



CITY OF ELY

501 Mill Street Ely, Nevada 89301
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Cityofelynv.gov

ELY CITY COUNCIL REGULAR MEETING

February 24, 2022 5:00 p.m. – Ely Volunteer Fire Hall – 499 Mill Street – Ely, Nevada

1. Mayor Robertson called the regular meeting of the Ely City Council to order at 5:01 P.M.; Harry Rhea offered invocation. Mayor Robertson led in the Pledge of Allegiance and asked for Roll Call.

Members present:

- Mayor Nathan Robertson
- Councilman Ernie Flangas
- Councilman Kurt Carson
- Councilman Ed Spear
- Councilman Jim Alworth
- Councilwoman Jerri-Lynn Williams-Harper

City Officials and staff present in the building or via video conference:

- City Clerk Jennifer Lee
- City Attorney Leo Cahoon
- Public Works Supervisor Mike Cracraft
- City Engineer BJ Almberg
- City Fire Chief Pat Stork
- City Building Official Craig Peterson
- City Municipal Judge Mike Coster (Zoom)
- City Administrative Assistant Patti Cobb

Also, in attendance: Members of the public in attendance at the Ely Volunteer Fire Hall signed in (appears below) and the following persons attended via video conference: Marietta Henry, Michael Couch, Geri Wopschall, Caroline McIntosh, Samantha Elliott, Shadrach Robertson, and Chris Stanko.

ELY CITY COUNCIL ATTENDANCE LIST

DATE: February 24, 2022

Print name below

George Chachas
Sherne Marquez

Print name below

2. PUBLIC COMMENT

George Chachas stated ongoing concerns regarding his request for a list of those required to sign a document requiring them to install curb and gutter around their new homes or they would not receive a Certificate of Occupancy; his attendance at the NDOT workshop and voicing his concerns with the project on Great Basin Boulevard and Aultman Street; selective enforcement; City Code violations; and nuisances around town.

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

Councilman Spear moved to approve the agenda as presented. Councilman Carson seconded the motion. The motion carried unanimously.

4. CITY DEPARTMENT REPORTS

➤ **CITY FIRE CHIEF**

City Fire Chief Stork stated we had two people scheduled for interviews last Thursday; one showed, and one did not. The one person we did interview we made an offer; it was accepted, and that person will start on March 14, 2022. We also have an Assistant Fire Chief position open. The Volunteers have really stepped up to fill in the gaps. It is an ongoing struggle to find qualified staff.

Mayor Robertson asked did the applicant that missed his interview reschedule?

City Fire Chief Stork stated he did ask about rescheduling. Janette reached out to him and there has been no correspondence back. If he does call back, we will interview and test him to see where he is at as we are not getting our door beat down by applicants.

➤ **CITY ATTORNEY**

City Attorney Cahoon stated I would like to let the Council know I will need to work from home on Monday mornings. I will be available by email and phone, but not physically in my office. The reason for this is my wife is a nurse at the hospital and she is now working full-time so works Friday, Saturday, and Sunday nights. We have a one-year-old that I need to care for while she sleeps on Monday mornings. I will be actively working at home those few hours and plan to be to the office by noon on those days. If anyone has any concerns about this if you could contact me, we can discuss it further.

➤ **CITY CLERK**

City Clerk Lee stated I submitted our CDBG Applications last week for the Parker Sewer Project and the Bell Waterline Project. I also attended numerous meetings since our last Council meeting.

5. REPORTS

➤ **COUNCILMAN FLANGAS**

Councilman Flangas stated I am happy to be here after being ill.

