

/Item #9

AMARGOSA VALLEY TOWN BOARD

AGENDA ITEM REQUEST

Requested by: Cindy Bedient

Date submitted: 10/5/26

Phone/Email: cindybedient5@gmail.com

Requested meeting date: October 22, 2026

AGENDA ITEM TITLE

Clarification and Possible Rescission of Resolution 2026-1 and All Town Support for the Proposed Conservation Area/NCA

REQUESTED AGENDA WORDING

Discussion and possible action regarding the current status of Amargosa Valley Town Board Resolution 2026-1 and the proposed conservation-area initiative surrounding Ash Meadows and Amargosa Valley following the Town Board's September 24, 2026 action denying the proposed **"Amargosa Valley Conservation Area."**

Clarify whether the September 24, 2026 denial terminated the Town Board's prior support for the conservation-area proposal previously or subsequently referred to as the **"Ash Meadows National Conservation Area," "Amargosa Valley National Conservation Area,"** and **"Amargosa Valley Conservation Area."**

Consider approving, amending and approving, or denying the formal rescission of Resolution 2026-1 and withdrawal of any remaining Town Board support for pursuing, evaluating, developing, recommending, or establishing the proposed conservation area/National Conservation Area under any of those names or any substantially similar continuation or renamed version of the proposal.

REASON FOR REQUEST

Resolution 2026-1 was previously adopted by the Amargosa Valley Town Board in support of beginning and participating in the process of evaluating a proposed National Conservation Area.

During 2026, public records and agendas used different names in connection with the conservation-area proposal, including **"Ash Meadows National Conservation Area," "Amargosa Valley National Conservation Area,"** and **"Amargosa Valley Conservation Area."**

At the September 24, 2026 Town Board meeting, Agenda Item 10 concerned approval, amendment, or denial of the proposed map and guidelines for the **"Amargosa Valley Conservation Area."** A motion was made to deny the proposed Amargosa Valley Conservation

Area, the motion was seconded, public comment was taken, and the Board voted in favor of the motion.

However, that motion did not specifically state that **Resolution 2026-1 was rescinded**, nor did it expressly identify the earlier names used for the National Conservation Area proposal.

Clarification and formal action are therefore requested so that the public record clearly establishes the Town Board's current position and eliminates uncertainty concerning whether any earlier, renamed, modified, or substantially similar version of the proposal continues to have Town Board support.

ACTION REQUESTED

Clarify on the public record whether Resolution 2026-1 remains in effect.

If it remains in effect, consider formally rescinding Resolution 2026-1 and withdrawing any remaining Town Board support for the conservation-area proposal previously or subsequently identified as the:

**Ash Meadows National Conservation Area;
Amargosa Valley National Conservation Area; or
Amargosa Valley Conservation Area.**

The action should also clarify the Town Board's position regarding any substantially similar continuation or renamed version of the same proposal.

If Resolution 2026-1 is rescinded and Town support is withdrawn, direct Town staff to provide written notice of the action to the Nye County Board of County Commissioners and other governmental agencies or officials that previously received notice of Town support.

Signature: Cindy Bedient
Date: 10/5/26

FOR TOWN OFFICE USE

Received by: Mike Coltrane
Date/Time: 10/5/2026 10
Signature: Mike Coltrane

RESOLUTION NO. E-1226-1

A RESOLUTION INITIATING AND EXPRESSING SUPPORT FOR THE DEVELOPMENT
OF A LOCALLY INFORMED PROPOSAL FOR A NATIONAL CONSERVATION AREA
ON PUBLIC LANDS IN AMARGOSA VALLEY, NEVADA

WHEREAS, Amargosa Valley is a rural community that depends on responsible land management, access to public lands, and long-term water security;

WHEREAS, public lands managed by the Bureau of Land Management are subject to increasing development pressure;

WHEREAS, these lands are connected to groundwater systems supporting local communities and Ash Meadows National Wildlife Refuge;

WHEREAS, a National Conservation Area can provide long-term management certainty while allowing multiple use;

