



**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  
AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT**

**2100 E. Walt Williams Drive, Pahrump, NV 89048  
March 16, 2021  
10:00 a.m.**

**Pursuant to the State of Nevada Governor's Guidance for COVID-19 safety measures, Nye County Board of Commissioners will hold public meetings with limited in-person capacity while continuing to follow social distancing to slow the spread of COVID-19. Public attendance will be on a first-come, first-served basis. Masks/face coverings are required at all times.**

**Nye County's vulnerable population, those sheltering in place or members of the public in excess of the capacity limit can participate by calling 1-888-585-9008 and entering conference room number 255-432-824.**

**The Chair of the Board of County Commissioners will open public comment periods by announcement. Commenters must press \*9 on their telephone keypads to notify Administration they wish to speak.**

**The teleconference is also viewable at [www.NyeCounty.net](http://www.NyeCounty.net). There is a 30 to 40 second delay between the teleconference and the meeting video.**

**Public Comment** during the Commission Meeting on March 16, 2021 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 will be taken during individual action items but before the Commission takes action on the item. 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.

**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 March 16, 2021 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.**

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](#) 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

March 16, 2021

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.

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. [Presentation](#) by the Director of Emergency Management regarding the status of the COVID-19 outbreak.
3. **Commissioners'/Manager's Comments (This item limited to announcements or topic/issues proposed for future workshops/agendas)**
4. **Approval of the Agenda for March 16, 2021 (Non-action item)**
5. **GENERAL PUBLIC COMMENT (up to 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)**
6. **For Possible Action – Emergency Items**
7. [For Possible Action](#) – Discussion and deliberation regarding meeting minutes from the [February 2, 2021](#) joint regular meeting, [February 4, 2021](#) joint teleconference and [February 17, 2021](#) joint regular 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.

## TIMED ITEMS

8. **10:00 a.m. – [For Possible Action](#)** – Discussion and deliberation regarding the Treasurer's Report by Nye County Treasurer on bank reconciliation and the balance in each county, state and special fund, together with a statement of all money on deposit, outstanding checks against that money and cash on hand pursuant to NRS 354.280.
9. **10:00 a.m. – [For Possible Action](#)** – 1) Presentation by Ioneer regarding an update of the development of the Rhyolite Ridge Lithium/Boron project; and 2) Discussion and deliberation requesting a letter of support for the Rhyolite Ridge Lithium/Boron project.
10. **10:00 a.m. – [For Possible Action](#)** – Presentation, discussion and deliberation by the State of Nevada Department of Indigent Defense Services regarding: 1) Temporary Regulations of the Board of Indigent Defense Services, adopted January 28, 2021 and effective March 5, 2021; 2) Standard Contract for Indigent Defense Services; and 3) Direction to staff to work with the Department of

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**March 16, 2021**

Indigent Defense Service on developing Nye County’s Plan for the Provision of Indigent Defense Services.

**11. 10:00 a.m. – [For Possible Action](#):**

- a. [For Possible Action](#) – **Public Hearing**, discussion and deliberation on MP-2021-000015: An application for a Minor Master Plan Amendment to change 1.19 acres from the Rural Density Residential (RDR) plan designation to Rural Development Area (RDA), in support of application ZC-2021-000055, on property, located at 3820 S. Homestead Road, Pahrump, NV, Assessor’s Parcel Number 041-222-17. Wallin Family Trust – Property Owner. Kurt and Justin Wallin, Homestead Storage, LLC – Applicant.
- b. [For Possible Action](#) – **Public Hearing**, discussion and deliberation on ZC-2021-000055: An application for a (Non-Conforming) Zone Change to change 1.19 acres from Business Opportunity Overlay (BO) to Neighborhood Commercial (NC), on property Master Planned as Rural Density Residential (RDR), located at 3820 S. Homestead Road, Pahrump, NV, Assessor’s Parcel Number 041-222-17. Wallin Family Trust – Property Owner. Kurt and Justin Wallin, Homestead Storage, LLC – Applicant.

