



AMARGOSA VALLEY TOWN BOARD MEETING

MINUTES

**Amargosa Community Center
1640 E. Farm Road, Amargosa Valley, NV 89020
Thursday September 24, 2026 @ 6:30 PM**

ALL BOARD MEMBERS PRESENT

**Carolyn Allen Chairman
Brenda Dymond, Vice Chairman
Mike Cottingim, Town Clerk
Richard Glassow, Member
Robert Hutchison, Member**

NOTE: All items are approximate except for items on the agenda at a specific time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. The items may be combined. The items may be removed. The discussion of an item may be delayed. **NOTICE:** It is anticipated that the items of business before the Town Board September 24, 2026 will be fully completed on that date. However, should item(s) not be completed, it is item(s) could be carried over and be heard before the Town Board beginning at 8:30 a.m. on the next day.

Public Comment during the Town Board Meeting on **September 24, 2026**, will be for all matters, off the agenda, and heard during individual action items. The Town Board reserves the right to reduce the time or limit the total time allowed for public comment. The Town Board may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Town Board, 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 Town Board meeting.

Pursuant to NRS 241.020, the Agenda for the Town Board Meeting has been posted at the following locations. Amargosa Community Center 1640 E. Farm Road, ~ Amargosa Library 1660 E. Farm Road, ~ Amargosa Clinic 1690 E. Farm Road, ~ American First National Bank, 1600 S. Highway 373, ~ U.S. Post Office 750 E. Sage Avenue, ~ Amargosa Senior Center, 880 E. Desert Seniors Lane, Amargosa Valley, NV 89020. Support documentation for the items on the agenda, provided to the Town Board is available to members of the public upon request, contact Town Office @ (775) 372-5459 or Town@townofAmargosa.com Amargosa Valley Town Office, 1640 E. Farm Road, Amargosa Valley, NV 89020,

NOTE: All times are approximate except for bid openings, public hearings, and any other items agenzized at a specific time. Action may be taken on all items except where otherwise indicated. Items not scheduled for a specific time may be considered at any time and in any order. Items may be pulled or removed from the agenda at any time.

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Amargosa Valley Town Office @ (775) 372-5459 prior to the meeting. You

ITEM #	SUBJECT	September 24, 2026
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can also watch us live streaming thru YouTube on our own Amargosa Valley Town Office Channel

AMARGOSA VALLEY TOWN BOARD

1. Pledge of Allegiance
2. Approval of the Agenda for September 24, 2026 (Non-action item)
3. GENERAL PUBLIC COMMENT (up to three-minute time limit per person) Action will not be taken on matters considered during this period until specifically included on an agenda as an action item PLEASE STATE AND SPELL YOUR LAST NAME.

NO PUBLIC COMMENT

4. Reports

- A. Town Office Report (Vouchers, Employment, Email) Approval of Vouchers Presented by Deputy Town Clerk.

MIKE MAKES A MOTION TO PAY VOUCHERS AS PRESENTED

BRENDA 2ND

MOTION PASSES 5-0

- B. Fire Department Report (Monthly Report and other concerns regarding Town Office)

JESSICA KADRAMAS MAKES REPORT

- C. Planning Committee (Past or Future Meetings and topics)

TREVOR DOLBY ONE ACTION ITEM ACCEPTED THE MINUTES

DATA CENTER ORDINANCE STILL IN PROCESS

- F. Tourism and Economic Committee (past events, future events)

MIKE UPDATES ON I QUEST

- G. Senior Center Report (Monthly Report and/or other concerns)

