



**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**

2100 E. Walt Williams Drive, Pahrump, NV 89048

January 22, 2025

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.nyecountynv.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 January 22, 2025 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 January 22, 2025 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](https://www.usda.gov/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

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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 775-482-8192 prior to the meeting.

- 1. Pledge of Allegiance**
- 2. GENERAL PUBLIC COMMENT (Up to three-minute time limit per person) Public comment will be for all matters off the agenda. 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 January 22, 2025 (Non-action item)**
- 5. For Possible Action – Emergency Items**

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

TIMED ITEMS

- 6. 10:00 a.m. – [For Possible Action](#) – Discussion and deliberation regarding the monthly statement of county treasurer pursuant to NRS 354.280 including receipts, balances in funds, money on deposit, outstanding checks, and cash on hand.**
- 7. 10:00 a.m. – [Presentation](#) of certificates and/or plaques to four (4) employees honored for their years of service.**
- 8. 10:00 a.m. – [For Possible Action](#) – Discussion and deliberation on ETSU-24-16: An application for an Extension of Time of ZCMP-22-16, a Conforming Zone Change to change one (1) parcel totaling approximately 1.87 acres from Open Space (OS) to Suburban Estates (SE), to allow additional time to start construction of a single-family residence, located at 581 S. Ishani Ridge Court, Pahrump, NV. Assessor's Parcel Number 035-722-27. Ricardo Luis Montalvo – Property Owner. Edgar Montalvo – Applicant/Agent.**

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9. **10:00 a.m. – [For Possible Action](#) – Public Hearing**, discussion, and deliberation on:
- a. ZCMP-24-20: An application for a Master Plan Amendment (Minor) for a 9.954-acre portion of a 17-acre portion of the 55-acre parcel to be changed from Rural Density Residential (RDR) to Rural Development Area (RDA), located at 600 S Leslie St., Pahrump, NV. Assessor's Parcel Number 036-171-28. American Eagle RV Resort – Property Owner; Double M Construction Inc. - Applicant.
 - b. ZCMP-24-19: An application for a Conforming Zone Change on a 17-acre section of a 55.00-acre lot to change 9.954 acres from Rural Estates (RE-1) to Neighborhood Commercial (NC) to allow for a future 204-space RV Park, located at 600 S Leslie St., Pahrump, NV. Assessor's Parcel Number 036-171-28. American Eagle RV Resort – Property Owner; Double M Construction Inc.- Applicant.
10. **10:00 a.m. – [For Possible Action](#) – Public Hearing**, discussion, and deliberation on ZCMP-24-21: An application for a Conforming Zone Change from Light Industrial (LI) to Heavy Industrial (HI) for a propane distribution business, on a 2.6-acre parcel with a Master Plan Designation of Business Industrial Area (BIA) located at 2090 E. Basin Avenue, Pahrump, NV. Assessor's Parcel Number 035-268-12. Sand Harbor Holdings, LLC - Property Owners. Khosrow Alighchi - Agent/Applicant.
11. **10:00 a.m. – [For Possible Action](#)** – Discussion and deliberation to:
- a. Declare 4841 E. Stoneham Street, Pahrump, NV a public nuisance consisting of an unsafe, unhealthful building, which poses a public health and safety hazard;
 - b. If declared a public nuisance, establish a reasonable time for Laura Figuieria, who is the property owner, to repair, abate or remove the public nuisance;
 - c. If the public nuisance is not abated within the time period designated, direct staff to utilize the abatement procedures to abate the hazard by removing or causing the removal of the hazardous conditions; and
 - d. Apply a special assessment against the real property in the amount of the total cost of the abatement. Assessor's Parcel Number 043-672-05. Location: 4841 E. Stoneham Street, Pahrump, NV. Property Owner(s): Laura Figuieria

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD

LIQUOR

12. **10:00 a.m. – [For Possible Action](#) – Hearing to Show Cause**, discussion and deliberation to consider reinstatement, continued suspension, or revocation of the Retail Liquor License for Sander's Family Winery located at 3780 E. Kellogg Rd., Pahrump, NV, pursuant to Nye County Codes 5.04.280 and 5.04.290(B) for violation of Nevada Revised Statutes 369.487 or 597.260 or 205.210 or 205.380. Jack Sanders, Licensee.
13. **[For Possible Action](#)** – Discussion and deliberation to approve a Package Liquor License, and a Gaming License for Black Willow Corp., dba Shoshone Market located at 52660 NV Hwy 376, Round Mountain, NV. Gary Svoboda and Tanya Svoboda, Licensees/Applicants.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

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SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

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

- a. Consider the application made to the Board of County Commissioners by Town of Pahrump for permission to acquire the real property described as Assessor's Parcel Nos. 038-251-11, 038-571-11, 041-272-21 and 041-281-02;
- b. Determine that a public purpose may be served by the acquisition of the real property more particularly described as Assessor's Parcel Nos. 038-251-11, 038-571-11, 041-272-21 and 041-281-02;
- c. Adopt, amend and adopt, or reject Nye County Resolution No. 2025-04: A Resolution Directing the Transfer of Nye County Treasurer Trust Property into Town of Pahrump Ownership for Public Purposes; and
- d. Fund \$1, 713.30 in delinquent tax amounts from Fund 25101 Town of Pahrump General Fund.