WHEREAS, any designation should be developed with strong local input;

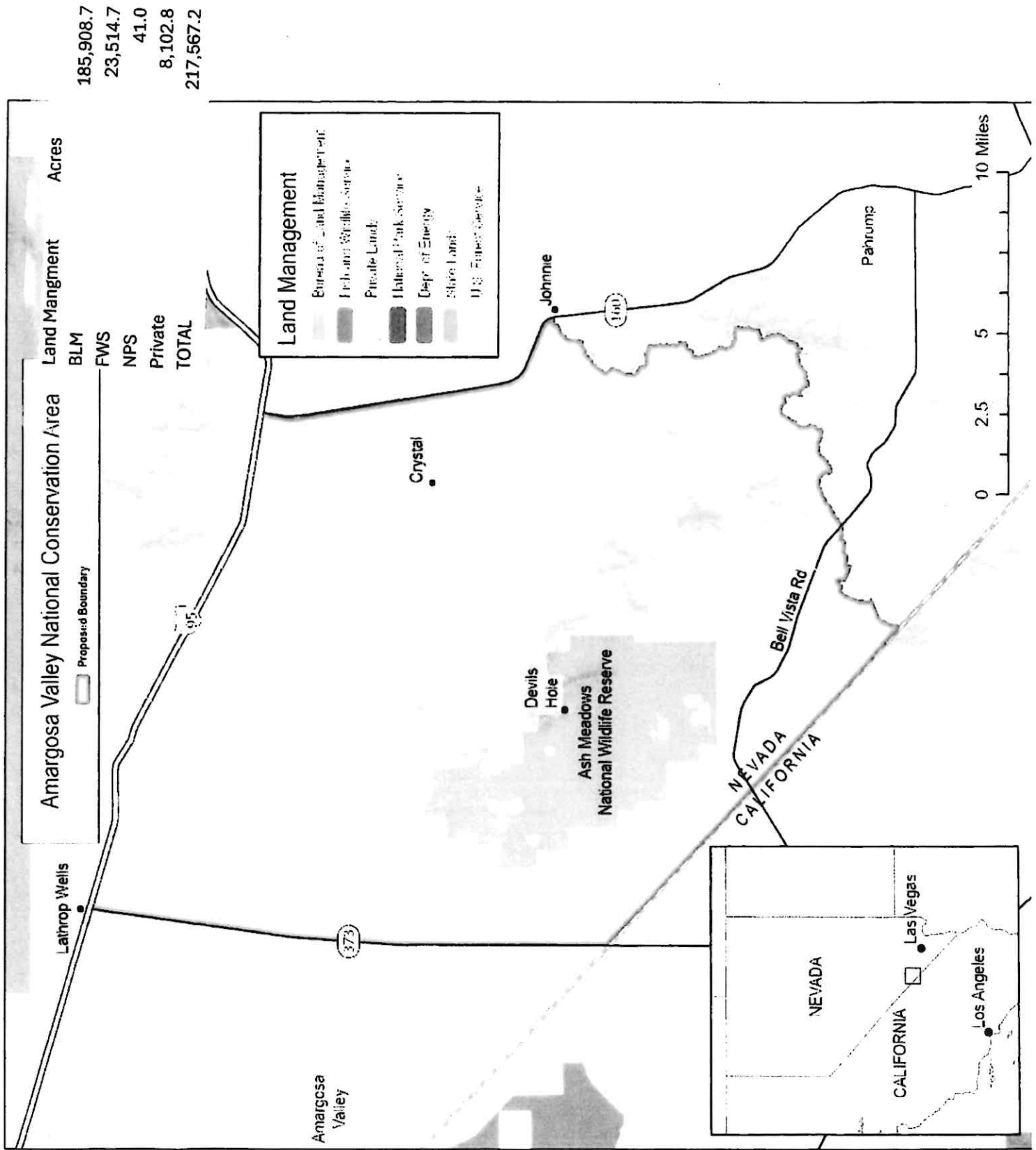
NOW, THEREFORE, BE IT RESOLVED that the Amargosa Valley Town Board:

1. 1. Supports initiating a locally driven process to explore an NCA designation;
2. 2. Prioritizes water protection, access, and predictability;
3. 3. Encourages collaboration with local and Tribal partners;
4. 4. Requests engagement from federal decision-makers;
5. 5. Directs representatives to participate in discussions.

