



**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 GABBS MANHATTAN
AND AS THE BOARD OF TRUSTEES FOR THE PAHRUMP POOL DISTRICT**

101 Radar Road, Tonopah, NV 89049

March 5, 2024

10:00 a.m.

Subject to technical difficulties, people may participate by calling 1-888-585-9008 and entering conference room number 255-432-824. Technical difficulties may occur before or during the meeting preventing your ability to call in.

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 meeting is also viewable at www.nyecountynev.gov. There is a 30 to 40 second delay between the in-person meeting and the meeting video.

NOTE: All items are approximate except for bid openings, public hearings, and any other items agendaized 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 5, 2024 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 March 5, 2024 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. **Decorum** during the meeting must be upheld pursuant to the BOCC Rules of Procedure sections 7.5.3 and 7.5.4 whereby no person in the audience shall engage in disorderly conduct such as hand clapping, stamping of feet, whistling, using profane language, yelling, and similar demonstrations, which conduct disturbs the peace and good order of the meeting. Any person who becomes disruptive or interferes with the orderly business of the Board may be removed from the Board Chambers or other meeting room for the remainder of the 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

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

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

March 5, 2024

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 Administration at (775) 482-8192

WEBSITE: www.nyecountynv.gov

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. 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).**
- 3. Commissioner/Manager Comments (This item is limited to announcements, brief discussions of public comments, correction of factual inaccuracies, direction to staff, or topics proposed for future board meetings. Lengthy deliberation of topics not on the agenda is prohibited by the Nevada Open Meeting Law).**
- 4. Approval of the Agenda for March 5, 2024 (Non-action item)**
- 5. For Possible Action – Emergency Items**

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

TIMED ITEMS

- 6. 10:00 a.m. – [Presentation](#)** by Kat Galli with Tonopah Development Corporation dba Tonopah Main Street, regarding program status, outcome results, a budget status report, and future goals pursuant to the Nye County ARPA Recovery Plan and Policy: Economic Impacts for Tourism. (10-minute time limit)
- 7. 10:00 a.m. – [For Possible Action](#)** – Presentation, discussion and deliberation regarding:
 - a. A presentation by Graham Ballachey, Vice President of Engineering with Tonopah Lithium Corporation regarding the company and an update on the Tonopah Lithium Claims (TLC) Project Understanding (10-minute time limit); and
 - b. Approval of a letter in support of Tonopah Lithium Corporation's application submission to the U.S. Department of Energy for a \$300 million grant to assist in funding the build of a lithium processing facility six miles north of Tonopah, NV, and consideration of a potential, future Memorandum of Understanding regarding the company's community development initiatives.

SITTING AS THE NYE COUNTY BOARD OF HIGHWAY COMMISSIONERS

- 8. [For Possible Action](#)** – Discussion and deliberation regarding the General Road Report by the Public Works Director on General Road Maintenance, Gravel Road Maintenance, Asphalt Patching, Weed Mowing, and direction regarding public works projects.

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ITEM # SUBJECT

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SITTING AS THE GOVERNING BODY OF THE TOWN OF PAHRUMP

9. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Town of Pahrump Resolution No. 2024-01: A Resolution Dissolving the Pahrump Nuclear Waste and Environmental Advisory Committee.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

10. **CONSENT AGENDA ITEMS – These are items that Staff recommend 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.**

- 10.1 [For Possible Action](#) – Approval of the meeting minutes from the joint meeting on December 19, 2023.

- 10.2 [For Possible Action](#) – Approval to:

- a. Accept Notice of SubAward for Community Service Block Grant (CSBG) for Fiscal Year 2024 in the amount of \$126,256.00, to aid very low to low-income populations, along with Assurances. No County match required.
- b. Execute the Notice of SubAward; and
- c. Fund to 10340 Grants.

- 10.3 [For Possible Action](#) – Approval of an offer of dedication for road right of way being the entire West 40 feet fronting South Homestead Rd., the entire North 30 feet fronting East Cohen Ln., and the entire East 40 feet fronting South Squaw Valley Rd. on the property located at 9301 South Homestead Rd., Pahrump, NV, Assessor's Parcel Number 045-411-02, designate South Squaw Valley Rd. as a Minor County Road rejecting maintenance, designate South Homestead Rd., and East Cohen Ln. as a General County Roads accepting maintenance for the purpose of current and future road improvements.

CLERK

11. [For Possible Action](#) – Discussion and deliberation to:

- a. Appoint three members to the Parks and Recreation Advisory Board due to expiring terms from the following list of applicants: Holly Merritt, Andrew Scharf, and Loyce Seastrunk; and/or
- b. Readvertise for the appointments.