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

- a. Appoint four members to the Pahrump Arena Advisory Committee due to four expiring terms and one unexpired term from the following list of applicants: Larry S. Chapman, Christina Cothery, Annie LaHaye, Kamaljit Singh Mann, Stephen Pastorelli, Mitchel L. Peterson, Kyrstyn Peugh, Loyce Seastrunk, Robert Tibbits; and/or
- b. Direct staff to re-advertise for the appointments.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

16. 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.

- 16.1 [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.
- 16.2 [For Possible Action](#)** – Approval of a Restrictive Covenant Running with the Land agreement between Nye County and Salvador and Judy Hernandez for the property located at 1111 East Gamebird Road, Pahrump, NV, Assessor's Parcel Number 044-161-04 for the purpose of future road improvements to be paid for by the property owner.
- 16.3 [For Possible Action](#)** – Approval of LD-21-108: A Final Subdivision Map for Mountain Falls Planning Area 5B, consisting of one hundred twenty-one (121) single-family residential lots and nineteen (19) common lots, located within the Mountain Falls Master Planned Community. Section 5, Township 21S, Range 54E, Assessor's Parcel Number 045-021-54. Mountain Falls, LLC - Property Owner. Rebecca Chiriboga, Taney Engineering - Agent / Applicant.
- 16.4 [For Possible Action](#)** – Approval of IA-22-1: A Subdivision Improvement, Maintenance, and Warranty Agreement related to the Final Subdivision Map of Mountain Falls Planning Area 5B (LD-21-108), on approximately twenty-six (26) gross acres. Section 5, Township 21S, Range 54E, Assessor's Parcel Number 045-021-70. Mountain Falls, LLC - Property Owner. Rebecca Chiriboga, Taney Engineering - Agent / Applicant.

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

- a. Accept Program Year 2024 Emergency Solutions Grant Notice of Sub-Recipient Award (ESG) - Homeless Prevention in the amount of \$22,993.44, to offer short to medium-term assistance, rental application fees, assistance with arrearages, security deposits/utility assistance to very low to low-income residents at-risk of being unhoused, along with Requirements and Attachments to offer assistance for Nye County's very low to low-income population. No County match required;
- b. Execute the Notice of Sub-Recipient Award; and
- c. Fund to 10340 Grants.

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

- a. Accept the Ryan White Amendment No. 1 to the Interlocal Agreement between Clark County and Nye County Health and Human Services to extend the agreement for an additional three (3) months on a month-to-month basis, or until a new Agreement is awarded. No County match required;
- b. Execute Amendment No. 1; and
- c. Fund to 10340 Grants.

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

- a. Accept the Federal Fiscal Year 2025 Notice of SubAward (NOSA) from Aging and Disability Services Division (ADSD) in the amount of \$87,968.00 to provide congregate meals to seniors in Tonopah in Nye County;
- b. Execute the Subaward; and
- c. Fund to 10281 Senior Nutrition.

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

- a. Accept the Federal Fiscal Year 2025 Notice of SubAward (NOSA) from Aging and Disability Services Division (ADSD) in the amount of \$65,373.50 to provide home delivered meals to seniors in Beatty, Tonopah, and Gabbs;
- b. Execute the Subaward; and
- c. Fund to 10281 Senior Nutrition.

BOARD OF COMMISSIONERS

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

- a. Approve, amend and approve or reject three (3) contracts for Public Defender Services from the following list of applicants: Angela J. Lizada, Esq., Christopher Harrison, Esq., Karen L. Hanks, Esq. with an effective date of January 27, 2025; and
- b. Fund \$74,434.80 from Fund 10101 Judicial Other Department.

18. [For Possible Action](#) – Discussion and deliberation regarding selecting Commissioner Liaison / Representative positions for 2025.

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CLERK

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

- a. Appoint four members to the Amargosa Valley Library Board of Trustees due to three expiring terms and one vacancy expiring from the following list of applicants: Patty Sue Cottingim, James Gitzlaff, Joseph LaBossiere, and Katelynn Stone; and/or
- b. Readvertise for the appointment.