PASSED AND ADOPTED this 26 day of March, 2026.


Chair


Clerk



Amargosa Valley National Conservation Area

Land Mangment	Acres
BLM	185,908.7
FWS	23,514.7
NPS	41.0
Private	8,102.8
TOTAL	217,567.2



AMARGOSA VALLEY TOWN BOARD MEETING

MINUTES

Amargosa Community Center
1640 E. Farm Road, Amargosa Valley, NV 89020
Thursday March 26, 2026 @ 6:30 PM

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 March 26, 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 March 26, 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 azenized 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

AMARGOSA VALLEY TOWN BOARD AGENDA

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meeting is requested to notify the Amargosa Valley Town Office @ (775) 372-5459 prior to the meeting. You 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 March 26, 2026 (Non-action item)

AGENDA ITEMS 5-6-7 PULLED

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 (FIRST). PLEASE STATE AND SPELL YOUR LAST NAME

PUBLIC COMMENTS FROM

ASHLEY PEREZ

BOB BOWYER

BRENDA DYMOND

ANDREW CACCAVALE

STAN HYT

4. Reports

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

MOTION BY MIKE COTTINGIM TO PAY VOUCHERS IN THE AMOUNT OF 52,724.65

2ND BY BRENDA DYMOND

5 AYE 0 NAY

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

UPDATES FROM JESSICA KADRAMAS ON STATUS OF FIRE DEPARTMENT / EMS TRAINING AND EQUIPMENT

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

BRENDA DYMOND WAITING ON NEW MEMBERS TO HAVE ANOTHER MEETING

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

AMARGOSA DAYS APRIL 17 AND 18

MIKE COTTINGIM ALL OF OUR SOLAR PARTNERS ARE SPONSORING
THE EVENT I QUEST IS GETTING READY TO PUT UP 2ND BUILDING

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

DAVE HALL UPDATES ON SR CENTER STATUS

MEALS SERVED, ST CENTER WILL BE AT AMARGOSA DAYS BURRITOS, HOT DOGS

RAFFLE, LDS HELPING WITH COMMODITIES WORKING ON NEW SIGN WORKING ON GRANTS

STAFF UNDERWENT TRAINING ON CIVIL RIGHTS AND GOVT ISSUES

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. Motion to Approve, Amend and Approve or Deny Minutes from AVTB February 26, 2026
MOTION BY BRENDA TO APPROVE 2ND BY MIKE COTTINGIM 5 YES 0 NO

AMARGOSA VALLEY TOWN BOARD AGENDA

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9. For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny AVTB to Issue a Letter of Support for the Balanced Rock Power Solar, Battery Storage and Transmission Line Project located on Private Property on Mecca Road in Amargosa Valley.

Presentation by Chris Dancy from Balanced Rock

Questions

Size of Battery Storage 8 to 10 feet

Fire Department Training There will be specialized training and equipment provided

Gen Tie is on BLM Lan

Water Rights We bought enough rights for Construction and Installation Will drop to 15 AF after installation.

Mandi There was no contact with the Tribes

Plan for cow manure left over?

What will happen to extra water rights after installation

Dave Hall the state NDWR monitors water rights used

Motion by Carolyn Allen to approve and Issue Letter of Support

2nd by Bobby Hutchison

Motion passes 5 aye 0 nay

10. For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny the Amended Fiscal Year 2026 Public Safety Sales and Use Tax (PSST) Plan as presented by Nye County Sheriff Department plan for the Town of Amargosa Valley.

