# CITY OF ELY

501 Mill Street Ely, Nevada 89301
City Hall (775) 289-2430
Cityofelynv.gov

## ELY CITY COUNCIL
## REGULAR MEETING

**October 8, 2026, 5:00 p.m. – Ely Volunteer Fire Hall – 499 Mill Street – Ely, Nevada**

1. Mayor Pro Tempore Williams-Harper called the regular meeting of the Ely City Council to order at **5:00 P.M.**, Reverend Daniel Gbundema offered an invocation. Mayor Pro Tempore Williams-Harper led in the Pledge of Allegiance and asked for Roll Call.

Members present:
- Mayor Pro Tempore Jerri Lynn Williams-Harper
- Councilman Terrill Trask
- Councilwoman Melody Van Camp
- Councilwoman Michelle Yeoman
- Councilman Dennis Perea

Members absent:
- Mayor Nathan Robertson

City Officials and staff present in the building or via video conference:
- City Clerk Jennifer Lee
- City Treasurer Janette Trask
- City HR Director Desiree Ramirez
- Public Works Director Mike Cracraft
- City Fire Chief Pat Stork
- City Building Official Chris Flannery
- City Engineer B.J. Almberg
- City Attorney Chris Arabia
- City Police Chief Scott Henriod
- City Municipal Court Judge Matt Hibbs
- City Administrative Assistant Patti Cobb

Also, in attendance: Members of the public in attendance at the Ely Volunteer Fire Hall signed in (appears on the next page) and the following people attended via video conference: Geri Wopschall; Wyatt Cox, KELY; Eugene Haper; Jennifer Drew-Lesher; Kyle Miller; Valerie O'dell-Flannery; Ashley Vernon; Jennifer's Notetaker; and Bill's Notetaker.

**ELY CITY COUNCIL ATTENDANCE LIST**

DATE: October 8, 2026

| Print name below | Print name below |
|---|---|
| Donna Batty | |
| Jason Beth | |
| WADE COLDAN | |
| Tristan Millsaps | |
| Tony Locke - Arevia Power | |
| George Chachas | |
| Jacob Montalvan | |
| MARK PEGG | |
| Daniel Gbundema | |
| Mark Bassett | |
| Alexander Hedrick | |

**2. PUBLIC COMMENT**

George Chachas stated on your agenda items 7-1 and 8B-2, you are to consider possible rate increases on a variety of City fees. Any consideration of fees proposed by Councilwoman Van Camp and Treasurer Trask need to be denied. The City Council and staff continue failing in collecting proper fees now and selectively enforce City codes. The failure should not be the reason for increasing fees. To date, City Clerk Lee, Councilwoman Van Camp, Public Works Director Mike Cracraft, City Engineer Almberg, and Treasurer Trask have not provided information requested regarding who authorized the installation of the 785 sewer clean out or connection; that was private property, not a City obligation. Which water department employee requested the meter be changed at the Cal Ranch store, which cost approximately $30,000, and it was approved by your City Engineer, not the City Council. A clear violation of NRS 354, which states money that isn't budgeted cannot be spent. The City has yet to reimburse me for curing the sewer problem at 681 Parker, which was the City's responsibility. To date, the City owes me $30,275.47, which includes penalties and interest. I remind you, federal law prohibits discrimination on any federally funded or assisted utility. I'm again requesting, who inspected the Bell Avenue project, CDBG 22\ PF\04. Again, my fence has been damaged and needs to be repaired, and water lines and meter pits were not put in front of my different properties. Now, I'm concerned that this board is thinking of raising rates. Hell, no! You need to show accountability, or you need to resign. Madam Chair, you have to enforce what is in the books and after that is done, then you consider change. Those in violation in regard to 8B-6 must comply with the law for a variance. You need to stop the discrimination. You cannot retroactively approve violations of City Code. Agenda item 8B-1needs to be denied. Are you going to bring back four lanes to the downtown area, the two signal lights, take out the dog park, bring back the family picnic area, and a baseball diamond? You need to promote downtown, not dogs. It appears the City is going to the dogs as a businessman; that's not going to happen I'm telling you right now. Agenda item 8B-4 needs to die. The Council needs to promote the City, not a dog park. Where are your priorities?

Jason Bath stated I'm actually representing the City of Ely Historic Preservation Commission and I'm also on the Tourism and Recreation Board. I was asked to come here to help answer any questions that the public had, hearsay, I guess, about the new formed City of Ely Historic Preservation Commission. I invite anybody, instead of doing hearsay and rumors, to absolutely give myself a call, come find me, whatever, and I will be happy to answer anything that I know. My biggest thing is that we are a brand-new board. I was asked to be on this board because I guess some people think that I think out of the box, and I like to think positively about our community. I've grown up here all my life, so I want to see it thrive, but I also very much respect the historic value of this community. The biggest thing that I can take away from this is that I'm old enough to know what happens when the mine closes and believe me the mine will close and I don't want us to be in the same dilemma that we were in 1980 that we can actually get some other sources of income into this community and make it thrive and not see the struggles that we had back then; tourism is a big part of that. The one thing that draws the tourists to this neck of the woods, somewhere in the middle of nowhere community, is the historic value of this community, the train, and the buildings. There are a lot of people that say, well, there's nothing really special about their buildings, but there is. Architecturally, there is, you just have to look past and not have the blinders on to see what the historical value of these buildings are. This board, in my opinion, is not here to dictate whether this is deemed as historical preservation or not. This is completely and 100% up to the business owner. My part of this is to try to open people's eyes to what could be, try to restore these buildings to what they were and what made us in history, but also bring in thriving businesses and housing opportunities to multipurpose these buildings into something that is viable for this community. Our biggest thing is how do we do that? Well, that's what we're trying to figure out as a new board. As far as the topic goes of the historical district, I'm not sure at this point the right choice is to make it a district without us getting together and figuring out where our one-year priorities are, and I will have that lined out by the next meeting.

Mark Bassett stated I strongly encourage the Council to approve Resolution 2026-10, establishing the historic districts on Aultman Street and also Nevada Northern Railway.