DAVE HALL

COMMODITIES ON OCTOBER 12

SEE REPORT

ITEM #	SUBJECT	September 24, 2026
5.	Closure of meeting, pursuant to NRS 241.015(3)(b)(2) for purposes of conferring with legal counsel regarding potential or current litigation. PULLED	
6.	For Possible Action – Closure of meeting, pursuant to NRS 288.220 for purposes of conferring with the AVTB’s management representatives regarding labor negotiations, issues and other personnel matters. PULLED	
7.	For Possible Action – Discussion and deliberation on conference with legal counsel regarding potential or current litigation presented in closed meeting. PULLED	
8.	For Possible Action – Discussion and Deliberation. Approve , Amend and Approve or Deny the request from Beatty High School Close Up Program in an amount of \$15,000.00 for their Close Up Washington, DC Educational Experience . MOTION BY MIKE TO PAY BEATTY HIGH SCHOOL CLOSE UP \$15,000 2ND BY RICHARD GLASSOW MOTION PASSES 5-0	
9.	Discussion and Deliberation. Presentation by Chris Dancy of Balanced Rock Power. Regarding the Proposed Community Benefits Co Ordination with Town of Amargosa Valley. To include benefits for: Fire/EMS commitments, Amargosa Community Center, Amargosa Senior Center, park and recreation improvements, community water needs, and fire and emergency-response resources. CHRIS DANCY FROM BALANCED ROCK MAKES PRESENTATION ON STATUS OF PROJECT ON THE DAIRY PROPERTY.	
	PUBLIC COMMENT PAUL LEMUS PLEASE COMMUNICATE THIS WITH THE REST OF THE COMMUNITY THERE ARE A LOT OF PROBLEMS WITH THE REST OF THE SOLAR PROJECTS PARK MONEY NEEDS TO GO TO SPECIFIC PROGRAMS EMMA VELADOR SPLASH PAD WOULD BE GREAT CHRIS DANCY PROJECT IS A SOLAR GENERATION AND BATTERY STORAGE FACILITY TERM OF THE POWER PURCHASE AGREEMENTS IS 20-25 YEARS	

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	WE WILL REASSES AFTER THE POWER PURCHASE AGREEMENTS EXPIRE WE WILL UPDATE THE TOWN OF ANY CHANGES	
	MIKE SIMPSON HAS THE ENVIRONMENTAL IMPACT STATEMENT BEEN DONE THESE WILL ADD HEAT TO OUR ENVIRONMENT	
	CHRIS ENVIRONMENTAL IMPACT STATEMENT IS BEING DONE PROJECT IS ON PREVIOUSLY DISTURBED LANDS	
	ANNETTE FUENTES REGARDING FISH AND WILDLIFE HOW IS THIS IMPACTING THE TOWN? CAN THIS BE CONVERTED TO A DATA CENTER	
	CHRIS BALANCED ROCK POWER DOES NOT DO DATA CENTERS	
	CONNIE THOMPSON WHERE DOES THE ELECTRICITY GO	
	CHRIS BALANCED ROCK WILL CONNECT TO THE GRID AT THE VALLEY SWITCH. VEA IS PART OF CAL ISO POWER WILL GO WHERE IT IS NEEDED AT THE TIME. WHEREVER DEMAND IS NEEDED	
	DOUG KNOWLES ARE THE BATTERIES LITHIUM ION	
	CHRIS THAT HAS NOT BEEN DECIDED AND TECHNOLOGY IS CHANGING CONSTANTLY IN REGARDS TO BATTERIES	
	CHRIS BALANCED ROCK HAS BEEN IN TOUCH WITH SCOTT LEWIS FROM NYE COUNTY EMS ABOUT SAFETY	
	THERE HAS BEEN A FEW ACCIDENTS ON 95 REGARDING LITHIUM BATTERIES	
	DOUG KNOWLES I AM CONCERNED THESE PROJECTS DO NOT HELP LOCAL COMPANIES	
	JAMES HORTON SOLAR PROJECTS LOWER PROPERTY VALUES LOW INCOME PEOPLE ARE ADVERSELY AFFECTED. PROPERTY TAXES WILL GO UP. BALANCED ROCK SHOULD DONATE BACK TO THE COMMUNITY I WANT SOMEONE TO FIGHT FOR US	
	VICTOR FUENTES THE DONATIONS FROM BALANCED ROCK ARE GOOD I WOULD LIKE TO SEE THE FD PAID THEY ARE DOING ALL THIS FOR FREE	