Sheriff McGill makes presentation on adjustment to 2026 Budget Expenditures

Mike Cottingim makes motion to adjust 2026 Expenditures per presentation

2nd by Brenda Dymond

Motion passes 5 aye 0 Nay

AMARGOSA VALLEY TOWN BOARD AGENDA

ITEM #	SUBJECT	March 26, 2026
11.	For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny the Fiscal Year 2027 Public Safety Sales and Use Tax (PSST) plan for Nye County Sheriff Department for Town of Amargosa Valley Sheriff McGill makes presentation for 2027 expenditures Motion by Carolyn Allen to set 2027 Expenditures at amount requested 2 nd by Brenda Dymond Motion passes 5 aye 0 nay	
12.	For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny request from Amargosa Middle School Science Teach Scott Kamerick. Request is for \$1,500.00 to fund the Middle School 8 th Grade End of Year Field trip Motion by Brenda Dymond to amend approval to include volunteers from School to help with Amargosa Days 2 nd by Richard Glassow Motion passes 5 aye 0 nay	
13.	For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny Schedule for Adjusting Projected Expenditures for Fiscal year ending June 30, 2026. Motion by Mike Cottingim to Approve amendments to Expenditures as presented 2 nd by Bobby Hutchison Motion passes 5 aye 0 nay	
14.	For Possible Action – Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny Letter from AVTB to Nye County Commissioners to Rescind the IPMC References in the County Code. After a Town Hall Meeting in Amargosa Valley and the BOCC Meeting March 3, 2026 in which all 5 Commissioners agreed that the IPMC was not appropriate in NYE COUNTY, it was government over reach. Motion by Carolyn Allen to issue Letter to BOCC Commissioners requesting that they Rescind the IPMC References in the County Code. 2 nd by Brenda Dymond Carolyn States language is not correct. County may keep it for the Pahrump Regional Planning District Carolyn will go to BOCC to make presentation Jimmy Thomas Folks from AV got rid of IPMC Ona Evans Thanks for going to BOCC plus prayers for my son. We got letter that our case is closed.	

AMARGOSA VALLEY TOWN BOARD AGENDA

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Motion Passes 4 aye 0 nay 1 abstention

15. For Possible Action -Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny the Amargosa Valley Town Board to send a RESOLUTION to INITIATE and Express Support for the Development of a Locally Informed Proposal For a NATIONAL CONSERVANCY AREA ON PUBLIC LANDS IN AMARGOSA VALLEY, NEVADA. Amargosa Valley is a rural community that depends on responsible land management, access to public lands, and long-term water security. A National Conservancy Area (NCA) can provide long term management certainty while allowing multiple use. These public lands are subject to increasing development pressure and any designation should be developed with STRONG LOCAL INPUT

Motion by Carolyn Allen to send resolution as stated

2nd by Brenda Dymond

Motion passes 5 aye 0 nay

16. For Possible Action- Discussion and Deliberation. Motion to Approve, Amend and Approve or Deny the Amargosa Valley Town Board Reject the 10,122 ACRE Tidewater Solar Farm project proposal surrounding Ash Meadows on BLM land.

Motion by Carolyn Allen to Reject Tidewater Solar Farm Project

2nd by Brenda Dymond

Comments to support Rejecting the Project

Fuentes Family

Emma Veladore

Annette Fuentes

Timbasha Tribe

Motion passes 5 aye 0 nay

AMARGOSA VALLEY TOWN BOARD AGENDA

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- 17. 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

Mandy Campbell with Timbasha Tribe

Thank you for supporting the rejection of the Tidewater Project and protecting Ash Meadows Water is life for all of all. We need to fight for what we have. People are buying up the land.