**12. 10:00 a.m. – [For Possible Action](#) – **Public Hearing****, discussion and deliberation on ET-2021-000040: An application for an Extension of Time for Special Use Permits SU-2019-000060 and SU-2020-000068 to allow marijuana cultivation and production located at 1620 W. Charleston Park Avenue, Pahrump, NV, Assessor’s Parcel Number 036-601-57. CC Condos LLC – Property Owner. Nye Natural Medicinal Solutions, LLC / Pejman Bady, Managing Partner – Applicant.

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

- 13. [For Possible Action](#) – Discussion and deliberation of activity reports provided by Town of Pahrump Committees: Pahrump Arena Advisory Committee, Pahrump Nuclear Waste and Environmental Advisory Committee, Pahrump Off Highway Vehicle Park Advisory Committee, Pahrump Parks and Recreation Advisory Committee, Pahrump Public Lands Advisory Committee, Pahrump Tourism Advisory Committee, or Pahrump Veterans Memorial Advisory Committee, and direction from the Board regarding the activity reports.
- 14. [For Possible Action](#) – Discussion and deliberation to appoint three members to the Pahrump Parks and Recreation Advisory Committee due to two expiring terms and one vacancy from the following list of applicants: Bonnie Darrell, Brian Hayes, and Pamela Hiler.
- 15. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Pahrump Public Lands Advisory Committee due to one expiring term from the following list of applicants: Jim Hannah.
- 16. [For Possible Action](#) – Discussion and deliberation to appoint three members to the Pahrump Tourism Advisory Committee due to two vacancies and one resignation from the following list of applicants: Tim Burke, Sandra Godfrey, Kevin Hiles, James Horton, and Karen Spalding.
- 17. [For Possible Action](#) – Discussion and deliberation to approve, amend and approve or reject the agreement with Farber Specialty Vehicles for the purpose of purchasing Emergency and Specialty Vehicles, Equipment and Accessories and any related equipment, supplies and services for the Pahrump Valley Fire and Rescue Services utilizing the Interlocal Purchasing Cooperative Agreement with Omnia Partners. There is no funding associated with this agreement.
- 18. [For Possible Action](#) – Discussion and deliberation regarding Town of Pahrump Proclamation P2021-01: A Proclamation Declaring March 17, 2021 as Honoring Our Mission to Serve Veterans Day.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**March 16, 2021**

**SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWNS OF BEATTY, BELMONT, GABBS, MANHATTAN, AND RAILROAD VALLEY**

**BEATTY**

- 19. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject budget transfer of appropriations between functions within the Beatty Town General Fund 24101 and OPEB Fund 24704.

**GABBS**

- 20. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject budget transfer of appropriations between functions within the Gabbs Town General Fund 23101 and OPEB Fund 23704.

**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.**

- 21. [For Possible Action](#) – Approval of the Elected Official Collection Report regarding fees collected from elected county departments for services rendered by or provided to county citizens.
- 22. [For Possible Action](#) – Approval to set the date and location for the second Board of Commissioners meeting in June for Tuesday, June 15, 2021 in Pahrump, NV.

**BOARD OF COMMISSIONERS**

- 23. For Possible Action – Closure of meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
- 24. Closed meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation.
- 25. For Possible Action – Discussion and deliberation on conference with legal counsel regarding potential or current litigation presented in closed meeting.
- 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.

**CLERK**

- 29. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Amargosa Valley Town Board due to one resignation from the following list of applicants: Patricia J. Minshall.
- 30. [For Possible Action](#) – Discussion and deliberation to appoint one member to the Pahrump Library Board due to one resignation from the following list of applicants: Brenda Gibbons, Daniel Kleis, and John Pawlak.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**March 16, 2021**

**DISTRICT ATTORNEY**

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. 2021-02: A Bill proposing to amend Title 6 of the Nye County Code, titled Animal Control Ordinance by amending chapter 6.30.020 titled Definitions; amending Chapter 6.30.040 titled Permit Application Qualifications; amending Chapter 6.30.050 titled Permit Application by inserting provisions titled Denial Conditions then moving the Chapter on Permit Application to Chapter 6.30.060 and amending the chapter; inserting a new Chapter 6.30.070 titled Investigation Fees; moving the provisions of Chapter 6.30.080 titled Inspection of Facilities to new Chapter 6.30.100 and amending the chapter; moving the provisions of Chapter 6.30.100 titled General Restrictions, Conditions, and Requirements to new Chapter 6.30.120 and amending the chapter; adding new Chapter 6.30.130 titled Big Cat Restrictions, Conditions, and Requirements; adding new Chapter 6.30.140 titled Big Cat Housing Requirements; adding new Chapter 6.30.150 titled Big Cat Transport; amending Chapter 6.40.010 titled Appeals To Board of County Commissioners; 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 ADMINISTRATOR**