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

- a. Appoint one member to the Amargosa Town Board due to one expiring term from the following list of applicants: Mike Cottingim and Patricia Minshall; and/or
- b. Readvertise for the appointment.

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

- a. Appoint two members to the Belmont Advisory Board due to two expiring terms from the following list of applicants: Douglas "Stretch" Baker and Beverly Bayne; and/or
- b. Readvertise for the appointment.

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

- a. Appoint seven members to the Central Nevada Museum Board due to seven expiring terms from the following list of applicants: Cindy Kaminski, Nancy Larsen, Randy McLean, Leslie McQuade, Allen Metscher, Phyllis Sorhouet, and Carrisa Tashiro, and/or
- b. Readvertise for the appointment.

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

- a. Appoint two members to the Gabbs Town Advisory Board due to two expiring terms from the following list of applicants: Carlton Lee Green and Kenneth House; and/or
- b. Readvertise for the appointment.

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

- a. Appoint two members to the Nye County Board of Equalization due to two expiring terms from the following list of applicants: Joni Eastley and Cindy Kaminski; and/or
- b. Readvertise for the appointment.

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

- a. Appoint a County Representative and two Public at Large Members to the Nye County Debt Management Commission due to three expiring terms from the following list of applicants: Terri Baudoin, Cindy Kaminski, and Robin Rivero; and/or
- b. Readvertise for the appointment.

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

- a. Appoint three members to the Northern Nye County Hospital District Board of Trustees due to three expired terms from the following list of applicants: Elizabeth Beall and Nancy Maslach; and/or
- b. Readvertise for the appointment.

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

- a. Appoint three members to the Railroad Valley Advisory Board due to expiring terms from the following list of applicants: Cheyenne Drayton, Tarina Elliott, and Paul Whiteside; and/or
- b. Readvertise for the appointment.

PUBLIC ADMINISTRATOR

28. [Presentation](#) of 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.

COUNTY MANAGER

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

- a. Reschedule the first Board of Commissioners meeting in September to Wednesday, September 3, 2025; and
- b. Schedule the remaining dates of the 2025 Board of County Commissioners' second meetings for the Pahrump location.

FINANCE

30. [Report](#) by Helen Bae, regarding the budget status for the 2nd Quarter of Fiscal Year 2025, for Nye County and all sub-entities.

HEALTH & HUMAN SERVICES

31. [For Possible Action](#) – Discussion and deliberation to approve or reject a position reclassification of an existing, budgeted position, including the increase to the 2024-2025 fiscal year budget by reclassifying a vacated Eligibility Worker position to an Accounting Secretary position.

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

- a. Accept a Funding Agreement with NyE Communities Coalition to provide funding for a case manager, case worker and services to the community through the FASTT/MOST Program for calendar year 2025 in the amount of \$94,854.00. No County match required;
- b. Execute the Funding Agreement; and
- c. Fund to 10283 Indigent.

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PLANNING/BUILDING/CODE COMPLIANCE

33. [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. 2025-02: A Bill proposing to adopt an amendment to the Development Agreement between Nye County and Cedar Trees, LLC, to extend the agreement an additional five (5) years; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.
34. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2025-02: A Resolution Amending the Fee Schedule for the Nye County Planning Department.

PUBLIC WORKS

35. [For Possible Action](#) – Discussion and deliberation to:
- a. Approve, amend and approve, or reject a Memorandum of Understanding with The United States of America and Nye County to grant a revocable license to enter into and upon the Tonopah and Beatty Airport in order to conduct military training; and
 - b. Execute the agreement.
36. [For Possible Action](#) – Discussion and deliberation to:
- a. Approve an offsite improvement agreement between Nye County and GNSL Pahrump, LLC for Kingdom Corner Commercial Development located at the southwest corner of Homestead and State Route 160 to participate in future improvements;
 - b. Execute the Agreement.
37. [For Possible Action](#) – Discussion and deliberation to:
- a. Approve, amend and approve or reject a modification to Section 1.3.1 Property, Exhibits A & B Legal Description, and Section 1.5.1 Monthly Rental, to the Lease Agreement with Longshot Space Technology Corporation changing location of the site for the purpose of building and testing a hypersonic accelerator; and
 - b. Execute the amendment.
38. **GENERAL PUBLIC COMMENT (Up to three-minute time limit per person) Public comment will be for all matters off the agenda. Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (SECOND).**
39. **Commissioners/Managers 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)**
40. **ADJOURN**

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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@nyecountynv.gov or by calling 775-482-8192