



**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 21, 2026

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 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 January 21, 2026, 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 21, 2026, 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 Brougher 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](http://www.usda.gov) 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. 20260-9410; (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. Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. 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 21, 2026 (Non-action item)**
- 5. For Possible Action – Emergency Items**

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

TIMED ITEMS

- 6. 10:00 a.m. – Presentation of certificates and/or plaques to seven (7) employees honored for their years of service.**
- 7. 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.**
- 8. 10:00 a.m. - For Possible Action – **Continued Public Hearing**, discussion and deliberation to issue an Outdoor Festival License to Vegas Productions, Inc. for the Jordan World Circus to be held on March 11, 2026, at McCullough Rodeo Arena located at 150 N. Highway 160, Pahrump, NV.**
- 9. 10:00 a.m. – For Possible Action – **Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject Nye County Bill No. 2025-12: A Bill proposing to amend Nye County Code Chapter 8.44 titled "Hazardous Substances, Materials and Wastes" by amending Section 8.44.070 "Moratorium on Issuance of Licenses" to extend the temporary moratorium on the processing of any application for a license or the issuance of any license under Chapter 8.44 until July 1, 2026; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.**

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10. 10:00 a.m. – For Possible Action – Public Hearing, discussion and deliberation regarding:

- a. Special Use Permit – ETSU-25-6: A request to approve a Cannabis Cultivation Establishment, on a parcel zoned Business Opportunity Overlay (BO), located at 9680 S. Oakridge Ave., Pahrump, NV. Assessor's Parcel Number 044-851-30. Fortress Oakridge, LLC. – Property Owner. Adam Fulton, Esq. - Applicant/Agent; and
- b. Cannabis Business License - CBL-25-11: A request for a Cannabis Cultivation License, on parcel zoned Business Opportunity Overlay (BO), located at 9680 S. Oakridge Ave., Pahrump, NV. Assessor's Parcel Number 044-851-30. Fortress Oakridge, LLC. – Property Owner. Adam Fulton, Esq. - Applicant/Agent.

11. 10:00 a.m. – For Possible Action – Public Hearing, discussion and deliberation on:

- a. ZCMP-25-13: An application for a Minor Master Plan Amendment from Low Density Residential (LDR) to Community Development Area (CDA) on a parcel totaling 0.46-acres, located at 2361 S. Mallard Ave., Pahrump, NV. Assessor's Parcel Number 042-312-02. Gerald R Payne & Jo Ann Trust – Property Owners. Double M Construction Inc. – Applicant; and
- b. ZCMP-25-14: An application for a Zone Change from Village Residential (VR-20) to General Commercial (GC) on a parcel totaling 0.46-acres, located at 2361 S. Mallard Ave., Pahrump, NV. Assessor's Parcel Number 042-312-02. Gerald R Payne & Jo Ann Trust – Property Owners. Double M Construction Inc. – Applicant.

12. 10:00 a.m. – For Possible Action – Public Hearing, discussion and deliberation on:

- a. SOLR-25-1: Special Use Permit application for the Sarcobatus Solar Project, a proposed 244-megawatt solar energy facility located on two parcels totaling approximately 800-acres of private land located at 95150 US Highway 95, Beatty, NV and 94870 US Highway 95, Beatty, NV. Assessor's Parcel Numbers 018-501-05 and 018-501-06. Sparks, LLC. – Property Owner. Sergey Benke, CEO, TeslaSolar, LLC. – Applicant; and
- b. SOLR-25-1: A Preliminary Development Plan approval for the Sarcobatus Solar Project comprised of both fixed and sun tracking solar arrays, located on two parcels totaling approximately 800-acres of private land located at 95150 US Highway 95, Beatty, NV and 94870 US Highway 95, Beatty, NV. Assessor's Parcel Number 018-501-05 and 018-501-06. Sparks, LLC - Property Owner. Sergey Benke, CEO, TeslaSolar, LLC. – Applicant.