➤ **MAYOR ROBERTSON**

Mayor Robertson stated I have gotten good feedback from the State of the City Address. It was sent out to the local newspapers who published it in either full or in part. We also sent it out to the Governor, and the Lieutenant Governor's office. The PORTER Group helped by sending it out to our Congressional Delegation, so they know how we have been spending these funds they have been sending us. Hopefully, they see we have been good stewards with what we have been doing and see we are anxious to be a part of more successful projects. I hope it will be a good tool for us and I appreciate the Council's invitation to give it at the last meeting. As you well know, Russia has decided to invade Ukraine. We send thoughts and prayers for all of those involved and those men and women that will be involved as part of NATO. I did get an email from The KGHM General Manager, Amanda Hilton, regarding pump 7-P stating during the last few weeks both the motor that was in 7-P and the critical spare they had in stock had failed. We are in process of investigating what caused the failure and sourcing a new motor and a critical spare. The estimated timeline to receive these is fourteen weeks and we will have to work with Brett's timing on Push Pull Rig for installation. We are investigating every option to expedite this process and assures this is a high priority for their hydrology department as well as the environmental department. The Robinson Mine team has been working closely with Carl and will personally ensure the City receives updates weekly on the progress. If there are any questions to contact her or her staff and they will get those answered. I am sure the Council is aware, but fourteen weeks puts us well into the summer, it is critical and hopefully they can find a better solution.

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

A. CONSENT AGENDA

MOTION: Move to approve the Consent Agenda item 8A-1 Minutes and 8A-2 Bills.

Councilman Alworth disclosed I am a past member of the Volunteer Fire Department and the bills I approve are in good trust and to the benefit of the citizens.

Moved by: Councilman Alworth Second by: Councilman Spear Vote: Unanimous

1. Discussion/For Possible Action –Minutes.
 - January 27, 2022
2. Discussion/For Possible Action –Bills.
 - February 8, 2022

B. NEW BUSINESS

1. Mayor Robertson – Discussion/For Possible Action – Approval to apply for Commission for Cultural Centers Historic Preservation Grant in the amount of \$300,000.00 for City Hall to complete plans for architecture and engineering for renovation with a \$200,000.00 match provided through American Rescue Plan funds and/or grants and/or the City of Ely.

Mayor Robertson read the following:

A full renovation of Ely City Hall is estimated to be in the vicinity of \$4 million. This is based on observing other similar project (Caliente City Hall, between \$3 and \$4 million) and discussions with architects I've asked to look at the project. This would include updating building utility and life safety systems, addressing ADA and accessibility issues, seismic retrofits as needed, adding space necessary to house City staff and programs, etc... It is a general rule on building projects that architecture and engineering will run between 10-15% of the total project costs. Conservatively that would put costs for the design work (programming, engineering, and complete construction drawings) in the neighborhood for \$500,000. Having this tool will help the City budget, fund raise and plan to complete the needed work. The planning could include completing the project in phases as funding and grants become available. None of that will be possible though without a complete plan for the building and project budgeting help from the right professionals.

The CCCHP program has been a big help and has gotten us to the point we are now, having completed the needed historic structure report and completed needed repairs to some of the masonry and upstairs windows. This grant cycle the State has generously decided to up the funds for this program from \$1,000,000 to \$4,000,000. We have always been very successful with applications to this program. I am planning, with the Council's permission, to ask the CCCHP program for a \$300,000 grant which is a big ask given the number of applications they receive from around the state. If the City agrees to make up the difference to complete this planning and design phase I feel this makes a very attractive application to the CCCHP program and we stand a good chance of getting awarded the full grant.

The ARPA funds, as I read the guidelines and rules, could be used for this purpose. I believe there are also opportunities in other funds the City has as well should those prove unavailable. Without skin in the game from the City, the application is a much weaker proposition.

Renovating City Hall is becoming more critical by the day due to various reasons. If Broadbent park is to be renovated as proposed it would not due to have a shabby building sitting on the edge of such a gem of an asset. To encourage improvements and renovations to private buildings and businesses downtown the City should be leading by example. There is a need for more meeting space and more office space. For the safety of staff and the usability of the public the building needs better ventilation and long overdue upgrades to the HVAC system. ADA compliance and accessibility issues need to be addressed. Plumbing, power and communications systems need to be updated. In 7 years, our City Hall will be 100 years old. It would be great to have this visual staple of our community ready to serve the City of Ely for the next 100 years.

While the estimated price tag may seem like a lot, the City would be hard pressed to build a suitable facility for significantly less than that. Renovation also has many opportunities for grants that will leverage the City's own funds that new construction just would not have. Completing this planning phase will provide the City with the tool we need to go after that funding and get this project underway and completed.

Nathan Robertson, Mayor

Councilman Alworth asked Mayor please share with us your vision/ideas and discussions you may have had with engineers and architects on this proposal.