COUNTY MANAGER

12. [For Possible Action](#) – Discussion and deliberation to direct staff to advertise for letters of interest to fill the unexpired term of the Nye County Clerk due to the resignation of Mark Kampf pursuant to NRS 245.180.
13. [For Possible Action](#) – Discussion and deliberation to ratify the County Manager, Tim Sutton's selection of Kristina Siegmund as Animal Shelter Manager.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

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PLANNING/BUILDING/CODE COMPLIANCE

14. [For Possible Action](#) – Discussion and deliberation regarding a request to set a date, time and location for a Public Hearing on Nye County Bill No. 2024-01: A Bill proposing to amend Nye County Code Chapter 15.32 titled “Pahrump Regional Planning District Impact Fees,” by modifying the Fire Station Impact Fees, Park Impact Fees, Police Station Impact Fees, and adding Drainage & Flood Control Impact Fees; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.
15. [For Possible Action](#) – Discussion and deliberation regarding the approval of LD-23-12: a Tentative Commercial Subdivision Map to allow a commercial subdivision on approximately 30.62 acres, zoned General Commercial (GC), located at 4639 S. Nevada Highway 160, Pahrump NV. Assessor's Parcel Number 027-741-24. R 503, LLC - Owner. Russell Meads - Double M Construction, Agent/Applicant.
16. [For Possible Action](#) – Discussion, deliberation, and direction to staff on how to proceed with the release of IA-97-0003: a Parcel Map Improvement Agreement, entered into on November 18, 1997, between Ronald R. and Sally D. Murphy and the Board of County Commissioners related to parcels 1, 2, 3, and 4 of File Map Number 417304, recorded in Nye County as document number 433193, all located within the Town of Pahrump, NV.
17. [For Possible Action](#) – Discussion, deliberation, and direction to Staff on how to proceed with the release of IA-97-0004: a Parcel Map Improvement Agreement, entered into on December 3, 1997, between The Murphy Family Trust and the Board of County Commissioners related to parcels 1 and 2 of File Map Number 414512, recorded in Nye County as document number 433490, all located within the Town of Pahrump, NV.
18. [For Possible Action](#) – Discussion and deliberation to approve an amendment to IA-98-0001 as the original Release of Financial Security did not include the bond number on recorded document number 653274 related to parcels 1, 2, 3, and 4 of File Map Number 433188, all located within the Town of Pahrump, NV.

PUBLIC WORKS

19. [For Possible Action](#) – Discussion and deliberation to:
 - a. Approve, amend and approve, or reject a Commercial Water Service Agreement with Premier Magnesia LLC. for a 4-inch water service connection from Gabbs Town Water System to provide water for potable use for 449 Main St, Gabbs NV, Assessor's Parcel Number: 001-241-04, including the entire Premier Magnesia mine site and facilities;
 - b. Execute the agreement; and
 - c. Fund \$91,680.00 to 23502 Gabbs.
20. [For Possible Action](#) – Discussion and deliberation to consider amending and adopting the Nye County Snow Removal Policy section regarding minimum depth of snow to commence snow removal operations.
21. [For Possible Action](#) – Discussion and deliberation to direct staff to prepare a ballot question to be voted on by the public at a general election to amend Nye County Code 3.05 to increase the rate of the tax to one-half of 1 percent sales tax per Nevada Revised Statute 377A.020 and 377A.030.

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PUBLIC PETITIONER

- 22. [For Possible Action](#) – Discussion and deliberation to consider a request from the Town of Amargosa Valley to enter into a Memorandum of Understanding for the Town to take management control of the Science and Technology Park located at 5970 E. US Highway 95, Amargosa Valley, NV, Assessor's Parcel Number 021-451-01 for renewable energy partner project development.
- 23. [For Possible Action](#) – Discussion and deliberation to approve a letter in support of All For Health, Health For All, regarding submitting a Service Area Continuation-Additional Area application to the Federal Health Resources and Services Administration, Bureau of Primary Health Care, to extend its service area in south/southwest Nevada, including the Town of Pahrump.
- 24. **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).**
- 25. **Commissioner/Manager Comments (This item is limited to announcements, brief discussions of public comments, correction of factual inaccuracies, direction to staff, or topics proposed for future board meetings. Lengthy deliberation of topics not on the agenda is prohibited by the Nevada Open Meeting Law).**
- 26. **ADJOURN**

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 meeting is viewable at 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 or by calling 775-482-8192