DRAFT

Obviously, the Railroad is at the end of Nevada Northern Railway, and I actually, live on Nevada Northern Railway. Competition for dollars is incredibly intense, and in 2006 the Railroad was recognized as a national historic landmark. A national historic landmark is the highest level of recognition the federal government can bestow on a historic property. Other national historic landmarks you might have heard of would be like the White House; That's the level of the Railroad. The other thing is, I was a Main Street project manager in Laramie, Wyoming and there were two buildings that were on the verge of collapse and by creating a historic district there we were able to bring in outside money, outside developers, who could get a historic preservation tax cut, and they invested buku bucks in preserving those two buildings. The last time I was in Laramie, Wyoming was about three years ago, and I wanted to see the improvements that we made in the downtown area. I drove every street downtown Laramie, and I could not find a parking spot, and this was a Friday morning at 10 o'clock; that's how busy the downtown was. It is a progressive idea, it is an idea that's going to take time, this is not going to happen overnight, but this is just the start of a journey to actually improve our downtown. In Wyoming, one of the main street cities was Rawlins, Wyoming and I didn't think they had a prayer, I really didn't. They were only one-hundred miles down the road from us. About five years ago, Rawlins was recognized as the National Main Street City of the Country. It was quite a battle they fought, and they succeeded. So, again, I encourage the Council to pass the resolution and start on this journey to preserve our downtown. Thank you.

Date: Thursday, October 8, 2026 at 03:29 PM MDT

10/08/2026

Dear Council:

Conflict with another meeting prevents me from addressing you personally.

I would like to express my concerns about New Business Item #1 on tonight's agenda that proposes to create two historic districts in Ely.

I am opposed to creation of these districts until it is comprehensively explained to the citizens of Ely, and especially the property owners within the boundaries of the proposed districts, exactly what benefits and restrictions will result from the creation of those districts.

Thank you for your consideration.

Sincerely,

Marty Westland, Ely resident

**3. Mayor – Discussion/For Possible Action – Approval of Agenda, including removal of agenda items.**

Councilwoman Van Camp moved to approve the agenda as presented. Councilman Trask seconded the motion. The motion carried unanimously.

**4. CITY DEPARTMENT REPORTS**

- **CITY CLERK**

  City Clerk Lee stated on September 25th, the City was notified we were awarded a $5 million first responder communication upgrade grant. Police Chief Henriod and Mayor Robertson have accepted it, so my office will prepare the RFQ for design and project management. Per our earlier discussions, regarding a Central Ely drainage study, City Engineer Almberg has estimated $130,000 for FY28 budgeting purposes.

- **CITY ENGINEER**

  City Engineer Almberg stated the big thing is the Central Ely Sewer Project, which is one of our earmark grants has received EPA approval and is out for bid. We are giving them a pretty long period to get their bids in, because it's a large sewer job. Hopefully it will be in front of you in December for approval, and I anticipate they will be able to start work in the spring. Supplies for the Morley Project showed up this week, so they anticipate

they will be moving to the site and getting to work next week on that project. The Trap Club project is moving along with a contractor and hoping to complete the outside work prior to the storms coming. We are going through submittals with them at this time and working on other odds and ends.

**5. NNRY FOUNDATION REPORT**

NNRY President Mark Bassett stated there's actually a typo in my report. Underneath ridership in September, we carried 1,722 passengers, and that's an 11% increase, not a decrease. Which, considering fuel prices and everything, I was very happy to experience that. The following report was reviewed.

**NEVADA NORTHERN RAILWAY**
**NATIONAL HISTORIC LANDMARK**

EAST ELY

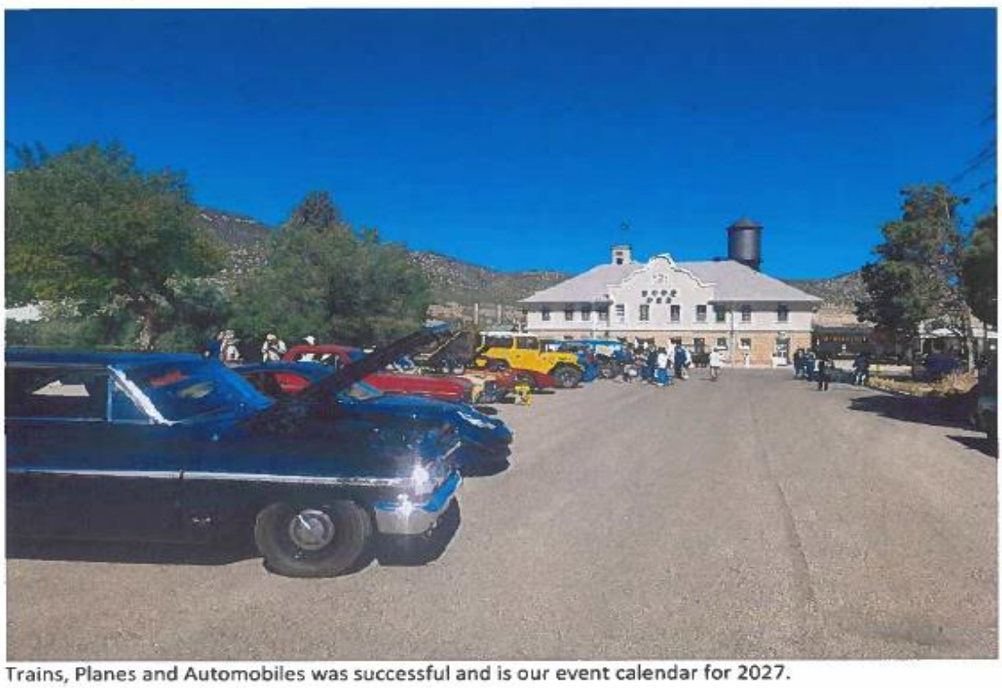
**Nevada Northern Railway Foundation**
A Nevada 501 (c) 3 Non-Profit Corporation
Depot: 1100 Avenue A, Ely, Nevada 89301
Mailing Address: PO Box 150040, Ely, Nevada 89315
Voice: (775) 289-2085 • Web: www.nnry.com • E-mail: info@nnry.com