Mayor Robertson stated the conversations I have had with engineers would be if I brought somebody to town I would ask if they were willing to look at our building. I would send them the Historic Structure Report which is a five-hundred-page document beforehand so they could look

it over and give us ideas for plans and their thoughts. They would discuss similar projects they have done and give ideas talking in general terms and a budget.

Councilman Carson stated they did a soil study, and I don't remember what they came up with.

Mayor Robertson stated they did a soil study on the back corner of City Hall, and it is included in the Historic Structure Report. They have suggestions for how they can strengthen the foundation with different expansive soils, which is a typical repair.

Councilman Alworth read the following comments:

This proposal reminds me of the behind-the-scenes events, that started with the proposal by a few individuals, including yourself, complete with drawings, to change the layout of Broadbent Park. This effort was derailed in the early stages and led to a community wide survey for public input, on what they would like changed/added to Broadbent Park, that is now being presented for possible SNPLMA funding.

You mention possibly using ARPA funds, these funds as we all know, are a one time shot to benefit the residents of the City. For example, water and sewer infrastructure needs and street improvements to name a few. In my opinion, to use any of these funds for perseveration/renovation of a building nearly 100 years of age is unacceptable. How much renovation can be done to the building without changing its historical value? I agree there is a need for the building to have better ADA compliance, better heating, and air conditioning, etc. There is actually very limited space, at the present time, to seat additional staff in the building without major changes. There is also a huge need for better record storage, the current storage room is full. A "full renovation" in the tune of possibly \$4 million is staggering. In my mind, you are planning on an expansion of the current building outside of the historical building footprint, along with some major changes inside the building.

You also mention using other City funds for this idea of yours. I am assuming you are referring to the Redevelopment fund, contributions from the Capital Improvement account, along with contributions from the Water, Sewer, and Landfill funds, correct? If so, what long term impact would the use of these funds have on improvements within these respective funds?

Consider using ARPA funds for the feasibility of a new modular office building. Place the facility south of City Hall where the old concession stand sits. Access to utilities is already in place. Modular buildings come complete with ADA compliance entrances and restrooms along with pre-engineered HVAC and heating. Architecture and engineering expertise are not needed. Floor layouts can be designed by the customer. The buildings are designed and built off site and delivered. Daily office operations are not affected.

I believe it would be appropriate to commit some time and effort towards due diligence into the possible purchasing a new modular office building.

I encourage you to continue seeking funding from the CCCHP program for preservation of City Hall but asking the City to commit \$200,000 of ARPA funds for engineering and architectural studies for renovation of a 100-year-old structure with the ending costs to be estimated to be \$4 million, should be reconsidered. What if the results of the engineering and architectural studies result in the project either being not feasible or way to costly? The \$200,000 of ARPA funds are gone, but we do have a report to read.

In closing, an expenditure in the price range you are proposing is no doubt going to be a long-term debt to the residents of the City of Ely. You might consider putting this proposal before the voters on the upcoming election.

**Jim Alworth,
Council Member Seat 4**

Mayor Robertson stated to clarify what I am proposing to apply for is not a report, but a set of construction drawings and budgets that they would come and work with us on. It would include public scoping and needs, like we did for Broadbent Park. It would also include interviewing departments on what space needs there are. We have already done a report with the support of these grants, which is the Historic Structure Report. As part of that report they suggest, with the approval of the State Historic Preservation Office (SHPO), doing the addition. They have some conceptual ideas within that report that I am happy to give the Council a copy of. They have already addressed the feasibility in the Historic Structure Report, and it is a feasible project. The last modular office building project I was involved with cost over \$500,000.00 and the owners already had the building; they had to move it and we had to do site improvements. For a triple wide that is large enough to accommodate our office needs the price could be well north of that. If we are going to spend that money, I think the community would be better off leveraging those funds to complete the building we have already. Moving a modular building in there doesn't address the root issue we have, in that the City already owns a building that needs the renovations. Once the renovations of new plumbing, new electrical, and other needs are done the building will not be one hundred percent historical. A building that is historical and used to save

