



**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

February 19, 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 February 19, 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 February 19, 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](#) 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
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February 19, 2025

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 February 19, 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. – [For Possible Action](#) – Public Hearing, discussion and deliberation on ZCMP-24-11: A request for a Conforming Zone Change from Village Residential (VR-20) to Rural Homestead (RH-4.5) to allow for the installation of a radio tower/antennae on a vacant parcel of land located at 1331 S. Barney Street, Pahrump, NV. Assessor's Parcel Number 036-351-54. Calvary Chapel Pahrump Valley, Inc. – Owner. Brandon Beckham – Agent / Applicant.**
- 8. 10:00 a.m. – [For Possible Action](#) – Public Hearing, discussion, and deliberation on:**
 - a. ZCMP-24-12: An application for a Master Plan Amendment (Minor) to change a 9.97-acre portion of a 20-acre lot from Rural Density Residential (RDR) to Business Industrial Area (BIA) to allow the expansion of a gravel pit facility, located at 1870 E. Blosser Ranch Rd., Pahrump, NV. Assessor's Parcel Number 027-411-30. MM Holdings LLC – Property Owner; Morales Construction Inc.- Applicant; and**
 - b. ZCMP-24-10: An application for a Conforming Zone Change on a 9.97-acre portion of a 20-acre parcel zoned Rural Homestead 4.5 (RH-4.5) to Heavy Industrial (HI) to allow the expansion of a gravel pit facility, located at 1870 E. Blosser Ranch Rd., Pahrump, NV. Assessor's Parcel Number 027-411-30. MM Holdings LLC – Property Owner; Morales Construction Inc.- Applicant.**

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

February 19, 2025

9. **10:00 a.m. – [For Possible Action](#) – Public Hearing**, discussion, and deliberation on:
- a. ZCMP-24-17: An application for a Master Plan Amendment (Minor) to change a 1.2-acre lot from Rural Density Residential (RDR) to Community Development Area (CDA) to allow the expansion of Rent-2-Go Rental Facility, located at 5800 E. Gamebird Rd., Pahrump, NV. Assessor's Parcel Number 041-292-13. Chrismor Investments LLC – Property Owner; Top Rank Builders Inc.- Applicant; and
 - b. ZCMP-24-16: An application for a Conforming Zone Change on a 1.2-acre lot parcel zoned Rural Estates Residential (RE-1) to General Commercial (GC) to allow the expansion of Rent-2-Go Rental Facility, located at 5800 E. Gamebird Rd., Pahrump, NV. Assessor's Parcel Number 041-292-13. Chrismor Investments LLC – Property Owner; Top Rank Builders Inc.- Applicant.
10. **10:00 a.m. – [For Possible Action](#) – Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject 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.

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

11. **[For Possible Action](#)** – Discussion and Deliberation to:
- a. Review of the report of profit and loss for 2024 Pahrump Fall Festival.
 - b. Approval for Town of Pahrump Building and Grounds staff to continue operating the Annual Pahrump Fall Festival.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

12. **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.**
- 12.1 **[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.
- 12.2 **[For Possible Action](#)** – Approval to:
- a. Accept the Fiscal Year 2025 Agreement to use the Affordable Housing Welfare Set-Aside Program in the amount of \$11,666.67 from Nevada Housing Division for Welfare Set-Aside Program to offer rental/utility/security deposit assistance to eligible clients whose incomes are below the federally designated level signifying poverty. No County match required;
 - b. Execute the Agreement; and
 - c. Fund to 10340 Grants.
- 12.3 **[For Possible Action](#)** – Approval of an Interlocal Contract for Mutual Aid in Law Enforcement between Nye County Sheriff's Office and Las Vegas Metropolitan Police Department to assist and cooperate in handling of Law Enforcement activities as needed on a short-term basis.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM #	SUBJECT
--------	---------

February 19, 2025

CLERK

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

- Appoint one member to the Regional Transportation Commission due to a term expiring from the following list of applicants: Robert "Doug" Blackstock, Frank Carbone, Mark Cochran, or David Welch; and/or
- Readvertise for the appointment.

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

- Approve, amend and approve, or reject a Fourth Amendment between Nye County and Dominion Voting Systems, Inc. to continue utilizing the voting system software and warranty through December 31, 2033 in the amount of \$506,898.98;
- Execute the agreement; and
- Fund to 10101 General.

SHERIFF

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

- Approve, amend and approve, or reject a Joinder Provision Agreement between Nye County and ARC Health and Wellness Centers LLC (ARC) through their Washoe County Medical Services Contract No. 3226-24 to provide pre-employment medical examinations, annual physicals, and other miscellaneous health services; and
- Execute the agreement.

COUNTY MANAGER

16. [For Possible Action](#) – Discussion and deliberation to ratify the County Manager's selection of Steve Osborne as Interim Planning Director, for 90-days pursuant to NRS 244.135.

FACILITIES

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

- Approve, amend and approve, or reject an Agreement between Nye County and The Korte Company for the Design-Build Construction of a Civic/Community Center in the amount of \$581,343.00 for the Design and Pre-construction fees;
- Fund to 25414 Fairgrounds Room Tax; and
- Execute the agreement.

HEALTH AND HUMAN SERVICES

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

- 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;
- Execute the Funding Agreement; and
- Fund to 10283 Health and Human Services.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM # SUBJECT

February 19, 2025

HUMAN RESOURCES

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

- a. Consider recognizing the Nye County Management Employees Association - Criminal Deputy District Attorneys (NCMEA-CDDA) as the exclusive collective bargaining representative of the Criminal Deputy District Attorneys employed by Nye County in the office of the District Attorney pursuant to NRS 288.160; and if recognized;
- b. Direct staff to negotiate a collective bargaining agreement.

20. [For Possible Action](#) – Discussion and deliberation to approve, amend and approve, or reject a reorganization of the Nye County Human Resources Department.

PLANNING/BUILDING/CODE COMPLIANCE

21. [For Possible Action](#) – Discussion and deliberation on AP-24-10: An Appeal of the Pahrump Regional Planning Commission's determination that having livestock is not in compliance with the Pahrump Regional Planning District Zoning Ordinance, on a property zoned Village Residential (VR-20), located at 521 E. Hickory St., Pahrump, NV. Assessor's Parcel Number 040-481-06. Thor Trust - Property Owners. Faith Simunick - Applicant/Appellant.

PUBLIC WORKS

22. [For Possible Action](#) – Discussion and deliberation 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 2024 for the purposes of compliance with NRS 365.550(8) with respect to Proceeds of Tax Levied pursuant to NRS Chapter 365.180.

PUBLIC PETITIONER

23. [For Possible Action](#) – Discussion and deliberation to adopt, amend and adopt, or reject Nye County Resolution No. 2025-03: A Resolution Recommending that Nye County Approve Mineral County as a Member County Effective January 1, 2025 of the Central Nevada Regional Water Authority.

24. **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).**

25. **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)**

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.

NYE COUNTY BOARD OF COMMISSIONERS AGENDA

ITEM #	SUBJECT
--------	---------

February 19, 2025

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