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MARK RUCUS HOW IS BALANCED ROCK FUNDED
CHRIS FINAL FUNDING HAS NOT BEEN CONFIRMED YET
MARK ANY GOVERNMENT SUBSIDIES?
CHRIS THERE MAY BE SOME IN THE FUTURE

LINA GALLEGOS WHY DO WE NOT HAVE A SPANISH INTERPRETER?
CAN YOU PLEASE PUT ALL INFO IN SPANISH
WHY IS THERE NO COMMITMENT TO THE SCHOOL

CHRIS DANCY PROJECTED PROPERTY TAXES ARE 94 MILLION WHICH A
LARGE PERCENTAGE OF THAT GOES TO NYE COUNTY SCHOOLS
MY WIFE IS HISPANIC

LINA NEED TO KEEP CHILDREN AND FAMILIES INFORMED

TOM SMITH I APPRECIATE THAT THE SCHOOL NEEDS A TRANSLATOR
NYE COUNTY DOES NOT PROVIDE THIS SERVICE
TOWN BOARD SHOULD PROVIDE

10. For Possible Action – Discussion and Deliberation. To Approve, Amend and Approve or Deny
Motion to Approve the proposed Map and Guidelines for the Amargosa Valley Conservation Area.

MOTION BY MIKE TO DENY THE APPLICATION FOR THE CONSERVATION AREA AS
PRESENTED

2ND BY CAROLYN ALLEN

MOTION PASSES 5 YAY 0 NAY

EMMA VELADOR AGREES

PAUL LEMUS SUBMITS A PETITION (SEE ATTACHED)

CINDY BEDIENT THERE ARE HOMES IN ASH MEADOWS

WE HAVE AN AREA PLAN WITH THE BLM MARKED OFF

ANNETTE FUENTES

THANK YOU

WE ARE FIGHTING THE CAUSE NOT PEOPLE

PAUL LEMUS PRAYER

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11. For Possible Action – Discussion and Deliberation. To Approve, Amend and Approve or Deny Minutes for 8-27-2026

MOTION BY MIKE TO APPROVE MOTION AS PRESENTED

2ND BY BRENDA

MOTION PASSES 5 YES 0 NO

12. **GENERAL PUBLIC COMMENT** (up to three-minute time limit per person.) Action will not be taken on matters considered during this period until specifically included on an agenda as an action item (FIRST). PLEASE STATE AND SPELL YOUR LAST NAME

VICTOR FUENTES GOVERNMENT USES MONEY TO CHASE US OFF OUR PROPERTIES TAXES AND REGULATIONS WILL INCREASE

CHRIS DANCY BALANCED ROCK WILL BRING MONEY INTO THE TOWN

EMMA VELADOR BLM LAND IS GIVEN AWAY TAXES WILL INCREASE

BIG MONEY WILL BUY THE LAND FROM BLM AND FLIP HOLD ONTO YOUR PROPERTIES

13. **Board Members Comments** (This item is limited to announcements or topic proposed for future workshops/agendas)

RICHARD GLASSOW THANKS EVERYONE FOR COMING AND THEIR INPUT

14. **For Possible Action-** Set date and time for October 22, 2026 Board Meeting at 6:30pm.

MOTION BY CAROLYN

2ND BY BOBBY

MOTION PASSES 5 YES 0 NO

15. **Adjourn**

MEETING ADJOURNED AT 7:42

AUG-15-26 2:05 PM

(NATIONAL MONUMENT CORRIDOR)

**PETITION TO HALT THE UNJUST NATIONAL CONSERVATION AREA EXPANSION AND
PRIVATE LAND ACQUISITION BY THE AMARGOSA VALLEY CONSERVANCY**

TO: Mason Voeh, Amargosa Conservancy Conservation Director, Shoshone California

CC: Local and Federal Elected Representatives of Amargosa Valley Town Board and Nye County Board of County Commissioners, Secretary of Interior Doug Burgum

We, the undersigned residents of Amargosa Valley Nevada, landowners, farmers, ranchers, and local community members, formally register our strong opposition to the proposed taking, acquisition, or expanded regulatory control of our local private lands and public lands by the Amargosa Conservancy, Shoshone, California.