some of those elements is better off than a building that is one hundred percent as it was in 1928 and nobody can use. The State Historic Preservation Office knows that which is why they are willing to work with us on buildings that are on this register to get these kinds of things done. As I noted in the past, the City of Caliente has secured \$3.5 million in grants and not from their city funds to do their building. I see no reason we couldn't do the same. They will give us grants with skin in the game and help us to do this building which could give us a bigger, better project in the end that could benefit the City for another hundred years. Modular buildings are nice, and I did take your suggestion Councilman Alworth and look up some of those last night. There are some nice ones, but they all say temporary office space. If you get twenty to thirty years out of a modular building, I think you are doing pretty good. Our building has served us well for over ninety years and I think the community deserves a building that will serve them for another ninety to one-hundred years. I have been working on this for about ten years. I have been involved with all the CCCHP applications. If ARPA funds prove to be unusable for this and we decide to do something else, I am willing to look for other grants. It makes a stronger application if the City is willing to put some skin in the game.

Councilman Alworth stated I have no problem applying for the CCCHP Grant, but we have close to \$1 million left from the first tranche of ARPA Funds we got, and we will get another \$2.7 million. You are saying to use all that money towards this project?

Mayor Robertson stated no, I am saying I need \$200,000.00 to finish this phase of this project. I am not suggesting using ARPA money to do this project. This project will be in the future far enough that the ARPA funds will be spent on other things, in which it should be. I go to defend this application in May. They will sell the bond funds and we can start the project next fall, is typically how that works. If we can have this done in a year what we will then have is construction drawings and budgets that we can turn to people and say, "how much is this going to cost" and then we can phase it.

Councilman Alworth stated I don't know how the Historical Association works, but as that building sits right now my understanding is if you add something to it you change it. There will be a breezeway into the back yard with offices and you told me today the truck bays will be gone for a possible council meeting room. By doing that you take away the building that is for service for our parks department and putting an elevator in that building is crazy as that is changing the structure. Right now, we need possibly two more staff members, and we have no more space. Are we going to keep waiting? I worry about how you are going to pay for this blasted thing and keep buying things for the City keeping it solvent out of the Capital Fund. How long did it take Caliente in their grant process to get what they have now?

Mayor Robertson stated I don't know, but I do know we can't apply for any of these grants until we have this tool.

Councilman Alworth stated that is fine, but I am against putting \$200,000.00 of ARPA money into this. It is a good dream, but we need to do some long-term financial planning of how we are going to pay for it. You have all your Enterprise Funds coming out of the same building split four ways, but the long-term of four to five million dollars is a lot of money.

Mayor Robertson stated to be clear I am not suggesting the City foot the bill out of their funds for construction. There are opportunities for this that we need to look at, but we can't look at those opportunities until we have drawings and budgets from a professional architect.

Councilman Flangas asked City Clerk Lee how long is the lease on the Armory to the Highway Patrol?

City Clerk Lee stated two more years and it is not an automatic renewal.

Councilman Flangas stated we have a building sitting right on our property that could be revised once they are out of it for a new City Hall and have adequate parking around it regarding the concept of Broadbent Park. I think we should look into if those funds are available to remodel that building.

Mayor Robertson stated once again I appreciate the suggestions and there is always more than one way to skin a cat but moving City Hall offices out of the building has been done before and

what ends up happening is we have a building the City owns that we have no use for, and it becomes a half fixed measure. It leaves us with a building that we still need to do something with whether that is tear down or whatever, which I would hate to see, or find another purpose which is hard to do. The best outcome for any building is that it is used for its intended purpose.

Councilman Flangas stated I am personally aware of that, and I am pleased with the idea you had at first. I prefer the addition and the remodeling of the present City Hall over anything else. There are many places to look for funding for this and maybe the Reynolds Foundation in Las Vegas, if an application was submitted, would help to fund most of this project.

Mayor Robertson stated there are a lot of grants for this type of project. If we move, we have solved half the problem and left with a building that is deteriorating that we don't know what to do with and have no purpose for. The County spent about \$1 million renovating the old Ely Times building for their offices and their building wasn't anywhere near the state the Armory was in. A modular building could cost close to that as well. If we are going to be spending that money one way or the other, why not leverage that with grants and opportunities to fix the problem the way it needs to be fixed by renovating City Hall and make sure we are providing for the long term.

Councilman Flangas stated I have received two calls stating, "you preserve the history of the community." They don't want to see the building torn down; they want to preserve the old one because it is the history of the City of Ely.