Emma Velador asks if the Board has Signed any Non Disclosure Agreements

Board has not

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

Bobby Hutchison Re IPMC per court my case still stands

Mike Cottingim No Comments

Richard Glassow Thank everybody for their support

Brenda Dymond Have met with Company regarding New Gym Floor

Carolyn Allen Regarding IPMC all charges and sentences have been dismissed

- 19. For Possible Action-** Set date and time for April 23, 2026 at 6:30 PM

Motion by Carolyn Allen

2nd by Brenda Dymond

Motion passes 5 yes 0 nay

- 20. Adjourn**

**AMARGOSA VALLEY TOWN BOARD AGENDA ITEM REQUEST TO FORMILY
HALT/CEASE & DESIST CONSERVANCY ACTIVITIES REGARDING ANY FURTHER ACTION
ASSOCIATED OR AMENDED ON AGENDA ITEM #15 FROM MARCH 26TH 2026 ACTION ITEM
& OR SEPTEMBER 24TH 2026 ACTION AGENDA ITEM #10**

**SUBJECT TO CITIZEN PUBLIC TESTIMONY & MAJORITY RULE FOR THE OFFICIAL RECORD
OF AMARGOSA VALLEY TOWN BOARD-MEETING ON MARCH 26th & SEPTEMBER 24 2026
AGENDA ITEM 15. (SUPPORT FOR A LOCALLY INFORMED PROPOSAL FOR A NATIONAL
CONSERVATION AREA ON PUBLIC LANDS), TOWN HALL MEETINGS JUNE 11th 2026 &
SEPTEMBER 22 & 24, 2026 ASSEMBLY FOR PUBLIC SCOPPING HELD [TWICE ON JUNE 11, &
SEPTEMBER 22, 2026]**

TO: The Amargosa Valley Town Board (AVTB)

FROM: Paul Lemus, Licensed Real Estate Agent (Nevada License #47810), THE NEVADA PRIVATE
LANDOWNERS, COWBOY CODE COALITION FOUNDATION (NEVADA PAC)

DATE: September 25, 2026

RE: Structural Sequence Defect, Open Meeting Law Violations, and Demand to Cease and Desist All
Conservation Area/Conservancy Proposal Efforts Under FINAL ACTION Agenda Item #10 (**EXHIBIT 1
September NYE COUNTY BOARD OF COUNTY COMMISSIONERS**)

NOTICE OBJECTIVE PUBLIC AGENDA REQUEST & DEMAND

Respectfully, To the Chairman and Members of the Amargosa Valley Town Board,

This correspondence serves as an official, formal demand to **IMMEDIATELY HAULT/CEASE &
DESIST** any and all further actions, implementation plans, mapping guidelines, or collaborative
initiatives associated with **Agenda Item #10** from the September 24, 2026 agenda. This mandate covers
the proposed "Amargosa Valley Conservation Area" and extends to any **past, present, or future**
conservancy proposal efforts operating within the boundaries of the **89020 ZIP code**. This again confirms
the invalid and voided claim being declared by the majority of testimonies brought by the people of
Amargosa Valley to the AVTB. Deemed sequence of the **Agenda Item #15** Created on March 26, 2026 is
and shall be declared VOID. The people of Amargosa Valley are asking for clarification in a specific
agenda item. Please properly word this item please to conclude further efforts please and thank you. Not
just to deny the map & **ALL FURTHER MORE SUCH ACTION. (Exhibit 2 March AVTB Agenda)**

**Example: For Possible Action — Discussion and Deliberation: To Approve, Amend and Approve,
or Deny a Motion directing that—subject to the findings of the local Town Hall Scoping Meetings
tracking back to the March 26, 2026 origination of the item to support a presentation from a
conservancy—the Amargosa Valley Town Board shall CEASE ALL AND ANY FURTHER
ACTIVITIES. This cessation is mandated due to the formal public scoping meetings held on June
11, 2026, and again on September 22, 2026, where both public assemblies demonstrated an
overwhelming majority of residents and landowners demanding an immediate halt to further**

activities with the conservancy. Public scoping has officially determined that this community does not support or want further action supporting any conservancy or environmental corridor overlay within the boundaries of Amargosa Valley, Nevada, at this time.