**Monthly Operations Report for September 2026**

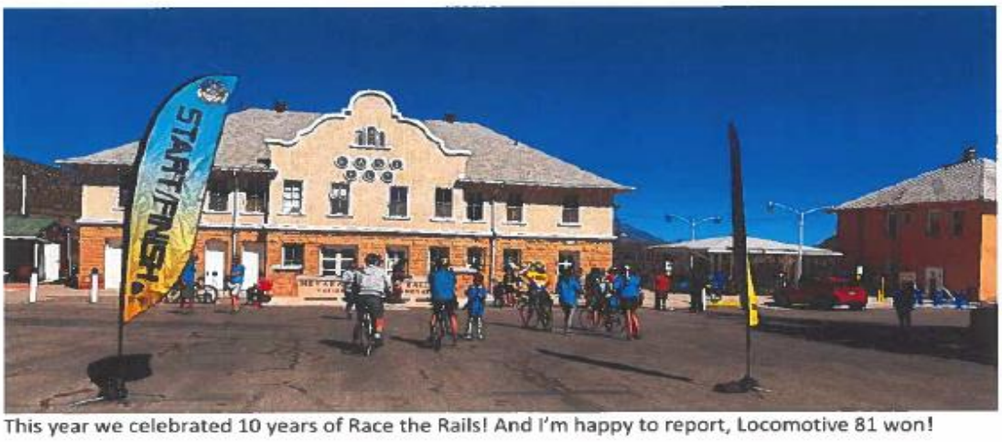
1. Locomotive Status – No change
   a. Locomotives in service: 81, 109, 250, 801, 802, Wrecking Crane A & Rotary B.
   b. Locomotive 93 suffered a hub liner and crown brass failure on axle 4. We have dropped the axle and taken it to Salt Lake. Fortunately, the axle can be turned. The axle has been turned and the locomotive bearing bronze has been machined and the axle is back in Ely.
   c. During an inspection of the Doodlebug, we found a crack in the power truck frame. We are in the process of make a repair and returning the car to service.
   d. Locomotive 105 is out of service for radiator leaks, the radiators have been sent out for repair.
   e. Locomotive 40 is out of service for her heavy repairs. We have started on her repairs; she will be out of service until 2027.
   f. Locomotives out of service needing moderate repairs: #201
   g. Locomotives waiting funding for restoration: Steptoe Valley Smelting and Mining #309 and Rotary Snowplow B (for boiler overhaul.)
   h. Locomotives out of service needing heavy repairs #80 and the military locomotives.
2. Rolling Stock Status – No change
   a. Passenger equipment in service: #05, #07, #08, #09, Flatcar #23, Baggage/RPO #20, and Outfit Car #06.
   b. Caboose 6 is out of service for truck issues.
   c. Passenger Coach 5 is in service but it needs to be lettered in gold leaf.
   d. Passenger equipment out of service: #10, #2 and #05 needing heavy repairs.
   e. Cabooses in service: #3 #6 and #22 are operational.
   f. Cabooses out service: #5
3. Track Status – No change
   a. Keystone Branch is open.
   b. Adverse Branch is open.
   c. Museum Branch is open.
4. Ridership and Ticket Sales – Updated
   a. In September we carried 1,722 passengers, it is an 11% decrease over the previous year.
   b. So far this year, we have carried 10,930 passengers, an increase of 3% over last year.
   c. Since operations began in 1987, we have carried 418,376 passengers.
5. Economic Impact – The average non-gaming & gaming daily expenditure per overnight visitor $550, per Rural Nevada Visitor Profile 2019 - 2023.
   Economic impact for September 2026 was 1,722 x $550 = $947,100.
   Economic impact year to date was 10,930 x $550 = $6,011,500.

   These numbers only reflect the economic impact of our train passengers and does not include visitors who did not ride the train.
6. Social Media: Our reach on social media continues to expand:
   a. Our Facebook views was 3,138,572
   b. Our Facebook viewers last month was 1,872,401
   c. Content interactions last month was 79,133.
   d. The number of times your Page or profile was visited last month was 86,348.
   e. 298,249 people follow our page.
7. September was busy at the railroad. On Labor Day weekend we brought back Trains, Planes and Automobiles. As Part of the festivities we demenstrated our 1907 steam-powered wrecking crane.





Trains, Planes and Automobiles was successful and is our event calendar for 2027.




This year we celebrated 10 years of Race the Rails! And I'm happy to report, Locomotive 81 won!

Councilwoman Van Camp asked are you at capacity for Race the Rails?

NNRY President Bassett stated yes, we are. We packed the train with, I want to say 130 bicycles on the train, and that was our maximum capacity. We're working to increase capacity for next year. It's a very exciting event.

Councilman Perea stated as I understand it, they've completed the 2024 audit and have sent it to you for review and signature. Has that happened, and do you have an ETA on that?

NNRY President Bassett stated they did send us the 2024 audit. I did review it, responded to it, and I expect to have the audit done in another week to ten days, and then we'll move on to 2025.

Councilman Perea stated thanks.

**6. REPORTS**

- **COUNCILWOMAN YEOMAN**
  Councilwoman Yeoman stated I did attend the League of Cities earlier this week, and I would just like to say there were a lot of really good talks, it was a really good opportunity to be able to go to that and make some connections with other people in other municipalities, and I was really grateful for that opportunity.

- **COUNCILWOMAN VAN CAMP**
  Councilwoman Van Camp stated this past week, I also attended the Nevada League of Cities in Reno. We had two days with a variety of speakers, and the ones I liked the most were the hot topics on data centers and urban planning. There was also an interesting

discussion on using receivership to eradicate blight. Receivership may be something the City could initiate but would have to discuss with Chris. I had a nice time and came home very motivated for the City. The dog park is coming along. The crews have been working on the trees, because we're going to put rocks around the bases. The fire hydrant is in place, and work is being done on the patio covering and the cement. Also, I would like to thank all the different City departments for coming in to assist the Parks Department with the dog park, and of course, Mike, as he is on top of everything. I also attended this morning's Utility Board meeting.

- **COUNCILWOMAN WILLIAMS-HARPER**
  Councilwoman Williams-Harper stated I was also at the League of Cities. One of the really good things was an urban planning exercise that we did. It was really nice to sit with my fellow council folks, and work on a problem together, to see how we all think and to see what we all bring to the table. It was also good to be able to discuss in real time some of the topics and the interesting things that we did here. The Mayor was also there, and you have the Mayor's reports in your packets.