Mayor Robertson stated when I was in Elementary School, we came down to City Hall and the old Fire Hall for field trips. I shadowed Bob Miller for a career day and a lot of people have good memories of the building. People come back to Ely because it looks like and feels like home. If we start tearing things down and moving things around instead of preserving what we have, we lose that.

Councilman Alworth stated you are grabbing \$500,000.00 for this. Why aren't you grabbing 300,000.00 and see how far that will take you?

Mayor Robertson stated I am happy to do that, I just think from experience it is a lot of money to ask for and it would be a stronger ask if the City was willing to put in or at least commit to. It may not take that much money as this is based on industry standards. If we are working with our engineer and he finds more cost saving ways to do this that are immediately apparent that ten to fifteen percent of the project cost comes down. The City may not have to fork out the full \$200,000.00 to get this done. It may only be \$50,000.00 or I may even find a grant to finish it up, because I am going to keep looking for that. We may not be able to use ARPA funding for this. I sent a question into HintonBurdick, CPA to determine what I am thinking the guidelines are to make sure I am not out in left field to whether these funds can be used. If it can be used it is a real small part of our ARPA funds that will go a long way with giving us this tool. It is important that we go through this next step so we can fundraise to go through the rest of it.

Councilman Carson stated four or five years ago I spent many nights in City Hall trying to open it up and get moved back in; we were where the DMV is now. We were painting the downstairs and headed up the stairs to put a fresh coat of paint. The State Historic Preservation Office (SHPO) came in and told us to stop and not paint anymore, this is a historic building, and we don't want you to go any further. This is a great building, and I am not opposed to it but there are some questions that should be asked.

Mayor Robertson stated to make you feel a little bit better about that the CCCHP Grant is through the State Historic Preservation Office (SHPO). They will work with our engineer, and they worked with the people that put together the Historic Structure Report to come up with solutions they are okay with. It will change the building some because you are not going to bring it up to date with lifesaving and ADA issues without doing that; they realize some of those changes have to happen.

Councilwoman Williams-Harper stated I think preservation is really important and it is one of the things I love about the City. I am also learning that we want to make sure we answer all the money questions if this is something we are going to agree upon. This would be a major undertaking and I think preservation would be amazing even if we have to take this in small

steps and increments to make sure those questions are answered and make sure we are getting the input we need. I think that would help the Councilman to my right because he is a stickler about our funds, and that is important. I have been a school person for many years and modulars just don't do what you want them to do and after about thirty years they are a mess. Correct me if I am wrong, but what I am hearing is you need more questions answered? Do we need other funds? If so, I am willing to help find those and get us where we need to be.

Mayor Robertson stated if you are going to answer these money questions you have to have the plans and hiring an engineer and architect is where that happens. The grant is due tomorrow, and I am happy to make what changes need to happen tonight, but to get this section of the plan done is what's going to open up for us to hire the professionals to answer these questions that you Councilwoman Williams-Harper, Councilman Alworth, and Councilman Carson have asked. This person would be able to answer those questions and be able to tailor the design to those concerns. This is the grant that hires those people to answer these questions.

Councilwoman Williams-Harper asked if this does not go in tomorrow, what is the next timeline?

Mayor Robertson stated these grants come up every other year. We are still working on one that is providing funding for the window work and masonry repairs on City Hall that was awarded back in 2020. Those have been million-dollar grant processes for the last five or six years and just recently they have put more money into it. It makes me feel better for asking for a much bigger amount, but they are going to need to see the City is working with them.

Councilman Carson stated a question we don't need an architect or engineer for is can everyone fit in this office? It is not that I don't want to do the project, but we are outgrowing it right now.

Mayor Robertson stated part of the plan will be building an addition to house those extra people.

Councilman Carson asked the Historical Preservation people will let you do that?

Mayor Robertson stated yes, they will let you do that.

Councilwoman Williams-Harper asked do they designate to say what part is historical and what is an add-on?

Mayor Robertson stated in the Historic Structures Report they identify certain elements of the building that are historic to define what elements give it the character. They are going to work with us on ADA compliance and other upgrades because they have to be done.

Councilman Carson asked if we do an addition then where will we have parking?

Mayor Robertson stated once again these are architect and engineer questions to define the most efficient use of space.