As established by the record, your body deliberated on Item #10: *"Discussion and Deliberation. To Approve, Amend and Approve or Deny Motion to Approve the proposed Map and Guidelines for the Amargosa Valley Conservation Area."* (Exhibit 3,4 OLD & NEW MAP)

We put this Board on formal notice that proceeding with actions on this item violates the statutory sequence mandated by the **Nevada Open Meeting Law (NRS Chapter 241). STATUTORY REASONS FOR THE DEMAND**

1. **Failure of Mandatory Sequence:** Under Nevada law, open, thorough public scoping and local data collection must **precede** any formal motion for action by a government board. A local board cannot vote to ratify maps or establish conservation boundary lines before holding wide-scale town town halls specifically designed to gather input from the affected landowners.
2. **Devaluation of Private Assets Without Due Process:** Attempting to force an urban conservation map or a third-party corridor designation across the 89020 ZIP code directly clouds property titles, limits land usage rights, and artificially compromises the market value of privately owned lots and businesses. In the event your board wants to file eminent domain then file it properly.
3. **The Motion is Statutorily Void (NRS 241.036):** Because the public scoping town halls did not occur prior to the drafting and positioning of this action item, the foundational sequence has been inverted. Under **NRS 241.036**, any action or approval derived from a structurally non-compliant agenda item is completely void from its inception.

II. MANDATE TO THE BOARD

You are hereby commanded to immediately halt all progression on the proposed Conservation Area maps. No staff resources, town assets, or official correspondence may be deployed to advance this project to the Nye County Board of County Commissioners or any federal land managers. The private landowners of 89020 have not granted their permission on any newly formed group, and we will enforce our inalienable rights to the fullest extent allowed under western WATER, CONTRACT, OPEN MEETING & OR PROPERTY LAW COMBINED. We demand that this entire initiative be halted, and that any FURTHER subsequent motions tied to this project be **DEEMED INVALID AND SHALL FURTHERMORE BE FRAUDULENT & struck from the FEDERAL, STATE, COUNTY, TOWN public records. (Exhibit 5 Town Hall September 22 2026 Agenda)**

Sincerely and Respectfully Submitted, **Paul Lemus**



Nevada Real Estate Agent Extraordinary (License #47810) Sin City Realty, Nevada Southern Real Estate

Vice Chair Cowboy Code Coalition Foundation (PAC) representing several Nevada Private Land Owners

Amargosa Valley Town Board

ATTACHMENT – SUMMARY

Submitted by: Cindy Bedient

Resolution 2026-1 previously supported beginning the process of evaluating a proposed National Conservation Area.

On **September 24, 2026**, the Town Board voted to deny the proposed **Amargosa Valley Conservation Area**, but the motion did not specifically rescind Resolution 2026-1.

This agenda item asks the Board to **clarify whether Resolution 2026-1 remains in effect** and, if necessary, formally rescind it and withdraw any remaining Town support for the proposal, including the different names used during the process.

Purpose: To create a clear written public record of the Town Board's current position.

AMARGOSA VALLEY TOWN BOARD

AGENDA ITEM REQUEST

Requested by: Cindy Bedient

Date submitted: 10/5/26

Phone/Email: cindybedient5@gmail.com

Requested meeting date: October 22, 2026

AGENDA ITEM TITLE

Clarification and Possible Rescission of Resolution 2026-1 and All Town Support for the Proposed Conservation Area/NCA

REQUESTED AGENDA WORDING

Discussion and possible action regarding the current status of Amargosa Valley Town Board Resolution 2026-1 and the proposed conservation-area initiative surrounding Ash Meadows and Amargosa Valley following the Town Board's September 24, 2026 action denying the proposed **"Amargosa Valley Conservation Area."**

Clarify whether the September 24, 2026 denial terminated the Town Board's prior support for the conservation-area proposal previously or subsequently referred to as the **"Ash Meadows National Conservation Area," "Amargosa Valley National Conservation Area,"** and **"Amargosa Valley Conservation Area."**

Consider approving, amending and approving, or denying the formal rescission of Resolution 2026-1 and withdrawal of any remaining Town Board support for pursuing, evaluating, developing, recommending, or establishing the proposed conservation area/National Conservation Area under any of those names or any substantially similar continuation or renamed version of the proposal.