**7. ITEMS FOR DISCUSSION/POSSIBLE ACTION OF THE ELY CITY COUNCIL AS RECOMMENDED BY THE MUNICIPAL UTILITIES BOARD.**

1. Councilwoman Van Camp – City Treasurer Trask – Discussion/For Possible Action – Review of Rural Community Assistance Corporation (RCAC) City of Ely Drinking Water Rate Study, with acceptance and direction to City staff to conduct a Business Impact Study regarding possible increases to water, sewer and landfill rates, including hydrant rental and Will Serve fees.

   Councilwoman Van Camp stated the Municipal Utilities Board did recommend approval this morning.

   Councilman Trask stated I just want to make sure I'm reading this right. We are not approving of fee hikes right now; we're just doing the Business Impact Study to see what the impact would be.

   City Treasurer Trask stated yes.

   Councilman Trask stated I looked through the report, and it seems like they had some good recommendations with three different options.

   City Treasurer Trask stated I will tell you I liked option two they recommended with the gradual increase.

   Councilwoman Yeoman asked what is a typical timeline for an impact study?

   City Treasurer Trask stated this one took over a year.

   Councilman Trask stated I think what she is asking is how long will it take for us to do this Business Impact Study.

   City Treasurer Trask stated it will be up to the City Attorney, because in the past the City Attorney has completed the Business Impact Study.

   Councilman Perea stated Janette, as part of this study, I know that we're looking at the different fund balances and the directions of them. Is this study going to talk about which funds are decreasing, when we actually would end into a crunch, and anything along those lines, or are we just looking at the revenue side of it?

   City Treasurer Trask stated where I think you'll be able to see this is I've given this information to the Waterworth Program, I think once we get that back, we can give you that information to show you in graphs. The information takes into consideration everything including revenues, expenses, projected expenses, and why it's needed.

   Councilman Perea states so it'll give us the timeline when this becomes critical.

Councilman Trask moved to accept the Rural Community Assistance Corporation (RCAC) City of Ely Drinking Water Rate Study, with direction to City staff to conduct a Business Impact Study regarding possible increases to water, sewer and landfill rates, including hydrant rental and Will Serve fees. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

**8. ITEMS FOR DISCUSSION/POSSIBLE ACTION ONLY OF THE ELY CITY COUNCIL.**

**A. CONSENT AGENDA**

Councilwoman Van Camp stated I would like to disclose my granddaughter is an employee of the City of Ely Fire Department.

**MOTION:** Move to approve the Consent Agenda item 8A-1 Bills.
Moved by: Councilwoman Van Camp Second by: Councilman Trask Vote: Unanimous

1. Discussion/For Possible Action – Bills.
   - September 24, 2026
   - September 29, 2026

**B. NEW BUSINESS**

1. Mayor Robertson – Discussion/For Possible Action – Approval of Resolution 2026-10 Establishing Historic Districts on Aultman Street from 1st Street to 11th Street and on Nevada Northern Rail Way (East 11th Street).

   Councilwoman Van Camp stated I would like to disclose that my sister, Janet Van Camp, is on this Commission.

   Councilman Trask stated after listening to the public comment and where we're at, this is not a bad idea, but I think there needs to be a little bit more consideration on where this is going and how this exactly works. I know that we have the historic commission now and I think they keep working on this a little bit to make sure that we're not missing anything and we're not just rushing into this to make sure that it's historical. I just want to make sure that we hear everyone's comments, I think there's some valid comments regarding building codes, stipulations, and things like that. Just want to make sure that we're crossing all our T's and dotting all our I's before we pass it. I just don't feel comfortable at this time on this issue.

   Councilwoman Van Camp stated I was just under the impression that this is just kind of a shell, but there's nothing else being done.

   Councilwoman Yeoman stated this would establish the district, but I think what you're saying is that it specifies in the NRS the ordinances that we would adhere to, but because we have no ordinances, we would have the ability to draft those. So, I do fully appreciate all of the fears that have been brought up, regarding inhibiting development and those other items in the public comment. It does seem like once we establish the district, if we were to establish the district, we are then able to craft what that district looks like and put our own parameters in place. Mark, if you want to speak about how it would work, since you are on the commission?

   City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated that's exactly how it works. We're just establishing the district right now and putting out the boundaries, and then the suggestions from the Commission would come to the City Council if we wanted to pass any ordinances or things of that nature.

   Councilwoman Yeoman stated there's specifically been a lot of talk about by creating the district we would be preventing development, but the example you gave was that it would potentially enhance development by accessing this grant funding.

DRAFT

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated that's correct. The historic district in itself is just a shell. In fact, when you talk about historic districts, people start getting nervous because the government is going to tell me what to do now with my building, and that usually is not the case. The reverse is usually true, where outside money comes in because of tax credits and grants to actually make investments in the district. Two of our largest unoccupied buildings, the Plaza Hotel and Annies, are ripe for an outside developer to come in, invest money in our community, and turn those buildings from eyesores to economic generators for the downtown. The other critical thing that we have here is a housing shortage. We have lots of vacant second floors downtown and again this is a way of moving forward in utilizing that space and start addressing some of our housing needs in the community.

Councilman Perea stated I know that with the federal designation, aren't there federal rules that would have to be adhered to in order to hold on to that designation and is any of that limiting?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated there are federal rules. The suggested guidance is the Secretary of Interior's book for Historic Preservation on Buildings and Structures. Those guidelines only kick in if you use federal money. If you're using private money those guidelines really don't kick in, but the guidelines are nice to follow because it adds to the historic sense of the downtown area. An excellent example is when we were in Laramie, Wyoming, we owned a building, and this is, again, very typical in the 50s, 60s, and 70s that we need to improve the downtown, so they put stucco all over the outside of the building. Well, we pulled that stucco off, and what we found underneath the stucco was a cast iron storefront. Obviously, we restored it and put it back into use. This building that had been vacant now had a renter in there, and the second floor we turned into lodging. So, again there are a lot of boogeymen out there saying oh, you're doing the historic district, and I won't be able to develop my building and things of that nature. Quite frankly, the only thing is you can't use federal money to tear down a historic structure.

