



**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
December 19, 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 December 19, 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 December 19, 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.usda.gov/howtofile) 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

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December 19, 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 December 19, 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 the minutes of the joint meeting of the 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 the Unincorporated Towns of Beatty, Belmont, Gabbs, Manhattan, and Railroad Valley, and the Board of Trustees for the Pahrump Pool District regular meeting on November 21, 2017 and teleconference on November 30, 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. **10:30** – Quarterly report from the Public Administrator.
8. **10:45** – For Possible Action – **Public Hearing**, discussion and deliberation to issue an Outdoor Festival License to the Pahrump Valley Chamber of Commerce for the Pahrump Balloon Festival event to be held on February 22-25, 2018, at Petrack Park, 150 Nevada Highway 160, Pahrump, Nevada.
9. **10:45** – For Possible Action – **Public Hearing**, discussion and deliberation to approve changes to the Nye County Employee Association Agreement (NCEA) Article 32 – Wages.
10. **10:45** – For Possible Action – **Public Hearing**, discussion and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2017-22: a Bill proposing to amend Nye County Code Title 3, Chapter 3.44 entitled Appraisal of County Property For Sale or Lease by bringing it into conformity with NRS 244.2795; providing for the severability, constitutionality and effective date hereof; and other matters properly relating thereto; and 2) Set and effective date.
11. **11:00** – For Possible Action:
 - a. **Public Hearing**, discussion and deliberation on MP-2017-000007: an application for a Master Plan Amendment to change the land use plan designation on approximately 2.2-acres (gross) from Rural Density Residential (RDR) to Community Development Area (CDA), on properties located at 20 and 50 E. Basin Avenue, Basin Road Estates, Lots 17 & 18. Assessor Parcel Numbers 035-561-17 & 035-561-18. Roberta G. Johnson, Jerry Jones and Robyn Johnson Jones – Property Owners. Henry Neth – Applicant/Agent.
 - b. **Public Hearing**, discussion and deliberation on ZC-2017-000018: an application for a Zone Change from Neighborhood Commercial (NC) and Rural Homestead 4.5 (RH-4.5) to General Commercial (GC), on properties located at 20 and 50 E. Basin Avenue, Basin Road Estates,

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Lots 17 & 18. Assessor Parcel Numbers 035-561-17 & 035-561-18. Roberta G. Johnson, Jerry Jones and Robyn Johnson Jones – Property Owners. Henry Neth – Applicant/Agent.

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

12. General road report by Public Works Director

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

BROTHEL

13. For Possible Action – Discussion and deliberation regarding Brothel License renewal for the Western Best, LLC., dba Chicken Ranch Brothel located in Pahrump, NV for the second quarter of FY18.
14. For Possible Action – Discussion and deliberation regarding Brothel License renewal for Mid Valley Enterprises, LLC., dba Sheri's Ranch located in Pahrump, NV for the second quarter of FY18.
15. For Possible Action – Discussion and deliberation regarding Brothel License renewal for Cherry Patch, LLC., dba Love Ranch Brothel located in Crystal, NV for the second quarter of FY18.
16. For Possible Action – Discussion and deliberation regarding Brothel License renewal for Mabel's, LLC., dba Dennis Hof's Cathouse located in Crystal, NV for the second quarter of FY18.
17. For Possible Action – Discussion and deliberation regarding Brothel License renewal for Area 51 Death Valley Alien Cathouse, LLC., dba Cherry Patch 2 located in Amargosa Valley, NV for the second quarter of FY18.

LIQUOR

18. For Possible Action – Discussion and deliberation to add Heath Campbell to the existing Retail Liquor License at Wings N Things, located at 1301 S. Loop Road, Pahrump, NV 89048. Pursuant to Nye County Code 5.04.070 and Including 5.04.070E.
19. For Possible Action – Discussion and deliberation to ratify the reinstatement of the permanent Liquor License of Vince Neils's Tatuado Wildside, located at 2101 E. Gamebird Road, Pahrump, NV 89048. Mr. Michael Tunis is the Manager.
20. For Possible Action – Discussion and deliberation to ratify the reinstatement by the Nye County Licensing and Liquor Board, Sheriff Wehrly on 11/16/17 of the emergency suspension of the Privilege Liquor License for Irene's Casino, located at 820 East Street, Pahrump, NV 89048.

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

21. **10:15** – Presentation of plaques to ten (10) employees honored for their years of service to the Town of Pahrump.
22. For Possible Action – Discussion and deliberation regarding a request to waive Pahrump arena use fees for ten (10) days for the non-profit community club Pahrump Valley Rough Riders.
23. For Possible Action – Discussion and deliberation regarding a request to waive Pahrump arena use fees for seven (7) days for the non-profit community club Nevada Western Heritage.
24. Committee Reports

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25. For Possible Action – Discussion and deliberation to: 1) Award Bid 2017-04 – Ian Deutch Park Lighting Project to Industrial Light and Power, LLC. The amount of the bid is \$410,550.00; 2) Execute the contract; and 3) Fund from 25101 Town of Pahrump General Fund.
26. For Possible Action – Discussion and deliberation to authorize the Nye County District Attorney to pursue legal action for the recovery of monies owed by Wecom, Inc. for the use of the Town of Pahrump’s telecommunication tower.
27. For Possible Action – Discussion and deliberation to appoint three (3) members to the Pahrump Veterans Memorial Advisory Committee due to three (3) expiring terms.
28. For Possible Action – Discussion and deliberation to appoint one (1) alternate member to the Pahrump Tourism Advisory Committee due to one (1) vacancy.
29. For Possible Action – Discussion and deliberation to appoint five (5) members to the Parks and Recreation Advisory Committee due to five (5) expiring terms.
30. For Possible Action – Discussion and deliberation to appoint two (2) members to the Pahrump Public Lands Advisory Committee due to two (2) expiring terms.
31. For Possible Action – Discussion and deliberation to appoint two (2) members to the Pahrump Arena Advisory Committee due to two (2) expiring terms.
32. For Possible Action – Discussion and deliberation to appoint Tim Sutton as the Pahrump Town Manager.