Councilman Carson stated the only other heartburn I have is we really don't have the matched funds pinned down as to where they are coming from.

Mayor Robertson stated I think some of the grant people will have the same heartburn as to how much is this going to cost. I am going to have to rely on industry standards because that is what I am typically involved with professionally is the planning and that is what we have to do. It may not take the full \$200,000.00. I really feel ARPA Funds fit the description to be able to use there and we are waiting to hear on some rules that may open that up further. If that turns out not to be available, I think there are definitely opportunities through the Redevelopment Fund or other grants. We do have it in these funds to use and I am doing my best to be conservative. By getting these grants is going to be leveraging what funds we would be using to do these repairs and renovations anyways. It is like we do with the PORTER Group; we spend money on them to go find more money for us.

Councilman Spear stated I think everyone has had some great ideas and some concerns. I know we have to have a plan and design to move forward, but I was unaware they would be adding a facility to this building. When they decided to put the new model of the library right next to one of the most beautiful buildings in the State of Nevada, it destroyed that look. If it comes down to putting a breezeway or another building next to a one-hundred-year-old building to make it look

like a 2020 building, I will not support that. The next thing is the modular is out of the question. When the courthouse decided they needed to put the elevator in to get the convicts up and down it was another eye sore for that beautiful building. The only people that can make those types of things esthetically pleasing is a firm. I agree with Jim in that \$200,000.00 is a lot of money and adding something to this building gives me cold feet.

Mayor Robertson stated the architects I bring out for the railroad have experience. The last one I had here has done work on the State Capitol Building and frequently does work at the University of Reno, and they are historic buildings as well. He is well versed in how this goes and how to make sure it fits and is esthetically pleasing as SHPO is concerned about that too. They know it has to happen and their involvement makes sure it happens in a way that it does not detract from the historic nature of the structure.

Councilman Spear stated I see this sign in front of the depot that was about \$200,000.00 and the minute you drive down that road you know that doesn't fit that 1906 facility.

Mayor Robertson stated the process Councilman Spear if this is awarded is we would come up with some qualifications and we would request firms to put in that have experience doing this type of work and submit their work from previous buildings to review before we hire them.

Councilman Flangas stated if anyone wants to look at some experience locally go to McGill and look at the old IOF Hall. The building looks like it did when it was built, but with modern amenities. They have an add on in the back which is not noticeable. It is supposed to open by summer.

Councilman Alworth stated I am glad I brought this up because my dad always told me the best idea comes from lots of ideas. I believe if I wouldn't have written this up, we wouldn't be sitting around discussing this. I am all about making stuff happen and I like what I heard tonight. It is all about grants and I think we need to really look at the financial impact on the City in the future.

Councilman Flangas moved to continue the investigation on this possible project.

Mayor Robertson stated the agenda item is approval to put in for this grant with a match and it has to be put in tomorrow.

Councilman Flangas stated I withdraw my motion.

Councilwoman Williams-Harper stated I am happy with the discussion that we have had, and I know Councilman Alworth is worried about the money. Is this absolutely what you need, or can we go \$25,000.00 less?

Mayor Robertson stated that is a fair question. As I said in my write-up this amount is based on estimates on how you get into this based on industry standards. In the Historic Structure Report, they estimated it would take about \$2 million and that has been five years ago, so costs have gone up. I have worded the grant in that the City is making up the difference. If we get through the project and it is only \$300,000.00 then we have nothing to put in, but if it is \$400,000.00 there is going to be some money to be put in. I have done research on the ARPA Funds and submitted my findings to the accounting firm to see if they agree with me or not, but there are other options if that ends up not working.

Councilwoman Williams-Harper stated we could commit the \$200,000.00, but may not have to spend the \$200,000.00?

Mayor Robertson stated there is a good possibility. As you start doing this process that is when you tell your architect and engineer of things that may be too expensive and ask them to find a cheaper solution. You have been through a building process on schools and that is what needs to happen here.

Councilman Alworth stated I still think we are just grabbing a number. You are saying \$500,000.00; I say give us \$300,000.00 worth of architect and design with no match from the City. I have real heartburn using this ARPA money, which is for long-term investments such as water, sewer, and streets. The design of a building will be here for a long time too, but if we never received the ARPA money what would you ask for then Redevelopment Funding?