City Attorney Arabia stated you mentioned that this designation might expedite two properties in specific. Can you elaborate on how this designation would facilitate that?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated no one likes to pay taxes and so, there is a historic preservation tax credit. If a person comes in and makes an investment in one of the historic buildings that is in the historic district, they can make that improvement and save money on taxes. That's what we did in Laramie, Wyoming with the two buildings on the corner of 2nd and Grand, and the corner of 1st and Grand. Money was invested in those two buildings; we called it the Rubles Building at the corner of 2nd and Grand. They were thinking of tearing it down and creating a pocket park in Laramie, Wyoming, 7,200 feet above sea level that you could use one day a year. So, instead of creating the pocket park we found an outside developer who came in, invested in that building, and now it's the anchor of 2nd and Grand. The other building at 1st and Grand was Johnson's Hotel, and it was essentially a flop house, and again, he invested in that building, rehabbed the building, and now it's stores and condos.

Councilman Trask stated I guess part of my concern is it's a pretty large area, 1st to 11th Street, and then down Nevada Northern Rail Way. Is there any opportunity in this resolution that allows businesses or residents to opt out of this district, or is it just all-encompassing?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated all-encompassing, but then again, you already have districts in the community. You have the Redevelopment District, and so the City Council picked these boundaries, and this became the Redevelopment District. These are simply boundaries to recognize that this is the historic district of the City of Ely. Again, it is a tool to begin the redevelopment of the buildings along these two corridors. Other than that, if the Council passes this tonight, tomorrow morning, nothing has really changed other than a person can say, I live in a historic district.

DRAFT

Councilman Perea stated just assuming the law of unintended consequences here, and it sounded like Councilwoman Yeoman was talking about there may be a second bite at the apple down the road. If there's unintended consequences, is it going to come back before the Council?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated the way the Commission is set up is that the Commission cannot do anything without the Council approving it. So, anything the Commission proposes or agrees to has to come to the Council.

Councilwoman Van Camp stated as I understand, if you get this designation, then you folks will gather input from business owners, homeowners, and everybody that has an interest in it before you put anything together.

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated absolutely. Again, using the example of Laramie, Wyoming, we started the Main Street program there, and then we created a downtown development authority. The way a downtown development authority works is you have the taxes on a building set at this particular rate and then because of improvements to the downtown and to the buildings within the district, the tax rates go up, and the difference between the original tax rate and the new tax rate is then invested back in the district. That is a possibility to use here in Ely in the future and what that means to the property owner is yes, the property owner's taxes have gone up, but those taxes are then invested back into improvements to the district, and then the value of their holdings have gone up. At the end of the day, when they sell their holdings, the increase in the holdings could be anywhere from 20% to 50% or more. In the case of the Rubles building, it went from being a wreck to a very expensive building when it was all said and done. That building is still there forty years later adding and contributing to downtown Laramie.

Councilwoman Yeoman stated to Councilman Perea's earlier point about federal stipulations, if we were to somehow default in a criterion or something, and fail to uphold that specified criterion would our designation get taken away? Are there penalties you can think of, could we reapply, or is there anything like that?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated first of all, there's different levels of designations here. This is a City of Ely designation of the historic district. It is not a state district or a federal district. So, this is all at the control of the City Council.

Councilwoman Yeoman Stated I think that is a really important point to understand.

Councilman Trask stated we're designating, essentially, the Historic Preservation Commission to be the committee on this, so I just want to make sure, because when I dig farther into NRS 384.050, it sounds like any exterior work or anything like that would have to be approved by some sort of commission. So, does this mean that all work would have to come before this commission, before anything can be approved?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated no, when you go into that NRS, that is what they're doing in Virginia City. Quite frankly, there is nothing for the Ely Historic Commission to do. If the Ely Historic Commission decides that, you know, it would be really nice if we reviewed someone's building plans, we would have to go to the City Council and have the City Council vote and say, yes, the Historic Commission has that power. Without the City Council vote, the Commission has no power.

Councilman Trask asked are we the designated review board in that instance or who is that?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated we don’t have one. This is just the very first step, outlining the district, and then giving the Commission a chance to start filling the shelves, if you would, but again, the Commission can't do anything without the concurrence and permission of the City Council.

Councilman Trask stated I feel like I would rather, if we're going to do this, at least have that piece of it, crossing all of our T's and dotting all our I's of that NRS before we pass a resolution. Again, like I said, I don't think this is a bad idea. I just don't think that everything has been thought of. I think we can bring this back. I just don't feel like this has enough in it to fully answer everything that is part of this NRS.

Councilwoman Van Camp asked what is your opinion, Chris?

City Attorney Arabia stated I think that the Councilman makes some good points, and I can definitely see the upside to all of this. I get the sense that there's some concern in the community and we don't want to get into a situation of, let's pass it so we can find out what's in it, to use an example from recent history. People might be concerned about the potential tax implications, and I certainly think it is something that would be a good thing to bring back, but I think the councilman and councilwoman have also raised some good questions.

Councilman Trask stated I just want to confirm which board is reviewing this and make sure that's part of the resolution as we go forward. The actual area that's designated makes me a little bit concerned, too, just because it's such a large one encompassing such a large group of diverse buildings. I'm guessing that'd be all businesses and residences on the outside of Altman Street and that seems like a very large section to do.

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated well, the other thing is, that is the historic section of the City of Ely. Basically, Aultman Street was the main drag, and then in the case of Nevada Northern Railway, that was the main drag for East Ely, and so again, this will help build tourism in the community, and the Commission cannot do anything without the concurrence and the approval of the City Council.

Councilman Trask stated I just want to make sure that language is cleaned up on that as well. I mean, it's interesting when you start to look at it from 1st to 11th Street, there are some very historic buildings, but also, we have gas stations along that way, and different things like that, and so it makes me a little bit nervous just to lock everyone into that.

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated in the case of the Railroad, it is a National Historic Landmark, and when you go through and actually do the inventory, you have what you call contributing and non-contributing buildings, and so that's one of the things the Commission would do, is say, okay, this is the boundaries and now we're going to do an inventory of those boundaries. So, we have contributing and non-contributing, which means they're in the district, but they're not contributing to the district because they don't meet the standards for being a historic building.