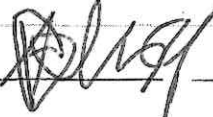
While we value responsible environmental stewardship, this initiative threatens our way of life, our local economy, water rights and our property rights. Land policies must respect the people who live on and care for these lands every day.

We urge you to immediately halt these land-taking measures for the following reasons:

- **Economic Harm:** The removal of private or working lands from local use harms our agricultural base, reduces tax revenue, and hurts family livelihoods.
- **Loss of Local Control:** Decisions about our region should be made by the community, not by distant entities or bureaucratic mandates.
- **Infringement on Rights:** Private property and traditional access rights must be respected and protected against forced acquisition or restrictive overreach.

Therefore, we petition Amargosa Conservancy to immediately cease all current and planned actions to acquire or restrict our local lands

Signatures

Date	Printed Name	Signature	Address / Contact
11	PAUL LEWIS		NV HIGHWAY 373 AMARGOSA 89020
21	VIRGIL ROBERTS		AMARGOSA 89020
22	Alejandro Romero		1746 N. TAMORACK RD AMARGOSA - 89020
23	Ismael Gómez		
24	Rosa Isela Gomez		AMARGOSA 89020

31 Michelle Huerta Michelle Huerta 3160 S. Holsteine
Amargosa Valley, NV
89026
Michellesterers85@
icloud.com

Date	Printed Name	Signature	Address / Contact
8-15-26			
41	<u>Victor Fuentes</u>	<u>[Signature]</u>	5770 S. Peterson Rd anettefuentes@gmail.com
51	<u>Annette Fuentes</u>	<u>Annette Fuentes</u>	5770 S Peterson Rd Amargosa Valley NV 89026
61	<u>Aida Duran</u>	<u>Aida Duran</u>	10935 W Amargosa Canyon Rd

Date	Printed Name	Signature	Address / Contact
71	<u>WILLIAM HANSGOSTINE</u>	<u>WMSite</u>	760 620 7969
81	<u>Jose Amador</u>	<u>Jose A</u>	(775) 277-1489
91	<u>Dachiana Barga</u>	<u>[Signature]</u>	(775) 837-7858

Date	Printed Name	Signature	Address / Contact
101	<u>Paul J. Jarama</u>	<u>[Signature]</u>	3760 Mineral St.
111	<u>Marybel Contreras</u>	<u>[Signature]</u>	marybelcontreras83@gmail.com
121	<u>Vahon Jacob</u>	<u>[Signature]</u>	Vahon 811-@yahoo.com

Date	Printed Name	Signature	Address / Contact
13/	Dawson Noblitt	<i>Dawson Noblitt</i>	Perkins7@gmail.com 3584 E Clark Amarosa Valley, N
14/	Connie Thompson	<i>Connie Thompson</i>	Cthompson07211@yahoo.com
15/	Joyann Johnson	<i>Joyann Johnson</i>	574-265-6402

Date	Printed Name	Signature	Address / Contact
16/	Anastasia Lemus	<i>Anastasia Lemus</i>	8857 373 HIGHWAY 110 AMAROSA VALLEY 89020 ana066477@gmail.com
17/	NORMAN LYNN	<i>Norman Lynn</i>	3644 EAST CLARK ST. AMAROSA, NEV.
18/	Danny Camacho	<i>Danny Camacho</i>	919 W. 89020 INCCA Rd. 89020 DGCAMACHO@GMAIL.COM 702-553-8436