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.

33. For Possible Action – Approval of Elected Official Collection Report
34. For Possible Action – Approval to set the date and location of the second meeting of the Board of Commissioners for Tuesday, March 20, 2018 in Pahrump, Nevada.

BOARD OF COMMISSIONERS

35. 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.
36. 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.
37. For Possible Action – Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.

CLERK

38. For Possible Action – Discussion and deliberation to appoint one (1) member to the Amargosa Valley Town Board due to one (1) resignation.

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COUNTY MANAGER

- 39. For Possible Action – Discussion and deliberation for approval of an Amendment to the Interstate Interlocal Contract between Nye County and the Department of Health and Human Services, Division of Public and Behavioral Health (DPBH) for the purpose of DPBH to provide funding for medical records management for Nye Regional Medical Center records.
- 40. For Possible Action – Discussion and deliberation regarding an agreement between Nye County and Shelley Krohn for the purpose of Nye Regional medical records disposition.
- 41. For Possible Action – Discussion and deliberation to reappoint four (4) members to the Peace Officer Advisory Review Board due to four (4) expiring terms.
- 42. For Possible Action – Discussion and deliberation to fix the minimum compensation of the justices of the peace within their respective townships for the ensuing term.
- 43. For Possible Action – Discussion and deliberation to 1) adopt, amend and adopt or reject Nye County Resolution No. 2017-89: a Resolution Adopting the Comprehensive Economic Development Strategy (CEDS); and 2) submit the CEDS to the U.S. Department of Commerce, Economic Development Administration.
- 44. For Possible Action – Discussion and deliberation regarding a request to Lease a utility easement for the benefit of APN 04-035-30 on all or part of vacant parcel APN 04-536-10 owned by Nye County.

EMERGENCY MANAGEMENT

- 45. Presentation regarding the Tonopah Ambulance Service status.

FINANCE

- 46. For Possible Action – Presentation regarding the budget status through November 2017 for Nye County Fiscal Year 2018 budget projections.
- 47. For Possible Action – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2017-88: a Resolution to Create the Foreclosure Mediation SB490 Services Fund.

H/R AND RISK MANAGEMENT

- 48. For Possible Action – Discussion and deliberation to fill a vacant Bailiff Position, #87001-001 in the Pahrump Justice Court effective immediately due to the employee being terminated on November 20, 2017.
- 49. For Possible Action – Discussion and deliberation to fill a vacant Detention Technician Position, #05003-003 in the Sheriff's Office effective December 23, 2017 due to the employee resigning effective December 14, 2017.
- 50. For Possible Action – Discussion and deliberation to fill a vacant Deputy Chief Treasurer Position, #17009-001 in the Treasurer's Office effective April 30, 2018 due to the employee retiring effective December 29, 2017.

PLANNING/BUILDING/CODE COMPLIANCE

- 51. For Possible Action – Discussion and deliberation on Parcel Map PM-2017-000033: a request for a parcel map (pursuant to NRS 278.4925 division of land without reversion to acreage) proposing to divide approximately 2.271 gross acres into four parcels as follows: Parcel 1 – .67 net acres, Parcel 2

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– .22 net acres, Parcel 3 – 1.04 net acres and Parcel 4 – .34 net acres. Minnie Perchetti, Anthony & Diane Perchetti, Steven and Rita Carpenter – Property Owners. Assessor Parcel Numbers 008-311-22, 008-311-10, 008-301-01, 008-301-05 & 008-301-12 known as the ‘Perchetti Tract’ located in Tonopah, Nevada, along with the following waivers:

- a. For Possible Action – Discussion and deliberation on WV-2017-000060: a request for a waiver of the requirement to provide contour information pursuant to Nye County Code 16.20.115.A.6.
- b. For Possible Action – Discussion and deliberation on WV-2017-000061: a request for a waiver of the building setbacks for all existing buildings on the subject property.

52. For Possible Action – Discussion and deliberation to consider and make a recommendation to the Director of the State of Nevada Governor’s Office of Energy on the Sunshine Valley Solar, LLC tax abatement application. The Nye County Board of County Commissioners must vote to approve or deny the application for Sales and Use Tax Abatement and Property Tax Abatement within 30 days of receipt of the application. This is a proposed 100 MW solar photovoltaic power plant in Amargosa Valley with an estimated construction cost of \$ 80,000,000. Assessor Parcel Number 019-131-11. Applicant – Sunshine Valley Solar, LLC. Contractor – First Solar Electric, LLC. Property Owner – DeLee Family Partnership.

PUBLIC PETITIONER

53. For Possible Action – Discussion and deliberation regarding Nye County Proclamation No. P2017-09: A Proclamation Recognizing January 2018 as National Radon Action Month.

54. For Possible Action – Discussion and deliberation regarding Nye County Proclamation No. P2017-10: A Proclamation in Support of Marsy’s Law for Nevada.

55. GENERAL PUBLIC COMMENT (second)

56. ADJOURN