Councilman Trask stated I think this would be stuff that would be great to have kind of worked out a little bit before we start designating whole areas. Again, we still don't even know, is it the Commission or the Council that is that person that decides that.

Councilwoman Yeoman stated I fully appreciate your hesitation. I guess my question is if we approve this, can we dissolve it at a later date?

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated absolutely; this is Council action.

Councilwoman Yeoman stated I do appreciate your hesitation. It's just the parameters that you're looking for don't exist yet, because we get to write them, if I understand it correctly, in the ordinance.

Historic preservation Commission Member Jason Bath stated Mark obviously has done research when using it in his application down at the Railroad and designating these things. My biggest thing is I don't want to tie the hands of any business owner that has to opt into something. By designating these areas, Mark does have a point that it does open the gates to help try to revitalize these areas and these business owners that want to

actually participate in this stuff. We want to go through and research the history of the buildings and the significance of the buildings to take to the business owner or to the person that owns a house, or whatever, and say, this is the history of your house. Would you like to redo this to where it's viable again, and to where we retain the history, but we make it into something that is purposely useful for our community in a positive way, and this is how we would like to help you do that. You can choose whether you want to go this path or this path; marking it historically there or not. We would love to try to do the research for you and show you the significance of it and then try to help you help yourself. I want to try to act as a tool to some of these people that don't know where to start and try to get them on a path to where they can be more prosperous than what they are.

Councilman Trask stated I guess my follow-up question to that would be, and I agree with this, I just want to make sure we're not getting ourselves in any hot water here, is that could we not do that already? Let's say you identified a block that had four historical buildings on it, you guys have done the research, you have all the owners come back at that point and say, hey we would like to make this a historical area and then pass the same resolution that we're attempting to do without encompassing all the buildings as part of it.

City of Ely Historic Preservation Commission Vice Chair Mark Bassett stated to an extent, we have to start somewhere, and so, in the opinion of the Commission these would be the boundaries. If this is approved, these are the boundaries, then the Commission can go in and actually go through. We may come back to the City Council and say, you know what, you were absolutely correct, let's just go from 1st Street to 9th Street along Aultman because if we go to 10th and 11th it doesn't need to be there, because there's nothing historic there, but our initial view of this is, these are the boundaries, and this is just the starting point.

City of Ely Historic Preservation Commission Member Bath stated there's a lot of unanswered questions and simply, I don't have those answers because I'm not educated enough in that at this point; that's one of the biggest things on my list is to educate ourselves. Thank goodness we have Mark to fall back on for a lot of those things, and he can help guide us. I love the idea of the districts, I think there's a great benefit for it, but we need to do it the right way. We don't run for election, we can't make those decisions, all we can do is advise, do our research, and try to commit as much as we can to the community to find out what historical value is, and how to preserve it.

Councilman Trask stated I appreciate all the work you guys are doing on it and I'm excited to see where this goes.

Councilman Perea moved to table Resolution 2026-10 Establishing Historic Districts on Aultman Street from 1st Street to 11th Street and on Nevada Northern Rail Way (East 11th Street) to provide guidelines and time to reach out to the community for a recommendation on this for a future date. Councilman Trask seconded the motion. The motion carried unanimously.

2. Mayor Robertson – City Treasurer Trask – Discussion/For Possible Action – Direction to City staff to conduct a Business Impact Study regarding possible increases to the City of Ely's animal control, bar cards, business licensing, cemetery, excavation fees, and prostitution cards.

   City Treasurer Trask stated we're looking at increases, and the last time the City increased, we did it across the board. So, if we're doing an impact study, I would like to also look at the other fees that the City charges.

   Councilwoman Yeoman asked how long do you anticipate this study to take?

   City Attorney Arabia stated I can answer that question on Monday; I don't want to just blurt something out.
   Councilman Trask moved to direct City staff to conduct a Business Impact Study regarding possible increases to the City of Ely's animal control, bar cards, business

licensing, cemetery, excavation fees, and prostitution cards. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

3. Councilman Trask – Councilwoman Williams-Harper – Discussion Only – Update on *Porter Group's* efforts on the City of Ely's behalf to secure federal and State funding.

   City Clerk Lee stated the Porter Group notified the City September 28th that the House of Representatives and the Senate will be back in session November 9th for consideration of our City Hall Renovation Project in the Agriculture Appropriations bill. Porter Group representatives met with our elected officials that attended the Nevada League of Cities Conference earlier this week.

4. Councilwoman Van Camp– Discussion/For Possible Action – Approval of agreement with EC Source Services, LLC granting permission for EC Source Services, LLC to: 1) Purchase water from the City of Ely and 2) To file the required temporary use permit for said water with the Nevada Division of Water Resources. EC Source Services LLC is constructing the expansion of the Robinson Summit Power Substation.

   EC Source Services, LLC Representative Jacob Lawrence Montalvan stated I've been a Nevada resident for the last ten years. We did work with Ms. Jennifer Lee, the City Clerk, to start the process of obtaining water from the City and wanted to make sure we were doing everything properly. We discovered, in talking to Jennifer and the State, that there's some more paperwork and processes that we have to go through in order to get the water from the City of Ely out to the substation as they reside in two different hydrographic basins. Robinson Summit just happens to be on the border of the City of Ely's hydrographic basin. So basically, we're just asking permission, in kind of an emergency situation here. We are trying to expand the substation, and in order to do that, obviously, we need water. So, it's kind of halted our ability to move forward on that matter, and we'd love to continue working with the City, and give you guys some revenue for purchasing that said water, and develop the substation to stabilize, and create a reliable energy grid. We will be filing on behalf of the City of Ely, with the State. We have the documents with us. It's full transparency. Studies go into this from the state to make sure that we're not consuming too much water, and I can answer any questions that you guys have about that.

   Councilwoman Yeoman asked, "How much water are we looking at?"

   EC Source Services, LLC Representative Jacob Lawrence Montalvan stated typically, for a construction project of this size, it'd be about three million gallons a year; that's an overestimate, by the way. Our initial estimates were about a million gallons a year, but I'll just say here, to be conservative, three million gallons, roughly. Just to put that in perspective, I lived on a ranch outside of Tonopah, Nevada for two years at a regular 5-segment, pivot irrigation system uses about a million gallons a day. So, we're talking about three million gallons over about two years. In the grand scheme of things, I know you hear millions, and it sounds like a lot, but for a farm that's what they use about daily. So, we're not asking for that much.