32. [Presentation](#) regarding the quarterly report from the Public Administrator on deceased person cases that are open, closed, pending, NCPA Creditor Claims, non-cases or cases that have been turned over to family.

**FINANCE**

33. [For Possible Action](#) – Discussion and deliberation to: 1) Prioritize the following applications for the FY21 Community Development Block Grant (CDBG) Program:

Nye County Projects:

1. Pahrump Fairgrounds Sewer/Wastewater System – Project Cost \$150,000.00
2. Pahrump Fairgrounds Field Lighting (2 fields) – Project Cost \$440,000.00

Sponsored Projects:

1. Town of Tonopah Union Plaza and Convention Center Parking Lots Project – Project Cost \$350,000.00
2. Northern Nye County Hospital District Nye Regional Medical Center Demolition – Project Cost \$700,000.00

34. [For Possible Action](#) – Discussion and deliberation regarding: 1) The request for an additional full-time permanent position for the Nye County Finance Department, position titled Grants-Financial Analyst; 2) Fund 25% from Nye County General Fund 10101, 50% from Nye County Grants Fund 10340, and 25% from Town of Pahrump General Fund 25101; and 3) Make the effective fill date for the position April 5, 2021.
35. [For Possible Action](#) – Discussion and deliberation regarding the budget status for January 2021 for Nye County and all sub-entities for Fiscal Year 2021.
36. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject budget transfer of appropriations between functions within the Nye County General Fund 10101, Road Fund 10205, Juvenile Probation Fund 10230, General & Medical Indigent Fund 10283, County Owned Buildings Fund 10291, Health Self Insurance Fund 10604 and OPEB Fund 10704.



# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

March 16, 2021

37. [For Possible Action](#) – Presentation, discussion, deliberation and possible amendment of: 1) The 2021 Nye County COVID Relief Program and Policy utilizing remaining Federal CARES funding effective January 1, 2021 for the purpose of continuing financial assistance to the public, small businesses, non-profits, and government agencies located within Nye County affected by the COVID-19 Pandemic health emergency; and 2) Presentation and direction to staff regarding the current and future financial condition of Nye County as related to the COVID-19 outbreak.

## HEALTH AND HUMAN SERVICES

38. [For Possible Action](#) – Discussion and deliberation to: 1) Accept Amendment #1 To Interlocal Agreement Contract Between Public Agencies – State of Nevada, Division of Health Care Financing and Policy (DHCFP); Division of Welfare and Supportive Services (DWSS); and Nye County for administrative services necessary to operate the Medicaid County Match Program. The Amendment increases the total Scope of Work updated to reflect the total billable amount for both populations not to exceed the eight (8) cent cap as established by NRS 428.285; 2) Execute Amendment #1 To Interlocal Contract; and 3) Fund from 10284 Dedicated Medical Indigent fund.

## PLANNING

39. [For Possible Action](#):

- a. [For Possible Action](#) – Discussion and deliberation on FM-2020-000013: Approval of a Unit 1 Final Map for a subdivision containing 60 single-family residential lots and eleven common element lots on approximately 17.06 acres (gross) of a portion of Parcel 2 of File Number 798502 located within the Mountain Falls Master Planned Community, further known as Planning Area 2, situated within Sections 3 & 4, T21S, R54E, Assessor’s Parcel Number 046-251-02. Taney Engineering – Agent. Taylor Morrison – Applicant/Owner.
- b. [For Possible Action](#) – Discussion and deliberation on IA-2020-000020: Approval of a Subdivision Improvement Maintenance and Warranty Agreement related to the Unit 1 Final Subdivision Map of Mountain Falls for Planning Area 2, on approximately 17.06 acres (gross), Assessor’s Parcel Number 046-251-02. Taney Engineering – Agent. Taylor Morrison – Applicant/Owner.

