009: A request for a Master Plan Amendment (Minor), to change approximately 1.19 acres of property from Rural Density Residential (RDR) to Rural Development Area (RDA) for property at 3890 S Homestead Road, Pahrump, NV, Calvada Valley Unit 2, Block 40, Lot 28. Assessor Parcel Number 041-222-15. Justin Wallin and Jamie Wallin and Family Trust – Property Owner/Applicants.
- b. For Possible Action – **Public Hearing**, discussion and deliberation on ZC-2018-000024: A request for a Non-Conforming Zone Change application approximately 1.19 acres of property from the Business Opportunity Overlay (BO) to Neighborhood Commercial (NC) for property located at 3890 S Homestead Road, Pahrump, NV, Calvada Valley Unit 2, Block 40, Lot 28. Assessor Parcel Number 041-222-15. Justin Wallin and Jamie Wallin and Family Trust – Property Owner/Applicants.

12. [For Possible Action](#):

- a. For Possible Action – **Public Hearing**, discussion and deliberation on MP-2018-000010: A Master Plan Amendment (Minor) application to change approximately 1.09 acres of property from Rural Density Residential (RDR) to Rural Development Area (RDA), located at 2421 W. Larsen Drive, Pahrump, NV. File Number 67332, Tumbleweed Estates, Parcel 1, Assessor Parcel Number 029-523-09. Steven M. Khoury – Property Owner/Applicant.
- b. For Possible Action – **Public Hearing**, discussion and deliberation on ZC-2018-000025: A Zone Change application to change approximately 1.09 acres of property from the Rural Estates Residential (RE-2) zone to the Commercial Manufacturing (CM) zone, located at 2421 W. Larsen Drive, Pahrump, NV. File Number 67332, Tumbleweed Estates, Parcel 1, Assessor Parcel Number 029-523-09. Steven M. Khoury – Property Owner/Applicant.

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 issue a Permanent Package Liquor License to A Market located at 1971 S. Pahrump Valley Blvd, Pahrump, NV 89061. Mr. Nick Ablahad is the Applicant

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

15. Committee Reports
16. 10:00 – [Presentation](#) of a plaque to one (1) employee honored for their years of service.
17. [For Possible Action](#) – Discussion and deliberation to approve withdrawing from Bureau of Land Management (BLM) Application NVN-88077, abandoning the Last Chance Park project.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

October 16, 2018

18. [For Possible Action](#) – Discussion and deliberation to approve the amended Golf Course Management Agreement with Pahrump Golf, LLC. for the management of the Lakeview Executive Golf Course.
19. [For Possible Action](#) – Discussion and deliberation to amend the Town of Pahrump Property Use Policy.

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.

20. [For Possible Action](#) – Approval of Elected Official Collection Report.
21. [For Possible Action](#) – Approval to set the date and location for the second January meeting of the Board of Commissioners for Tuesday, January 22, 2019 in Pahrump, Nevada.
22. [For Possible Action](#) – Approval to: 1) accept the State of Nevada Emergency Response Commission’s (SERC), FY19 Hazardous Materials Emergency Preparedness (HMEP) grant award in the amount of \$24,989.79; 2) delegate authority to Director of Emergency Management, Scott Lewis, to execute the grant award; and 3) fund from 10340 Grants. There is no County match required.

BOARD OF COMMISSIONERS

23. 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.
24. 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.
25. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.
26. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2018-37: A Resolution directing the County Assessor to prepare a list of the taxpayers on the 2019-2020 secured tax assessment roll in Nye County, Nevada and directing distribution of the same.
27. [For Possible Action](#) – Discussion and deliberation to amend the Nye County Property Use Policy.

COUNTY MANAGER

28. [For Possible Action](#) – Discussion and deliberation to allow Justice of the Peace Judge Jaspersen, as he deems necessary, to invite any available Justice of the Peace, within the confines of NRS 4.340(2), to provide him temporary assistance, until a new Justice of the Peace for the Pahrump Township is elected.
29. [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. 2018-21: A Bill proposing to amend Nye County Code Title 5 Business Licenses and Regulations, by amending Chapter 5.04, Liquor 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.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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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. 2018-22: A Bill proposing to amend Nye County Code Title 5 Business Licenses and Regulations, by amending Chapter 5.14, Gaming Licenses; 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.
31. [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. 2018-23: A Bill proposing to amend Nye County Code Title 9 Public Peace, Morals and Welfare, 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.

FINANCE

32. [For Possible Action](#) – Discussion and deliberation regarding RFQ # 2018-11 – Drainage Study and Flood Control Design Plan: 1) accept the response from Dyer Engineering Consultants; and 2) provide direction to staff to enter into fee negotiations, to be funded from Fund 10340 Grants.
33. [For Possible Action](#) – Discussion and deliberation regarding RFQ # 2018-12 – County Surveyor: 1) accept the fee schedule submitted by Farr West Engineering; 2) enter into a contract with Farr West Engineering; 3) adopt, amend and adopt or reject Nye County Resolution No. 2018-38: A Resolution Clarifying Fees for the Provision of County Surveyor Services; and 4) fund from 10101 General Fund, which is a budgeted expenditure.
34. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution 2018-36: A Resolution Directing the Increase of the Petty Cash Account for the Tonopah Justice Court.

PLANNING/BUILDING/CODE COMPLIANCE

35. [For Possible Action](#) – Discussion and deliberation on Tentative Subdivision Map TM-2018-000014: A tentative subdivision map application containing 50 residential lots on approximately 84.2 gross acres, zoned Rural Estates (RE-1) and Master Planned as Low Density Residential, located at 4751 W. Adkisson Street, Pahrump, NV, within the Pahrump Regional Planning District. Assessor Parcel Number 027-501-01. L.D.O. I, LLC – Property Owner/Applicant. Civilwise Services, Inc. – Agent.

PUBLIC WORKS

36. [For Possible Action](#) – Discussion and deliberation to: 1) determine that excess Nye County vehicles and/or personal property are no longer required for public use; and 2) determine it is in the best interest of Nye County to dispose of excess vehicles and/or personal property through public auction.

PUBLIC PETITIONER

37. [For Possible Action](#) – Discussion and deliberation regarding a fund donation request in the amount of \$16,000.00 to Homeless Response of Nevada for program funding for the Veterans Service Dog Program to be funded from 10210 Veteran Services Department.
38. **GENERAL PUBLIC COMMENT (second)**
39. **ADJOURN**