



**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 18, 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](http://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 18, 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 February 18, 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](#) 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](mailto:program.intake@usda.gov)

# NYE COUNTY BOARD OF COMMISSIONERS AGENDA

**ITEM # SUBJECT**

**February 18, 2026**

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](http://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 February 18, 2026 (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 AP-25-6: An Appeal of the Pahrump Regional Planning Commission's decision to deny Conditional Use Permit (CU-25-21) to allow an Off-Premises Sign/Billboard at the property located at 1870 N. NV Highway 160, Pahrump, NV. Assessor's Parcel Number 035-041-36. Plon Holdings LLC. – Property Owner. Taylor Baumgardner Applicant/Agent.**
- 8. 10:00 a.m. – [For Possible Action](#) – **Public Hearing**, discussion and deliberation on AP-25-7: An Appeal of the Pahrump Regional Planning Commission's decision to deny Conditional Use Permit (CU-25-20) to allow an Off-Premises Sign/Billboard at the property located at 1630 N. NV Highway 160, Pahrump, NV. Assessor's Parcel Number 035-041-38. Plon Holdings LLC. – Property Owner. Taylor Baumgardner Applicant/Agent.**
- 9. 10:00 a.m. – [For Possible Action](#) – **Public Hearing** on the results of Public Works identification and determination of improved roads and streets maintained by Nye County during Calendar Year 2025 for the purposes of compliance with Nevada Revised Statutes Chapter 365.550(8) with respect to Proceeds of Tax Levied pursuant to Nevada Revised Statutes Chapter 365.180; and other matters properly related thereto.**

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**February 18, 2026**

**SITTING AS THE GOVERNING BODY OF UNINCORPORATED TOWN OF PAHRUMP**

- 10. **10:00 a.m.** – [For Possible Action](#) – **Public Hearing**, discussion and deliberation to adopt, amend and adopt, or reject Town of Pahrump Bill No. 2026-01: A Bill Amending Pahrump Town Ordinance Chapter 8 Titled Business Regulations by Adding Article V Titled Short Term Vacation Rental Licensing Requiring Business Licensing and Registration for Short Term Vacation Rentals and the Collection of Room Tax by Adding Section 8.115 Titled Purpose of Ordinance, Section 8.116 Titled Short Title, Section 8.117 Titled Definitions, Section 8.118 Titled Standards, Section 8.119 Titled Registration Requirements, Section 8.120 Titled Transient Lodging Tax, Section 8.121 Titled Enforcement Process, Section 8.122 Titled Appeals, Section 8.123 Titled Delinquent Transient Lodging Tax, Section 8.124 Titled Termination of Registration, Section 8.125 Titled Administrative Hearing: Termination of Registration, Section 8.126 Titled Fines and Fees, and Providing for the Severability, Constitutionality, and Effective Date Thereof; and Other Matters Properly Relating Thereto.
- 11. [Presentation](#) by Town of Pahrump Buildings and Grounds regarding the report of profit and loss for 2025 Pahrump Fall Festival. (5-minute time limit)
- 12. [For Possible Action](#) – Discussion and deliberation to:
  - a. Approve, amend and approve or reject Change Order No. 2 between Zambelli Fireworks and the Town of Pahrump for the 2026 4th of July Fireworks Show located within the Town of Pahrump;
  - b. Execute the contract amendments; and
  - c. Fund \$57,750.00 from 25101 Pahrump General Fund.

**SITTING AS THE BOARD OF COUNTY COMMISSIONERS**

- 13. **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.**
  - 13.1 [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.
  - 13.2 [For Possible Action](#) – Approval of the meeting minutes from the joint meeting on December 16, 2025.
  - 13.3 [For Possible Action](#) – Approval to:
    - a. Accept Notice of Subaward for Community Service Block Grant (CSBG) for first quarter of Fiscal Year 2026 in the amount of \$59,117.00, to provide assistance to 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.

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**February 18, 2026**

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

- a. Accept a Funding Agreement with Living Free Health to provide recovery-focused programming for individuals impacted by substance misuse, for calendar year 2026 in the amount of \$2,000.00;
- b. Execute the Funding Agreement; and
- c. Fund from 10380 Allergan Opioid Settlement Fund.