   Public Works Director Cracraft stated I am good with this.

   Councilwoman Van Camp moved to approve the agreement with EC Source Services, LLC granting permission for EC Source Services, LLC to: 1) Purchase water from the City of Ely and 2) To file the required temporary use permit for said water with the Nevada Division of Water Resources. EC Source Services LLC is constructing the expansion of the Robinson Summit Power Substation. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

5. Councilwoman Van Camp – Discussion/For Possible Action – Approval to send letter to the Nevada Department of Transportation (NDOT) District 3 requesting directional and informational signs for the City of Ely dog park. NDOT will provide and install signage except for screen printing cost on informational signs.
   Councilwoman Van Camp stated there will be one out on McGill Highway and one up on Murry.

Councilman Trask moved to approve sending a letter to the Nevada Department of Transportation (NDOT) District 3 requesting directional and informational signs for the City of Ely dog park with the stipulation that the screen printing doesn't go over the already committed $5,000 from the City. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

6. Council Members – City Building Official Chris Flannery – Discussion/For Possible Action – Approval of an emergency abatement action pursuant to Ely City Code 4-1-22 to exterminate and remove a cockroach infestation at 195 West 15th Street, Parcel No.: 001-212-02, determined by the City Building Official to be a public nuisance that places the public in immediate danger of health, safety, or welfare.

City Building Official Flannery stated here we are again. We have a landlord that has an issue with an infestation of cockroaches. I did get a hold of Mr. Moattar and there will be a displacement of ten different families or households. I put that back into his ball court. He did move them over to the motel and at that time, I told him he needed to spray the motel, but I really don't have much authority other than saying that. I think what I'm going to do, probably, next week, is I'm going to write a letter to Mr. Moattar requiring him to provide me a pest report from each and every property that he has at this time, so we can try and contain this problem that we've got going on. This is not something that just happened overnight, this is something that's been in the pot cooking for a while. He already pre-paid to have the units sprayed and I reached out to the pest company earlier today, and they're going to meet with me Sunday on location. I'll have to get a hold the Sheriff's Department to see if I could get assistance, because he has to get into each and every unit to spray and those tenants need to be outside of those units. There are tenants that refuse to leave, and I get that because that is their home and they're paying for that. I'm bothered that the landlord is not paying attention to these people and their needs. This should have been taken care of. He was handing out bug bombs that he was purchasing from the Ace Hardware for over a month to these people to fumigate their own homes, and it's just not working this way.

Councilwoman Van Camp asked if this was the same pest company that did the house on Fay Avenue?

City Building Official Flannery stated no, after talking to Mr. Moattar, I gave him up until today to figure this out, so he got a hold of a very reputable pest company out of Las Vegas and when I reached out to them, they do all pests. Mr. Moattar did pay this in full. However, the pest company has not made a site visit yet, so the site visit will be Sunday, and we're hopeful of getting the tenants out so we can get those sprayed, and then we can come up with a process to make sure we get that eradicated at those apartments.

City Attorney Arabia stated if I may, I just want to ask you a couple of things for the record, just because this was an emergency item. Was this occurrence of this property an unforeseen circumstance?

City Building Official Flannery stated yes that it was on my part.

City Building Official Chris Flannery asked in your opinion, was it something where immediate action was required?

City Building Official Flannery stated definitely that immediate action is required.

City Attorney Arabia stated is there anything that you feel should be added, just so that the record is clear?

City Building Official Flannery stated Mr. Moattar is very complicated to deal with. I just want to add that we need to contain this problem. Moving the tenants to another location is causing other problems that may create other infestations and that's why I want to write this letter and get this taken care of, so we can start choking the infestation off instead of relocating it to another property.

Councilman Perea stated Chris, I know that this is a loaded question, but at what point are we done with Mr. Moattar doing business in our community? It's everything from not paying his bills to the City, to the motel business licenses, to condemnations of buildings. At what point do we let him know it's a privilege to do business in this community, and we kick him out?

City Attorney Arabia stated I appreciate your prefacing it with loaded question because it certainly is. The only things that we can do are what is allowed by law, and Mr. Flannery has certainly been on top of that, and other people. I guess it's public record, so there's no need for secrecy. There's a criminal complaint that's been filed against Mr. Moattar for public nuisance. It's the second such complaint, and there's not really a blanket thing that you can do. There's an upcoming item on the next agenda that has to do with, business closure and I certainly would have had no part in that, going in that direction, if I didn't think it was justified, and if there's a justification for any business, it's not just specific to one person. We had a situation with a tavern earlier this year, and, you know, fortunately, it looks like they've done some good things, and that's not going to be a concern going forward, I hope. So, to answer your question that's not really a question that can be answered specifically, but, as the governing body of the City, we have an obligation, and we do have the power to deal with these situations, and I think the approach here has been cautious, well-reasoned, and well thought out. If that results in a certain person, you know, not being able to conduct business at a business that's been closed on a legitimate basis, then I suppose the answer would be yes, but there's not a thing where we just go, alright, that's enough, go away. That's obviously not how we would do things. So, I would hope that it will never get to that point, but you know, we have to react to what happens, and we've had a lot of situations, and I give Mr. Flannery a lot of credit, he's been certainly on his toes with this. I hope that answers your question.

Councilman Perea stated just one question for Janette. Do we know the number of properties he's delinquent on when it comes to billing?

City Treasurer Trask stated no, not off the top of my head.

Councilman Perea stated we're not dealing with one property here, and we're taking the reasoned approach, as he's saying, but this is every property, every issue with this gentleman, from paying his bills to condemned properties. We can do these one-offs, but sooner or later, we have got to deal with the problem, and it's Mr. Moattar.

City Treasurer Trask stated what I can say is, yes, he's always behind, but he always manages to come in before everything gets turned off and pays some to avoid getting turned off.

City Attorney Arabia stated I would add that we actually do have to use a one-off approach. There's not any other way to do it, and it's going to be a lot of work for a lot of people, but that's the proper way to do it.