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13. 10:00 a.m. – For Possible Action – Public Hearing, discussion and deliberation on:

- a. SOLR-25-2: A Special Use Permit application for the Greenlink West Transmission Project, a proposed 525 kilovolt (kV) electric power transmission line and Sagebrush Substation located across twenty-one separate parcels totaling approximately 140-acres of BLM and private land located at: 0 MCR927179 Rd, Beatty, NV, 1499 W US Highway 95, Crystal, NV, 1500 W US Highway 95, Mercury, NV, 21314 N MCR928615 Rd, Crystal, NV, 14050 E US Highway 95, Amargosa Valley, NV, 14049 E US Highway 95, Amargosa Valley, NV, 0 MCR926045 Rd, Beatty, NV, 0 Nevada Highway 267, Beatty, NV, 18521 E White Blvd, Crystal, NV, 84586 US Highway 95, Beatty, NV, 5699 E US Highway 95, Amargosa Valley, NV, 8369 E US Highway 95, Amargosa Valley, NV, 10640 E US Highway 95, Amargosa Valley, NV, 8070 N Test Site Rd, Amargosa Valley, NV, 3155 W US Highway 95, Amargosa Valley, NV, 0 Fleur De Lis Rd, Beatty, NV, 0 Fleur De Lis Rd, Beatty, NV, 74851 US Highway 95, Beatty, NV, 89814 US Highway 95, Beatty, NV, 97575 US Highway 95, Beatty, NV, and 2500 MCR926039 Rd, Beatty, NV. Assessor's Parcel Numbers 018-041-01, 018-051-03, 018-051-04, 018-501-02, 018-521-01, 018-521-02, 018-521-07, 018-521-99, 019-011-01, 019-021-02, 021-011-02, 021-011-04, 021-021-13, 021-031-01, 021-051-01, 021-061-01, 021-071-01, 021-071-02, and 021-081-03. Multiple Property Owners. Sierra Pacific Power Co. and Nevada Power Co. dba NV Energy – Applicants; and
- b. SOLR-25-2: A Preliminary Development Plan approval for the Greenlink West Transmission Project and Sagebrush Substation, located across twenty-one separate parcels totaling approximately 140-acres of BLM and private land located at: 0 MCR927179 Rd, Beatty, NV, 1499 W US Highway 95, Crystal, NV, 1500 W US Highway 95, Mercury, NV, 21314 N MCR928615 Rd, Crystal, NV, 14050 E US Highway 95, Amargosa Valley, NV, 14049 E US Highway 95, Amargosa Valley, NV, 0 MCR926045 Rd, Beatty, NV, 0 Nevada Highway 267, Beatty, NV, 18521 E White Blvd, Crystal, NV, 84586 US Highway 95, Beatty, NV, 5699 E US Highway 95, Amargosa Valley, NV, 8369 E US Highway 95, Amargosa Valley, NV, 10640 E US Highway 95, Amargosa Valley, NV, 8070 N Test Site Rd, Amargosa Valley, NV, 3155 W US Highway 95, Amargosa Valley, NV, 0 Fleur De Lis Rd, Beatty, NV, 0 Fleur De Lis Rd, Beatty, NV, 74851 US Highway 95, Beatty, NV, 89814 US Highway 95, Beatty, NV, 97575 US Highway 95, Beatty, NV, and 2500 MCR926039 Rd, Beatty, NV. Assessor's Parcel Numbers 018-041-01, 018-051-03, 018-051-04, 018-501-02, 018-521-01, 018-521-02, 018-521-07, 018-521-99, 019-011-01, 019-021-02, 021-011-02, 021-011-04, 021-021-13, 021-031-01, 021-051-01, 021-061-01, 021-071-01, 021-071-02, and 021-081-03. Multiple Property Owners. Sierra Pacific Power Co. and Nevada Power Co. dba NV Energy – Applicants.

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14. 10:00 a.m. – For Possible Action – Discussion and deliberation to:

- a. Declare 200 S. Dahlia Street, Pahrump, NV, a public nuisance consisting of unsafe, unhealthful conditions, which poses a public health and safety hazard;
- b. If declared a public nuisance, establish a reasonable time for VHM IRREVOCABLE TRUST, 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 038-214-10. Location: 200 S. Dahlia Street, Pahrump, NV. Property Owner(s): VHM Irrevocable Trust.