Date	Printed Name	Signature	Address / Contact
19 8/16	Amy M Funk	<i>Amy M Funk</i>	2621 North Sandy Ln. (813) Amarosa Valley 89020 696
20 8/16	Kayte Lynn Decker	<i>Kayte Lynn Decker</i>	552 W. Weiss 2428 Amarosa Valley
21 8/16	Ron Czechowski	<i>Ron Czechowski</i>	Amarosa Valley 702-767-1090

Date	Printed Name	Signature	Address / Contact
1	Laura Fiscus	Laura B	fiscus.laura@gmail
1	Susie Hertz	Susie Hertz	SUSIELAJOLLA@YAHOO.COM
1	Caf Mben	Caf Mben	cndybedcont5@gmail

Date	Printed Name	Signature	Address / Contact
1	Dachiana Baraja		2715 E. Harvard St. #906 Anaheim, CA 92801
1/26	Michael Delee		P.O. Box 966, Amargosa, NV 89020 702-398-8238
1/29	Michaela Lemus		702-400-2005

	Date	Printed Name	Signature	Address / Contact
23	8/29/26	Stephen Boulet	[Signature]	3350 S. Mariposa 702 659-1942
↑	8/29/26	M. M. M. M. M.	[Signature]	359 W. Robert Dr 775 513 5096
23	8/29/26	Mark Roux	Mark Roux	775 253 4 218

Date	Printed Name	Signature	Address / Contact
8-1-26	Debra Thomas	Debra Thomas	3891 Newcomb Ave Pahrump 89048

1	<u>JAMES PETERS</u>	<u>James Peters</u>	<u>2395 S Mustang Ln</u> <u>Crystal NV 89060</u>
1	<u>EMMA VELADOR</u>	<u>[Signature]</u>	<u>3324 S Cottonwood L</u> <u>Amargosa Valley NV 890</u>
9/1	<u>JASON WEEKS</u>	<u>Jason Weeks</u>	<u>(323) 635-4937</u> <u>775-537-8373 PAHRUMP, NV</u>

Date	Printed Name	Signature	Address / Contact
9/1	<u>Nancy Lyanda</u>	<u>Nancy Lyanda</u>	<u>850 W Basin Ave</u> <u>Pahrump, NV 89060</u>
9/1	<u>Linda Clark</u>	<u>[Signature]</u>	<u>7316 VIA VIKI CT Pat</u>
9/1	<u>Daryl Zekade</u>	<u>[Signature]</u>	<u>2436 Pahrump Valley NV</u>
9/1	<u>Angelina Jackson</u>	<u>[Signature]</u>	<u>860 Margar Lane Pahrump NV 89060</u>

Date	Printed Name	Signature	Address / Contact
9/1	<u>Dwight Lilly</u>	<u>[Signature]</u>	<u>1891 LAS CASITAS ST</u> <u>Pahrump, NV 89048</u>
9/1	<u>Betsy Bauer Lilly</u>		<u>SAME AS ABOVE</u> <u>1891 LAS CASITAS ST,</u> <u>Pahrump NV</u>
1	<u>JOSE MORENO</u>	<u>JOSE</u>	<u>3031 E Amargosa</u> <u>89048</u>

Date	Printed Name	Signature	Address / Contact
9-22-26	<u>Doug Brownlee</u>	<u>[Signature]</u>	<u>PAHRUMP,</u> <u>3648 W Amargosa</u>
1	<u>Marco Antonio</u>	<u>[Signature]</u>	
9.22-26	<u>Esmeralda Viera</u>	<u>[Signature]</u>	<u>2957 E sandstone dr Amargosa</u> <u>Valley</u>
9.22-26	<u>Maria Eva Muñoz</u>	<u>[Signature]</u>	<u>2896 N ATOMIC AMARGOSA</u> <u>NU 89020</u> <u>702 937 5812</u>

AMARGOSA VALLEY TOWN BOARD

Proposed Agenda Item Request

Requested Meeting	September 24, 2026 Regular Town Board Meeting
Requested By	Balanced Rock Power / Ponderosa Solar Project
Agenda Item Title	Ponderosa Solar Project - Community Benefits Coordination
Type of Item	Informational discussion
Requested Action	Discussion only; no formal action requested at this time.
Backup	One-page summary of proposed community benefit and Fire/EMS commitments, including the community and emergency-response coordination that informed the proposed contributions.