REASON FOR REQUEST

Resolution 2026-1 was previously adopted by the Amargosa Valley Town Board in support of beginning and participating in the process of evaluating a proposed National Conservation Area.

During 2026, public records and agendas used different names in connection with the conservation-area proposal, including **"Ash Meadows National Conservation Area," "Amargosa Valley National Conservation Area,"** and **"Amargosa Valley Conservation Area."**

At the September 24, 2026 Town Board meeting, Agenda Item 10 concerned approval, amendment, or denial of the proposed map and guidelines for the **"Amargosa Valley Conservation Area."** A motion was made to deny the proposed Amargosa Valley Conservation

Area, the motion was seconded, public comment was taken, and the Board voted in favor of the motion.

However, that motion did not specifically state that **Resolution 2026-1 was rescinded**, nor did it expressly identify the earlier names used for the National Conservation Area proposal.

Clarification and formal action are therefore requested so that the public record clearly establishes the Town Board's current position and eliminates uncertainty concerning whether any earlier, renamed, modified, or substantially similar version of the proposal continues to have Town Board support.

ACTION REQUESTED

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If it remains in effect, consider formally rescinding Resolution 2026-1 and withdrawing any remaining Town Board support for the conservation-area proposal previously or subsequently identified as the:

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Amargosa Valley National Conservation Area; or
Amargosa Valley Conservation Area.**

The action should also clarify the Town Board's position regarding any substantially similar continuation or renamed version of the same proposal.

If Resolution 2026-1 is rescinded and Town support is withdrawn, direct Town staff to provide written notice of the action to the Nye County Board of County Commissioners and other governmental agencies or officials that previously received notice of Town support.

Signature: Cindy Bedient
Date: 10/5/26

FOR TOWN OFFICE USE
Received by: Phil Coltrane
Date/Time: 10/5/2026
Signature: Phil Coltrane

AMARGOSA VALLEY TOWN BOARD

AGENDA ITEM SUMMARY

More Complete Town Board Minutes

Discuss providing more detailed meeting minutes that document substantive public comments, Board discussions, motions, decisions, and actions without requiring residents to specifically ask that their comments be included in the minutes.

Thursday
10/22/2026
6:30

AMARGOSA VALLEY TOWN BOARD

AGENDA ITEM REQUEST

Requested by: Cindy Bedient

Date submitted: 9/27/26

Phone/Email: cindybedient5@gmail.com

Requested meeting date: _____

AGENDA ITEM TITLE

More Complete Town Board Meeting Minutes

REQUESTED AGENDA WORDING

~~Discussion and possible action~~ regarding establishing a policy for more detailed Town Board meeting minutes that accurately document substantive public comments, Board discussion, motions, decisions, and actions without requiring a speaker to specifically request that their statement be included in the minutes.

REASON FOR REQUEST

More complete minutes would provide residents with a clearer public record of the issues discussed at Town Board meetings and the positions and concerns presented to the Board.

ACTION REQUESTED

Consider establishing a policy or procedure for preparing more detailed meeting minutes while complying with Nevada Open Meeting Law and applicable public-record requirements.

Signature: Cindy Bedient

Date: 9/27/26

FOR TOWN OFFICE USE

Received by: Wip Collings

Date received: 9/28 Time: 9:56

Signature/Initials: m

SUPPORTING EXAMPLES

Recording Public Comments in Meeting Minutes

The purpose of this agenda request is to eliminate the need for residents to specifically say **“Please put this in the minutes”** each time they speak.

Residents may forget to make that request. A consistent procedure in which the clerk records the speaker and a fair summary of substantive public comments would provide a more complete public record.

This request is **not asking for a word-for-word transcript of every meeting**. It is asking that substantive public comments be routinely summarized in the minutes without requiring the resident to make a special verbal request.

EXAMPLES FROM OTHER PUBLIC BODIES

Nye County Board of County Commissioners – Nevada

Nye County meeting records provide examples of public speakers being identified and the substance of comments being reflected in meeting records. This is particularly relevant because Amargosa Valley is within Nye County.