15. 10:00 a.m. – For Possible Action – Discussion and deliberation to:

- a. Declare 721 S. West Street, Pahrump, NV, a public nuisance consisting of unsafe, unhealthful building, which poses a public health and safety hazard;
- b. If declared a public nuisance, establish a reasonable time for Enhua Chen, 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 035-307-02. Location: 721 S. West Street, Pahrump, NV. Property Owner(s): Enhua Chen.

16. 10:00 a.m. – For Possible Action – Discussion and deliberation to:

- a. Declare 1850 W. Isaac Street, Pahrump, NV, a public nuisance consisting of unsafe, unhealthful conditions, which poses a public health and safety hazard;
- b. If declared a public nuisance, establish a reasonable time for Yuqi Ou, 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 036-121-06. Location: 1850 W. Isaac Street, Pahrump, NV. Property Owner(s): Yuqi Ou.

SITTING AS THE NYE COUNTY LICENSING AND LIQUOR BOARD – CHAIR McGILL

17. For Possible Action – Discussion and deliberation to approve issuance of a Retail Liquor License and a Gaming License to Shawn Holmes, Best Bet Products, Inc., doing business at The Venue, located at 6201 Seibt Dr., Pahrump, NV.

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18. For Possible Action – Discussion and deliberation to approve to accept proof of the issuance of a State gaming license to Joseph Asher, Brandywine Gaming, dba Boomer's Sportsbook doing business at Mizpah Club located at 138 N. Main St., Tonopah, NV as evidence of the suitability of an applicant to issue a County Gaming License pursuant to Nye County Code 5.14.100(E).

SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP

19. **10:00 a.m.** – For Possible Action – **Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject Town of Pahrump Bill No. 2025-03: A Bill Amending Chapter 18 Titled Article IV Titled Park Property Adding Section 18.71 Definitions; Section 18.72 Prohibitions; Section 18.73 Authorized Uses; Section 18.74 Children's Parks And Play Areas; Section 18.75 Permits for 50 or More People; Section 18.76 Parks That Are Closed; Section 18.77 Rules For Animals; Section 18.78 Violations; Section 18.79 Penalty For Violations; Section 18.80 Appeals to the Board of County Commissioners; Section 18.81 Hearing Procedures; Section 18.82 Appeals of Decisions of the Board; and Providing for the Severability, Constitutionality, and Effective Date Thereof; and other Matters Properly Relating Thereto.

20. For Possible Action – Discussion and deliberation to:

- a. Determine that a public purpose may be served by the acquisition of the real property more particularly described as Assessor's Parcel Nos. 038-191-45 and 038-252-06;
- b. 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. 038-191-45 and 038-252-06;
- c. Adopt, amend and adopt, or reject Nye County Resolution No. 2026-01: A Resolution Directing the Transfer of Nye County Treasurer Trust Property into Town of Pahrump Ownership for Public Purposes; and
- d. Fund from fund 25101 in delinquent tax amounts from Fund 25101.

21. For Possible Action – Discussion and deliberation to approve the updated layout for the soccer fields at the Pahrump Fairgrounds.

22. For Possible Action – Discussion and deliberation to:

- a. Appoint two members to the Pahrump Off Highway Vehicle Park Advisory Committee due to expiring terms from the following list of applicants: Laurie McLaughlin, and Joseph Steidl; and/or
- b. Direct staff to re-advertise for the appointments.

SITTING AS THE BOARD OF COUNTY COMMISSIONERS

23. 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.

23.1 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.

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- 23.2 For Possible Action – Approval of the meeting minutes from the joint meeting on November 18, and December 2, 2025.
- 23.3 Quarterly progress report provided 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.
- 23.4 For Possible Action – Approval to:
 - a. Accept Notice of Subaward from Division of Public & Behavioral Health to administer the Women, Infants and Children Program (WIC) for Fiscal Year 2026 for the months of October 1, 2025, through September 30, 2026, in the amount of \$364,047.00, to provide nutrition education, food delivery system and facilitate delivery of health services. No County match is required;
 - b. Execute the Notice of Subaward and
 - c. Fund to 10340 Grants.