Proposed Agenda Language

Discussion and informational presentation by Balanced Rock Power regarding the community benefit and Fire/EMS commitments associated with the proposed Ponderosa Solar Project. The presentation will summarize the proposed contributions for the Amargosa Valley Community Center, Amargosa Senior Center, park and recreation improvements, community water needs, and fire and emergency-response resources; describe the community, Town, and emergency-response coordination that informed those commitments; and provide an update on the Project's intent for the commitments to be formally accounted for through the Development Agreement being negotiated with Nye County.

Purpose

The purpose of the item is to provide the Town Board with a clear summary of the commitments developed through the Project's ongoing engagement with Amargosa Valley organizations, residents, and emergency responders, and to allow Board members to ask questions and provide feedback before the Development Agreement is finalized.

PONDEROSA SOLAR PROJECT

Community Benefits Coordination

Proposed local commitments developed through direct coordination with the Amargosa Valley Town Board, community organizations, and emergency responders.

\$658,000

Total proposed community and Fire / EMS commitments

5 Local Priorities

Community facilities, seniors, recreation, water, and emergency response

Community Benefits Commitment Process

The proposed Amargosa community benefit commitments were identified through extensive community input and not based on a preset formula. Balanced Rock Power first identified local priorities through meetings and ongoing outreach, then worked with the relevant group to determine where a contribution could provide the most useful and durable benefit.

Local Commitments

Amargosa Valley Community Center — \$75,000

Developed through coordination with the Amargosa Valley Town Board, this commitment provides up-front funding for improvements to the Community Center and other existing community-serving facilities.

Amargosa Senior Center — \$100,000

Developed directly with the Senior Center, this commitment provides up-front funding for improvements to the Senior Center and is structured as a full contribution at the start of construction so improvements can be advanced sooner rather than spread over multiple years.

Parks & Recreation — \$95,000

Developed through Town Board coordination and discussions regarding local recreation needs, this commitment funds park equipment, replacement needs, installation, and related recreational improvements.

Community Water Needs — \$190,000

Developed through Town Board coordination, where water and community infrastructure were repeatedly identified as local priorities, this contribution is designated to support community water needs as directed by the Town Board.

Fire / EMS & Battery-Safety Coordination — \$198,000

Developed through direct coordination with the Amargosa Valley Volunteer Fire Department, Pahrump Valley Fire and Rescue, and Beatty Volunteer Fire Department regarding battery-energy-storage emergency response and fire-safety needs. The \$198,000 commitment supports project-specific training, emergency-response coordination, water-storage resources, and related response needs. Based on discussions with Pahrump Valley Fire and Rescue and Beatty Fire, the Project also evaluated F-500 Encapsulator Agent as a supplemental fire-safety resource and coordinated with Hazard Control Technologies regarding its use and appropriate quantity for the Project.

A Targeted, Documented Package

Each line item is tied to a specific local need identified through direct coordination. Balanced Rock Power intends for the commitments to be clearly documented in the Ponderosa Solar Project Development Agreement with Nye County.



Amargosa Valley Volunteer Fire Department

Amargosa Valley Town Board Report

1720 E Amargosa Farm Road, Amargosa Valley, NV 89020

(775)372-1111

fireclerk@townofamargosa.com

Written On: September 24, 2026

Monthly Department Report

Incident Count

- Fire: 1
- Haz Situation: 1
- Law Enforce Assist: 1
- Medical: 11

Total: 14

Equipment Updates

- Nothing at this time.

Personnel Updates

- Nothing at this time.