**BOARD OF COMMISSIONERS**

**14. [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.**

**15. [For Possible Action](#) – Discussion and deliberation regarding selecting Commissioner Liaison / Representative for the Tri-County Weed Control Board for 2026.**

**FINANCE**

**16. [For Possible Action](#) – Presentation by Zena Teich, Comptroller regarding the history of Nye County's property tax rate by district and fund; and discussion, deliberation, and direction to staff regarding the Fiscal Year 2027 property tax rate for all entities the Board of County Commissioners govern. (5-minute time limit)**

**NATURAL RESOURCES**

**17. [Presentation](#) by Natural Resources and Federal Facilities Director, Megan Labadie regarding the updated status of the Nye County Conservation and Economic Development Act.**

**18. [Presentation](#) by the Bureau of Land Management (BLM) on the disposition of proceeds from the Southern Nevada Public Land Management Act (SNPLMA) special Treasury account, with a focus on the process for requesting and receiving funds in the Parks, Trails, and Natural Areas category.**

**NYE COUNTY BOARD OF COMMISSIONERS AGENDA**

**ITEM # SUBJECT**

**February 18, 2026**

**PLANNING/BUILDING/CODE COMPLIANCE**

19. [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. 2026-01: A Bill proposing to Amend Nye County Code Title 17, titled Comprehensive Land Use Planning and Zoning, Chapter 17.10 titled Special Use Permits; Section 17.10.010 titled Definitions by adding the definition of Approved Assignee”, “Commence or Commencement”, “Permit Holder”, and “Person”; Section 17.04.050 titled Requirement To Obtain A Special Use Permit by providing for an extension of time and for obtaining a written letter from a Town Board; Deleting Section 17.10.080 titled Designation Of Use In Districts In The Pahrump Regional Planning District; Section 17.10.090 titled Approval Process by amending the process for an application for special use permit and waiver applications; Section 17.10.100 titled Preliminary Development Plan Approval by removing the requirement for the applicant’s signature, adding entering into a development agreement, and amending the documents needed to submit for preliminary development plan approval and final development plan approval; Section 17.10.120 titled Building Permits And Commencement Of Construction by requiring applicant to attend a pre-development meeting; Section 17.10.140 titled Development Standards by requiring applicant conduct an audible A-weighted sound pressure level test; and Section 17.10.150 titled Setbacks And Height Restrictions by removing height restrictions of SECS 2 solar panel and allowed variances, and amending the allowed waivers for setback and distance restrictions; and providing for the severability, constitutionality, and effective date thereof; and other matters properly relating thereto.

**PUBLIC WORKS**

- 20. [For Possible Action](#) – Discussion and deliberation to:
  - a. Approve to fill a Utilities Superintendent position prior to July 1, 2026; and
  - b. Fund from 10101 General Fund.
- 21. [For Possible Action](#) – Discussion and deliberation to recommend a course of action to the State Engineer for Nevada Division of Water Resources Applications 94853T, 94854T, and 94855T per Nevada Revised Statute 533.363.
- 22. [For Possible Action](#) – Discussion and deliberation to recommend a course of action to the State Engineer for Nevada Division of Water Resources Applications 91493, 91494, and 91495 per Nevada Revised Statute 533.363.
- 23. [For Possible Action](#) – Discussion and deliberation to approve an agreement between Nye County and Richmond American Homes of Nevada, Inc. for Richmond American Homes of Nevada, Inc. to assume the position of Adaven Management Inc. in the existing Subdivision Improvement Maintenance and Warranty Agreement for Mountain Falls Planning Area 3-2B, located in the Mountain Falls Master Planned Community.

**PUBLIC PETITIONER**

- 24. [For Possible Action](#) – Discussion and deliberation to approve a request to use a portion of the Calvada Eye to install a "love lock wall" by Pahrump Valley Main Street.
- 25. [For Possible Action](#) – Discussion and deliberation to contribute up to 25% of \$195,079.86 for the purchased playground equipment for Cottonwood Park, located in Beatty, NV.

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- 26. 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).**
- 27. 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)**
- 28. 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](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](mailto:nyeadmin@nyecountynv.gov) or by calling 775-482-8192