BOARD OF COMMISSIONERS

- 24. For Possible Action – Discussion and deliberation to appoint a person from the panel of substitute justices of the peace pursuant to NRS 4.340 as a justice of the peace to attend to his or her official duties from the following list of persons: Michael Foley and Philip Bovee. A temporary vacancy from absence, disability or other cause must not be filled by another justice of the peace or a substitute justice of the peace for more than 30 days at any one time.
- 25. For Possible Action – Discussion and deliberation to:
 - a. Approve, amend and approve up to four (4) contracts for Public Defender Services from the following list of applicants: Diana S. Cline, Esq.; Samuel Figueroa, Esq.; Thomas J. Gibson, Esq.; Hannah T. Gomel; James J. Ruggeroli, Esq.; Mark Shockley; and
 - b. Fund from 10101 Judicial Other.
- 26. For Possible Action – Discussion and deliberation to:
 - a. Approve or reject the addition of one Full-time Paralegal for the District Attorney's Office to handle matters related to risk; and
 - b. Fund from 10607 and 10608 Risk Management Fund.
- 27. For Possible Action – Discussion and deliberation regarding selecting Commissioner Liaison / Representative positions for 2026.

CLERK

- 28. For Possible Action – Discussion and deliberation to:
 - a. Appoint two members to the Central Nevada Museum Advisory Board due to expiring terms from the following list of applicants: Phyllis Sorhouet; and/or
 - b. Readvertise for the appointments.

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29. For Possible Action – Discussion and deliberation to:

- a. Appoint one member to the Gabbs Town Advisory Board due to an expiring term from the following list of applicants: Jonathan Seeger; and/or
- b. Readvertise for the appointment.

30. For Possible Action – Discussion and deliberation to:

- a. Appoint two members to the Nye County Park and Recreation Advisory Board due to expiring terms from the following list of applicants: Sonya Race; and/or
- b. Readvertise for the appointments.

COUNTY MANAGER

31. For Possible Action – Discussion and deliberation to:

- a. Appoint eight members to the Nye County Peace Officer Advisory Review Board due to seven expiring terms and one vacancy from the following list of applicants: Cheryl Butler, Stephen Choate, Jennifer Clampit, Leilani Cook, Mark Dalton, Jerry Hashimura, Roy Holt, Thomas Mazzola, Deanna O'Donnell, Anthony Ruppersburg, Joseph Seaton, Jeffery Skrabak, Saul Weinstein; and/or
- b. Readvertise for the appointment.

FINANCE

32. Report by Zena Teich, regarding the budget status for the second quarter of Fiscal Year 2026, for Nye County and all sub-entities pursuant to NRS 354.290.

HEALTH & HUMAN SERVICES

33. For Possible Action – Discussion and deliberation to:

- a. Approve to fill an Eligibility Specialist position in Health and Human Services prior to July 1, 2026; and
- b. Fund to 10283 - Medical Indigent Fund.

PUBLIC WORKS

34. For Possible Action – Discussion and deliberation to:

- a. Approve filling the vacant Automotive Mechanic position in the Light Duty Shop prior to July 1, 2026; and
- b. Fund from 10101 General Fund, Mechanic Department.

35. For Possible Action – Discussion and deliberation to recommend a course of action to the State Engineer for Nevada Division of Water Resources Applications 94784, 94785, and 94786 per Nevada Revised Statute 533.363.

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36. **GENERAL PUBLIC COMMENT** Up to three-minute time limit per person) Public comment will be for all matters off the agenda. Public comment must be limited to matters that are within the jurisdiction and control of the Board of County Commissioners. Action will not be taken on the matters considered during this period until specifically included on an agenda as an action item (SECOND).
37. **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)
38. **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://nyeounty.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