



**JOINT MEETING OF THE
NYE COUNTY BOARD OF COMMISSIONERS
NYE COUNTY BOARD OF ROAD COMMISSIONERS
NYE COUNTY LICENSING AND LIQUOR BOARD
AND AS THE GOVERNING BODY OF UNINCORPORATED TOWNS OF BEATTY,
BELMONT, GABBS, MANHATTAN AND RAILROAD VALLEY
101 Radar Rd., Tonopah, NV 89049
Tuesday, May 5, 2015
10:00 A.M.**

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 May 5, 2015 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 May 5, 2015 will be for all matters, both on and off the agenda, and be limited to three minutes per person. Additionally, public comment of three minutes per person will 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; The Ian Deutch Government Complex, 1520 East Basin Road, Pahrump, NV; Commissioners' Chambers, 2100 E. Walt Williams Drive, Pahrump, NV; Beatty Justice Court, 426 C Avenue South Beatty, 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.

WEBSITE: www.nyecounty.net

The Nye County Board of Commissioners may take a short break every 1½ 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.

"Nye County is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov."

"Communication for Hearing Impaired: Dial Nevada Relay Service 711 or for Voice to TTY (800) 326-6888 or TTY to Voice (800) 326-6868"

1. **Pledge of Allegiance**
2. **Approval of the Agenda for May 5, 2015.**
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 and as the Governing Body of Unincorporated Towns of Beatty, Belmont, Gabbs, Manhattan, Pahrump, and Railroad Valley meeting on April 21, 2015.**

[Item.04](#) 

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. **11:00 - For Possible Action - Presentation, discussion, and deliberation by Nevada Department of Transportation regarding the Nye County 2016 Work Program.**

[Item.08.c](#) 

[Item.8.additional](#) 

9. **11:00 - For possible action: Public hearing, discussion and deliberation on the following:**
 - a. For possible action - ZC-2015-000004: Public hearing, discussion and deliberation on a request to apply the Special Projects Overlay (SO) Zone for a recreational special project on 15.76 acres (net), zoned Neighborhood Commercial (NC) and Master Planned Rural Development Area, located at 3800 E. Winery Road, further described as Parcel 2 of File map #800021 and Parcels 3 & 4 of File map #464457, Township 19 South, Range 54 East, Section 19. Las Vegas RV Resorts - PH LLC - Property Owner/Applicant. Civilwise Services, Inc. - Agent. AP# 027-451-22.
 - b. For possible action - WV-2015-000007: Public hearing, discussion and deliberation on a request for a Waiver (WV) to allow the Special Projects Overlay Zone on a 15.76 acres (net) parcel where a minimum 80 acres is required per NCC 17.04.408; and a request to waive required landscaping where three thousand

square feet (3,000 square feet) is required per NCC 17.04.740.B, located at 3800 E. Winery Road, further described as Parcel 2 of File map #800021 and Parcels 3 & 4 of File map #464457, Township 19 South, Range 54 East, Section 19. Las Vegas RV Resorts - PH LLC. - Property Owner/Applicant. Civilwise Services, Inc. - Agent. AP# 027-451-22.

[Item.09.c](#) 

10. 11:00 - The following items are for clarification of prior decisions made by the Board of County Commissioners on December 16, 2014:


- a. For Possible Action - MP-14-0004: 1) Clarification of Action by the Board of County Commissioners and reconsideration, if necessary, on a (Major) Master Plan Amendment application to change 55-acres from the Mixed Use and Low Density Residential land use designations to the General Commercial land use designation, located at 600 S. Leslie Street, a portion of the East ½ of Section 18, Township 20 South, Range 53 East. American Eagle RV & Resorts, LLC - Property Owner. Rene Morales, Managing Member, American Eagle RV & Resorts, LLC - Applicant. Civilwise Services, Inc. - Agent. AP# 36-171-28; and 2) Conforming of all relevant documents to the Board of County Commissioner's actions.
- b. For Possible Action - ZC-14-0008: 1) Clarification of Action by the Board of County Commissioners and reconsideration, if necessary, on a (Non-Conforming) Zone Change application to change approximately 32-acres of a 55-acre parcel from the Rural Estates (RE-1) Zoning District to the General Commercial (GC) Zoning District located at 600 S. Leslie Street, a portion of the East ½ of Section 18, Township 20 South, Range 53 East. American Eagle RV & Resorts, LLC - Property Owner. Rene Morales, Managing Member, American Eagle RV & Resorts, LLC - Applicant. Civilwise Services, Inc. - Agent. AP# 36-171-28; and 2) Conforming of all relevant documents to the Board of County Commissioner's actions.