Mayor Robertson stated maybe, or if I have to go out and find other grants, I will continue to do that. To show up for the application tomorrow I have to be able to tell them the City is also committed to this project. When I say committed, they are going to ask how.

Councilman Alworth asked how much did the City commit to the window project?

Mayor Robertson stated they didn't commit anything.

Councilman Alworth stated but we got a grant.

Mayor Robertson stated yes, we got a small grant.

Councilman Alworth stated I don't want to use the ARPA money on a design that if we didn't have the ARPA money we wouldn't even be here talking about it. Everybody is grabbing for this ARPA money, and we have done some great things with it for our community and citizens. I understand they can make the breezeway look the same, but how are we going to do it? We are going to have to chop something off the Broadbent Park design to fit this in there.

Mayor Robertson stated I think something from the City would be better than nothing in a commitment and make a stronger application.

Councilwoman Williams-Harper asked Jim, what are you comfortable with.

Councilman Alworth stated \$20,000.00, but I am just one vote. The treasurer is not here, and we have to submit this thing tomorrow. This property sits in a redevelopment area.

Mayor Robertson stated I appreciate anything, but would you be comfortable with a \$50,000.00 match? I would be willing to change the application tonight and put in for the \$300,000.00.

Councilman Alworth said put \$50,000.00 on paper, but where it comes from, we need to get the City Treasurer involved.

Mayor Robertson stated the application goes into tomorrow and I go in front of them in a few months. A check does not go with this application.

Councilwoman Williams-Harper stated so we can withdraw? That is helpful knowing there is no check going in with this application tomorrow.

Mayor Robertson stated we can withdraw if she says there is no way or if I can't find some other funding in that time or the Council decides that is not what they want to do.

Councilman Carson stated is that enough? I would feel more comfortable if I knew where the funds were coming from to, but we need to get the ball rolling and get a plan.

Councilwoman Williams-Harper moved to approve applying for the Commission for Cultural Centers Historic Preservation Grant in the amount of \$300,000.00 for City Hall to complete plans for architecture and engineering for renovation with a \$50,000.00 match to be determined on how it will be funded. Councilman Carson seconded the motion. The motion carried unanimously.

6. THE MAYOR WILL RECESS THE REGULAR CITY COUNCIL MEETING FOR A PUBLIC HEARING AT 5:30 P.M. ON THE FOLLOWING TOPICS.

1. Council Members - City Engineer Almberg – Public Hearing - Discussion Only – Approval of Certification of Roads for Fuel Tax within the City of Ely, Nevada, pursuant to NRS 365.550.

There was no discussion or comments.

7. DISCUSSION/POSSIBLE ACTION ITEMS PERTAINING TO THE PUBLIC HEARING.

1. Council Members-City Engineer Almberg – Discussion/For Possible Action – Approval of Certification of Roads for Fuel Tax within the City of Ely, Nevada, pursuant to NRS 365.550.

Public Works Supervisor Cracraft stated there were no changes from the previous year.

Councilman Alworth stated in the Regional Transportation Commission (RTC) meeting there was a question of two-tenths of a change and the District Attorney is working on clarification of a paved road. The oil/regrind mix on thirty miles of road they have done has worked well. There is some blowout on Georgetown Road, but they are working on that. You only have so many roads in the County and in the City and that percentage we would have to allocate towards the County which would lower the City's portion. The impact of the change was \$644.00 at this point, so it is minimal, but in the future as this oil type process goes on, we could see a big impact against the City.

Councilman Alworth moved to approve the Certification of Roads for Fuel Tax within the City of Ely, Nevada, pursuant to NRS 365.550. Councilwoman Williams-Harper seconded the motion. The motion carried unanimously.

2. Mayor Robertson – Discussion/For Possible Action – Approval to participate in the Greenlink North Project (GNLP) Environmental Impact Statement as a cooperating agency.

Councilman Carson moved to approve participating in the Greenlink North Project (GNLP) Environmental Impact Statement as a cooperating agency. Councilman Alworth seconded the motion. The motion carried unanimously.

3. Councilman Spear – Councilman Alworth – Discussion Only - Update on PORTER Group efforts on behalf of the City of Ely.