Pahrump Community Library Board – Nevada

Meeting minutes provide examples of individual public speakers being identified and summaries of their comments being recorded during public-comment portions of meetings.

City of Reno – Nevada

Reno public-meeting procedures provide for public comments and written comments to become part of the meeting record without requiring a resident to use the specific words “put this in the minutes.”

PROPOSED AMARGOSA VALLEY PRACTICE

Amargosa Valley should consider establishing a consistent procedure in which:

- Residents are **not required to say “please put this in the minutes.”** > NRS *appearing*
- The minutes identify public speakers when appropriate.
- The minutes provide a **fair and meaningful summary of substantive comments** concerning Town business and agenda items.
- Written comments submitted for a meeting are appropriately identified and retained with the meeting record in accordance with applicable requirements. ✓
- The same procedure is applied consistently to residents rather than depending upon whether an individual remembers to specifically request inclusion.

PURPOSE

A resident's substantive comments should not be left out of the meeting record simply because the resident forgot to say **“put this in the minutes.”**

A consistent procedure would create a more complete record of community concerns, questions and comments while avoiding the burden of producing a word-for-word transcript of every meeting.

REFERENCES

Nye County, Nevada – Board of County Commissioners meeting agendas, minutes and public records.

Pahrump Community Library District, Nevada – Board meeting minutes.

City of Reno, Nevada – Public meeting agendas, minutes and public-comment procedures.

Good evening, members of the Town Board. My name is Jessica, and I'm the [REDACTED] head of the Amargosa Basin Water and Wildlife Alliance.

I want to talk tonight about why I believe the conversation about a National Conservation Area is so important for our community. I've spent a lot of time looking through the available information, and the thing that keeps coming back to me is that all of these issues we're talking about are connected.

Water. Wildlife. Public lands. Property. Recreation. And our rural way of life. Those aren't separate issues.

Our water is the foundation for this community. Nevada's State Engineer issued Order 1338 in 2025, which states that water levels have been in steady decline in an area of centralized pumping in and around Amargosa Valley. The same order notes that the estimated perennial yield of the hydrographic basins in question is about 24,000 acre-feet per year, while existing groundwater rights total more than 26,000 acre-feet per year. I'm not saying that means we're going to run out of water tomorrow. I'm saying that the State Engineer has already recognized that this is a system that needs careful management.

And we have a reason to be especially careful here. Ash Meadows is not just another piece of desert. The Fish and Wildlife Service identifies it as an internationally recognized wetland, with more than 23,000 acres, four endangered fish species, eight threatened or endangered plant species, and 26 species found nowhere else on Earth.

The USGS and partner agencies are monitoring 44 wells and 10 springs across the Amargosa groundwater system because understanding those connections matters.

At the same time, we're seeing increasing pressure on public lands.

The proposed Tidewater Solar Farm alone covers approximately 10,122 acres of BLM land and proposes up to 1,200 megawatts of solar generation and up to 1,200 megawatts of battery storage. And in 2023, BLM offered four Amargosa Desert parcels totaling 23,675 acres for utility-scale solar development. My point isn't that every development project is automatically bad. My point is that we need to look at the cumulative picture. We can't evaluate water, wildlife, development, and public lands as if each decision exists in its own little box.

That's why I support continuing the locally informed process for an Ash Meadows National Conservation Area.

The Town Board's own Resolution 2026-1 says the purpose of this effort is to evaluate a locally driven proposal, with long-term water security, public access, management predictability, local input, and collaboration with Tribal partners among the considerations.

I also want to be very clear about something. I don't want an NCA because I want Amargosa Valley to become a museum. I want it because I want Amargosa Valley to remain a living community. I want families to be able to live here. I want people to have access to the public lands they've used for generations. I want property owners to have predictability. I want recreation to remain part of our community. And I want Ash Meadows and the groundwater system that supports it to still be here for our children and grandchildren. I think the people who actually live here deserve to be part of those decisions.

Thank you.