Document size is large and has been divided into separate links.


[Item.10.1.c](#) 

[Item.10.2](#) 

11. 11:00 - For Possible Action - Public Hearing, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2015-03: A Bill proposing to Adopt a Development Agreement with Uptown Solar Holdings Inc., for the development of the Amargosa Blue Sands 20 Mega-Watt Solar Photovoltaic (PV) Generation Facility, a Phased project consisting of two (2) Phases of development, on privately owned property located in the unincorporated Town of Amargosa Valley and situated along Valley View Boulevard between Frontier Street and Amargosa Farm Road; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.


[Item.11.c](#) 

12. 11:00 - For Possible Action - Public Hearing, discussion, and deliberation to: 1) Adopt, amend and adopt, or reject Nye County Bill No. 2015-04: A Bill proposing to amend Nye County Code Title 8, Health & Safety, by amending Chapter 8.04 Fireworks, to provide for the procedures relating to Fireworks Safety Site Passes; and providing for the severability, constitutionality and effective date thereof; and other matters properly relating thereto; and 2) Set an effective date.

[Item.12.c](#) 

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

13. For Possible Action - General road report by Public Works Director

[Item.13](#) 

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

ASSESSOR

14. For Possible Action - Approval of Assessor's Office Change Request

[Item.14](#) 

BOARD OF COMMISSIONERS

15. 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.

16. 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.

17. For Possible Action - Discussion and deliberation on labor negotiations, issues and other personnel matters presented in closed meeting.

18. For Possible Action - Approval of Elected Official Collection Report

[Item.18](#) 

DISTRICT ATTORNEY

19. For Possible Action - Discussion and deliberation to: 1) approve and partially fund a position of deputy district attorney, civil division, pursuant to NRS 252.070(5), contingent upon approval of the town boards and/or town manager of Pahrump, Tonopah, Amargosa Valley and Round Mountain to jointly fund the position pursuant to NRS 269.105(1); and 2) authorize the County Manager to execute the necessary agreements.

[Item.19](#) 

SHERIFF

20. For Possible Action - Discussion and deliberation to issue a Display Fireworks Event Permit to the Town of Tonopah. James Eason, Applicant.

[Item.20](#) 

21. For Possible Action - Discussion and deliberation to issue a Display Fireworks Event Permit to the Town of Round Mountain. Dan Sweeney, Applicant.

[Item.21](#) 

22. For Possible Action - Discussion and deliberation to issue a Display Fireworks Event Permit to the Beatty Volunteer Fire Department. Mike Harmon, Applicant.

[Item.22](#) 

COUNTY MANAGER

23. For Possible Action - Discussion and deliberation regarding approval of a formula for calculating easement value.

[Item.23](#) 

FINANCE

24. For Possible Action - Discussion and deliberation regarding: 1) accept the fee schedule presented by BEC Environmental, Inc.; and 2) authorize execution of the contract with BEC Environmental Inc. The project is to be funded from Fund 10340 Grants.

[Item.24](#) 

25. For Possible Action - Discussion and deliberation regarding the budget status for Fiscal Year 2015, budget projections and possible reductions for Fiscal Year 2016.

[Item.25](#) 

HEALTH & HUMAN SERVICES

26. For Possible Action - Discussion and deliberation of the 2016 Agreement to use account for low income housing in the amount not to exceed \$17,000.00 from Nevada Housing Division Welfare Set-Aside Program. Agreement to run from July 1, 2015 through June 30, 2016.


[Item.26](#) 

H/R AND RISK MANAGEMENT

27. For Possible Action - Discussion and deliberation to approve filling one vacant Deputy position in the Sheriff's Office.


[Item.27](#) 

28. For Possible Action - Discussion and deliberation to approve filling one vacant Deputy District Attorney in the District Attorney's Office.

[Item.28](#) 

INFORMATION TECHNOLOGY

- 29. For Possible Action - Discussion and deliberation regarding a Lease Agreement for Communications Facility with Ronald Payne for Nye County to rent tower space located at Tokop/Gold Mt. communications site.**

[Item.29](#) 

PUBLIC PETITIONER

- 30. For Possible Action - Discussion and deliberation to approve the plan adopted by Friends of the Belmont Courthouse to guide short and long-term preservation and restoration efforts.**

[Item.30](#) 

- 31. GENERAL PUBLIC COMMENT (second)**

- 32. ANNOUNCEMENTS (second)**

- 33. ADJOURN**