Councilman Perea stated I get it. I'm looking for a nuclear option because I'm getting tired of this guy. It's constant, he's hurting people, and it's getting under my skin. I know we don't have a nuclear option, but somehow, we've got to send this gentleman a message that he's not doing business the way it needs to be done in Ely, Nevada.

Councilman Trask moved to approve of an emergency abatement action pursuant to Ely City Code 4-1-22 to exterminate and remove a cockroach infestation at 195 West 15th Street, Parcel No.: 001-212-02, determined by the City Building Official to be a public nuisance that places the public in immediate danger of health, safety, or welfare. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

7. Council Members – City Building Official Flannery – Discussion/For Possible Action – Approval of Easement Agreement for Access between the City of Ely, and 4M Properties LLC.
City Building Official Flannery stated there is a home at 1 Carson Court, and apparently the driveway is on City of Ely right-of-way, and they're just looking for some relief to use that driveway instead of tearing it out.

Councilwoman Van Camp moved to approve of the Easement Agreement for Access between the City of Ely, and 4M Properties LLC. Councilman Trask seconded the motion. The motion carried unanimously.

8. Council Members – City Building Official Flannery – City Attorney Arabia – Discussion/ For Possible Action – Approve First Reading of Ordinance 772, Bill No. 2026-07, an ordinance amending Ely Municipal Code Title 12, Zoning Regulations, Chapter 11, General Provisions, Section 5, Fences, Walls and Hedges.

   City Building Official Flannery stated there's been an ongoing issue with fences for many years, so we just revisited this to bring it more up to date. The Code now allows higher fences. We've got more ornamental fences that you can see through that are becoming more and more appropriate, because we have got the deer coming into the City and a lot of people are not happy that the deer are in their yards. We're just looking at what these people want to be able to protect their yards. As an additional note, this is something that in 2023 was discussed, and it was going to be done then and for whatever reason, it never went through, but any of the issues in that are also addressed in this.

   Councilman Trask moved to approve the First Reading of Ordinance 772, Bill No. 2026-07, an ordinance amending Ely Municipal Code Title 12, Zoning Regulations, Chapter 11, General Provisions, Section 5, Fences, Walls and Hedges. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

9. Council Members – City Building Official Flannery – City Attorney Arabia – Discussion/ For Possible Action – Approve First Reading of Ordinance 773, Bill No. 2026-08, an ordinance amending Ely Municipal Code Title 5, Police Regulations, Chapter 1, General Offences, Section 3, Barbed Wire Fences, to prohibit electrified fences and razor wire fences on residential parcels and/or properties.

   City Building Official Flannery stated again, we're looking to update for safety and health on that.

   Councilwoman Van Camp moved to approve First Reading of Ordinance 773, Bill No. 2026-08, an ordinance amending Ely Municipal Code Title 5, Police Regulations, Chapter 1, General Offences, Section 3, Barbed Wire Fences, to prohibit electrified fences and razor wire fences on residential parcels and/or properties. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

10. Council Members – City Clerk Lee – Discussion/For Possible Action – Approval of Amendment No. 2 to Cooperative (Local Public Agency) Agreement No. PR508-24-063, Campton Street Improvement Project.

    City Clerk Lee stated this amendment to our grant agreement with NDOT moves funds from construction to engineering to pay for the environmental work that's required, and also the additional hydrology and right-of-way design that we needed.

    Councilwoman Van Camp moved to approve of Amendment No. 2 to Cooperative (Local Public Agency) Agreement No. PR508-24-063, Campton Street Improvement Project. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

**9. PUBLIC COMMENT:**

Ashley Vernon stated I'm just wondering what the community can do to help those families that live in the houses infested with roaches. I know we can't allow them to live with us or anything like that because it could spread the infestation, but when they do fumigate, I've been told that it can destroy property. I imagine any food that they have in their homes is not going to be good to use and I just wanted to mention that and put that in people's minds for all those people.

George Chachas stated all those that are affected by this infestation, the culprit needs to pay for the spraying of those properties this is intentional and those people are suffering for no reason at all. I want to know who owns Avenue A / Reck Brothers Way, or whatever it's called. There's no

compliance with curbs, gutters, or sidewalk. I want to remind you that you have a SNPLMA project in there and SNPLMA regulations must be followed. There are encroachment violations, lack of ADA, I brought these up earlier. I've yet to receive an answer regarding 301 Aultman Street and 292 Aultman Street, is it a storage building or a commercial building? We have rules and regulations, we have codes, and it just depends on who you are. No more! You folks have an obligation to tell me one way or the other and you can't treat some people one way and others another way. You're violating the law; it's discrimination flat and simple. I want to remind you the Mayor is in violation of NRS 266.190. Repeatedly, I've asked who approved the 785 Bell Avenue sewer connection. No update on the 6-foot fence. Here, you guys are creating an ordinance on fencing, but you haven't corrected the violations; selective enforcement. That ordinance you're proposing goes nowhere until everybody meets the same rules and regulations that I've had to comply with. I get cited, my family gets cited, and everybody goes on their happy way; B.S. If those in violation don't comply with the law, you're discriminating, and you're going to hear it day in and day out. Recently, I told several of you that I've had encroachment on my property at the corner of 7th Street and Ely Street. Mr. O'Flaherty has left steel plates and debris where I can't get to my property. He had a project going on in June and now here it is, two months later, I want $700 for the last two months, August and September, and a clean deposit of $500. I've suffered enough. The City had enough guts to give me a citation for my property at 622 that didn't have any weeds on it, yet my neighbor has infestations of everything. Stop the selective enforcement. Nothing has been done yet at the White Pine Mobile Home Park.

Chris Arabia stated I just wanted to thank Ms. Vernon, that was a very thoughtful thing that she said, and I hope that if people want to help, food and household items are a good way to do that, and I just thought that was a really nice thing to say. Thank you.

**10. ADJOURNMENT: THE MEETING MAY BE ADJOURNED BY APPROPRIATE MOTION OF THE CITY COUNCIL.**

Councilwoman Van Camp moved to adjourn the regular meeting of the Ely City Council at **6:24 p.m.** Councilwoman Yeoman seconded the motion. The motion carried unanimously.

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**MAYOR**

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**ATTEST**

DRAFT