Councilman Spear stated this has been a busy week with the PORTER Group with five different meetings. This week, PORTER Group arranged and conducted meetings with the City and Nevada Congressional delegation staff from the offices of Congressman Amodei, Senator Rosen, and Senator Cortez Masto. In these meetings, PORTER Group and the City outlined Ely's FY23 Congressionally Directed Spending requests for this appropriations cycle (FY23), which include the Central Ely Sewer System Upgrade, the Lower Ely Water Mains Upgrade, the water, sewer and storm drain portions of the Downtown Ely Project, and the Water Meter Installation Project. Staff from each office were given material explaining each project and the opportunity to ask questions on project specifics to assist Ely in creating the most competitive submissions possible for this year. We also had a meeting with IEM to discuss the State American Rescue Plan Act (ARPA) requests and a lot of good things came out of that. We requested a copy of who applied so we know what has been applied for. I didn't get a warm and fuzzy feeling about this company based out of Louisiana. I hate to say this in public, but I suspect rural Nevada stands a very good chance of being slighted in most of this State American Rescue Plan Act (ARPA) Funding; that is my personal feelings after listening to that meeting. We have learned some new things this week and our number one priority is the Central Ely Sewer Project.

Mayor Robertson stated I appreciate the work that Councilman Spear, Councilman Alworth, and the City Engineer are doing with the PORTER Group, and it is starting to bear some fruits.

4. Council Members – Building Official Peterson – Discussion/For Possible Action – Approve Resolution 2022-03 to petition the State Fire Marshal to develop an Interlocal Agreement to describe and delegate all of the State Fire Marshal's authority or duties regarding "Building Construction Responsibilities" to the City of Ely Building Official(s) pursuant to Nevada Revised Statute 477.030 and Nevada Administrative Code 477.288.

Building Official Peterson stated the proposal in front of the Council today is to start the process of entering into the Interlocal Agreement. I have been in discussions with the State Fire Marshall's Office regarding qualifications, certifications, and that type of stuff. The State Fire Marshall has provided me with interlocal agreements he has with other jurisdictions that seem to be working out well. This is the very first step to initiate the process of getting the Interlocal Agreement in place.

Councilman Spear stated I have to commend you for reaching out to do this. I have always felt we have people that are more than qualified in these rural areas and having to sit back on some of these projects and wait for the State really softens people’s desire to build and expand. It makes me happy that we may have inhouse services to check off on these projects to move them along.

Mayor Robertson stated as someone who is involved in construction in our community, I know I have been held up by the State Fire Marshall for eight to nine months and to have this facility and expertise here is going to be a great benefit.

Councilman Spear moved to approve Resolution 2022-03 to petition the State Fire Marshal to develop an Interlocal Agreement to describe and delegate all of the State Fire Marshal’s authority or duties regarding “Building Construction Responsibilities” to the City of Ely Building Official(s) pursuant to Nevada Revised Statute 477.030 and Nevada Administrative Code 477.288. Councilman Flangas seconded the motion. The motion carried unanimously.

5. Council Members – City Clerk Lee - Discussion/For Possible Action – Approve Resolution 2022-04 to express City’s intention to sell APN: 001-296-01 Pursuant to N.R.S. 268.061(1)(e).

City Clerk Lee stated this Resolution mirrors what the Council approved last meeting.

Councilman Alworth moved to approve Resolution 2022-04 to express City’s intention to sell APN: 001-296-01 Pursuant to N.R.S. 268.061(1)(e). Councilman Carson seconded the motion. The motion carried unanimously.

9. PUBLIC COMMENT

George Chachas stated you folks talk about moving forward and enhancing the community, but you are strangling me and bleeding me dry financially. I can’t do anything with my property because of your rules and regulations. It is not that I am trying to do anything different than anyone around me. When you go after these federal funds and things don’t change, I am going to put in a complaint. I want federal people to look and see what is going on here. I am not against expansion and growth, but I am against selective enforcement. Mr. Chachas stated ongoing concerns regarding City Code not being followed; his request for permitted RVs; and how much the White Pine Trailer Court has paid in penalties and late fees.

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

Councilman Carson moved to adjourn the regular meeting of the Ely City Council at **6:20 p.m.** Councilman Alworth seconded the motion. The motion carried unanimously.



MAYOR



ATTEST