40. [For Possible Action](#):

- a. [For Possible Action](#) – Discussion and deliberation on FM-2020-000014: Approval of a Unit 2 Final Map for a subdivision containing 30 single-family residential lots and six common element lots on approximately 5.79 acres (gross) of a portion of Parcel 2 of File Number 798502 located within the Mountain Falls Master Planned Community, further known as Planning Area 2, situated within Sections 3 & 4, T21S, R54E, Assessor’s Parcel Number 046-251-02. Taney Engineering – Agent. Taylor Morrison – Applicant/Owner.
- b. [For Possible Action](#) – Discussion and deliberation on IA-2020-000021: Approval of a Subdivision Improvement Maintenance and Warranty Agreement related to the Unit 2 Final Subdivision Map of Mountain Falls for Planning Area 2, on approximately 5.79 acres (gross), Assessor’s Parcel Number 046-251-02. Taney Engineering – Agent. Taylor Morrison – Applicant/Owner.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**March 16, 2021**

**PUBLIC WORKS**

- 41. [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 2020 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.
- 42. [For Possible Action](#) – Discussion and deliberation to: 1) Discuss the bid proposals received for Bid 2021-01 – Tonopah Landfill Scrap Metal Disposal; 2) Award bid 2021-01 to SA Recycling for \$784.00 per gross ton Aluminum, \$182.00 per gross ton Steel, \$5,600.00 per gross ton Copper, \$182.00 per gross ton Iron, Pahump Valley Disposal for \$450.00 per gross ton Aluminum, \$5.00 per gross ton Steel, \$5,480.00 per gross ton Copper, \$5.00 per gross ton Iron, or Olcese Construction, Inc. for \$200.00 per gross ton Aluminum, \$0.05 per gross ton Steel, \$925.00 per gross ton Copper, \$10.00 per gross ton Iron.; 3) Approve, amend and approve, or reject the contract with the selected bidder; 4) Deposit revenues to 10510 Landfill Operations; or 5) Reject bids and provide direction to staff on how to proceed with the project.

**SENIOR SERVICES**

- 43. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2021-07: A Resolution authorizing the submittal of a proposal or proposals with the Nevada Department of Transportation (Nevada DOT) for grants through the U.S. Department of Transportation (USDOT) Federal Transit Administration (FTA), as authorized under Federal Transit Law and funds available from the Nevada Public Transportation Grant Program and executing a contract with the Nevada Department of Transportation upon grant proposal acceptance. Nye County match is not required.
- 44. **GENERAL PUBLIC COMMENT (up to 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. (SECOND)**
- 45. **Commissioners’/Manager’s Comments (This item limited to announcements or topic/issues proposed for future workshops/agendas)**

**46. ADJOURN**

Pursuant to the State of Nevada Governor’s Guidance for COVID-19 safety measures, Nye County Board of Commissioners will hold public meetings with limited in-person capacity while continuing to follow social distancing to slow the spread of COVID-19. Public attendance will be on a first-come, first-served basis. Masks/facial coverings are required at all times.

Nye County’s vulnerable population, those sheltering in place or members of the public in excess of the capacity limits can participate by calling 1-888-585-9008 and entering conference room number 255-432-824.

## NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

March 16, 2021

### **Nye County Board of County Commissioners Meeting Participation Information:**

- Call **1-888-585-9008** and enter conference room code **255-432-824**.
- Public comment periods will be opened by announcement.
- Commenters must press \*9 if they wish to speak. You will hear “the organizer sees your raised hand” when the control has been properly engaged.
- When it is your turn to give comment, you will hear “you may now speak” and must identify yourself by saying and spelling your first and last name.

### **Notes:**

- The teleconference is viewable at [http://nyecounty.granicus.com/ViewPublisher.php?view\\_id=4](http://nyecounty.granicus.com/ViewPublisher.php?view_id=4) there will be a 40 second delay from the video to the call.
- Report issues to Nye County Admin at [nyeadmin@co.nye.nv.us](mailto:nyeadmin@co.nye.nv.us) or by calling 775-482-8191.