

CITY OF ELY

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

ELY CITY COUNCIL REGULAR MEETING

March 23, 2023, 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 Terrill Trask
Councilman Kurt Carson
Councilwoman Samantha Elliott
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 Treasurer/HR Director Janette Trask
City Attorney Leo Cahoon
Public Works Supervisor Mike Cracraft
City Fire Chief Pat Stork
City Engineer B.J. Almberg
City Police Chief Scott Henriod
City Building Official Craig Peterson
City Municipal Court Judge Mike Coster by Zoom at 5:17 p.m.
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: Geri Wopschall, Bill Wolf, Jessica Brooks, and Donna Bath.

ELY CITY COUNCIL ATTENDANCE LIST

DATE: March 23, 2023

Print name below

Henri Pinter
Michael Couch
Greg Copeland
Jessica Brooks
George Chachas
Michael Strother
Robert Nash
SMoore

Print name below

2. PUBLIC COMMENT

Kerri Pintar stated I live at 1417 Mill Street, and I would like to comment on New Business Item 3, Ice Plant Park Exhibit. First, I would like to commend the City for providing and exhibit for those of us in attendance to review and become informed of your plans for a tiny home community on Belfort Avenue. Speculation, surprise, confusion, and frustration are certainly reduced from the equation when plans are provided in advance of a public meeting and information is made readily available to the surrounding residents and citizens of Ely. Such was not the case last week at the RPC meeting with the proposed zoning change and now one hundred imminent apartments to be located on Great Basin Boulevard and Bell Avenue. Upon close of the public hearing the “maybe/what if” concept was provided to the RPC. It was all smoke and mirrors and coyote the way this was handled and presented. I am the first to admit we desperately need housing in this community; however, it needs to be affordable housing. That said, I hope your tiny homes will either rent or be available for purchase for a reasonable cost associated with the project. The proposed two thousand dollars a month for a one bedroom and even more additional for a two bedroom is absolute insanity for this community. With the lack of additional amenities such as another grocery store, clothing stores, and newer schools; any additional housing will continue to fail the citizens of Ely. I would respectfully request you also consider the effects of adding all these additional housing resources to include the impact that will be placed on already understaffed departments in this community. Will developers be required to pay impact fees for the water, sewer, landfill, police, and fire protection? You can’t expect to add one hundred apartments and seven tiny homes and not overload our departments who are already working over capacity. Finally, will the residents of your tiny home project be subject to fines for their pet defecating at Ice Plant Park should the owner fail to clean up behind them? SD stated on the record they will DNA test pet droppings left behind and fine residents at their apartment building. Speaking with another landlord after the RPC meeting, I informed him of the proposed cost and the response received was, “I should up my tenants rent.” This is the exact effect I will expect from other unscrupulous landlords in this community. If you can offer a cheaper alternative no matter what condition, it’s a better bargain! So, while given the housing crisis we are facing in Ely currently, this seems like a good idea. However, if history teaches us anything with the 17th Street/JCR project and the Caleb Summerall/Park Avenue projects is that desperation for new housing and repeatedly poor decisions aren’t going to continue to serve our community well. Please consider my suggestions tonight.

George Chachas stated on your agenda item 7B-3 the City has no business competing against the private sector; there is plenty of land available. Let me remind you the County sold thirteen lots for \$100.00 or \$7.70 a lot for so called affordable housing. Two lots have sold to date with new houses built and they both cost over \$400,000.00. I have properties that I can’t use because you refuse to give me a permit. Again, NRS restricts the City from competing against the private sector; you need to stop the discrimination. On your agenda item 7B-4 you are to consider budgeting a lift station for \$240,000.00. Where will that be located? Are you replacing one or adding one? If it is for out of city limit development than you appear to be assisting a private venture which NRS does not allow. Developers have an obligation to put in infrastructure for their projects, not the taxpayer. The listing on your agenda is not complete. Also, on your item near the end, I could not find 125 Mill Street. Where is that at?

Jim Alworth stated I am speaking as a private citizen. I am an outdoorsman and would like to make a couple of comments on the agenda item dealing with rPlus Energies. First of all, it is no secret that I am opposed to the project. Of the twelve projects they show on their map, none of them are using ground water. It is all coming from river or lakes, so this is a big experiment that could go south. They are going to drill a hole that is twenty feet in diameter down and into the mountain; as big as yucca mountain basically. We haven’t heard from these folks in over three months. There was not going to be an access road up to the mountain over Duck Creek Basin. Now, here in their own words it says, “a new alternative upper reservoir access road is being considered which would utilize approximately three and a half mile long, permanent, dual-lane, paved roadway that will connect the proposed upper reservoir to White Pine County Road 29.” Duck Creek is junk! Your elk are leaving. Your birds are leaving. It is a proven fact when the State put in a wildlife Viewing Area on the highway to Pioche the elk left. They don’t like pressure. Now they are going to put a paved road up there and anyone that goes to Duck Creek

understand this. I think they have a lot of things in front of the whole process. They haven't even figured out if they can drill that far. They couldn't even drill into the side of the hill to start with because they ran into problems. Here they are going in front of the Federal Energy Regulatory Commission (FERC); they are way ahead of the game and people have got to be made aware of this and none of this backdoor stuff.

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

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

4. CITY DEPARTMENT REPORTS

➤ **CITY ENGINEER**

City Engineer Almberg stated the big thing that kept us busy last week is we did our earmark applications with the PORTER Group as the timeline got pushed up and we were scrambling the last week, but we did get all of those in for the House and the Senate. We have also been working with Mike, the Public Works Supervisor, in putting a game plan together of how they want to attack these streets. We know the streets are in rough shape from the winter and are going to continue to decline as spring gets closer to us.

➤ **CITY BUILDING OFFICIAL**

City Building Official Peterson stated I wanted to report we had an incident last year where emergency services had a problem getting to somebody because of an address that didn't seem quite right. In my travels over the last year, I have identified a number of properties that are more than two blocks away from where they should be. In particular, numbered streets in East Ely as I have one street that goes up in numbers and then down in numbers. I also have two separate four hundred blocks of Orson Avenue. My intent is to compile a list of all the addresses that really need to be changed, to inform the owners of those properties well in advance of the address change, and then effectuate that address change when the time comes. I just wanted to make everybody aware of it.

➤ **CITY PUBLIC WORKS SUPERVISOR**

City Administrative Assistant read the following report into the record:

City Street Repair and Maintenance Plan – Spring 2023

During the fall / winter of 2022-23 Ely has received significant snow and unwavering cold temperatures as all who live here know. The beginning of spring weather shows little sign of the moisture letting up though the warming temperatures and longer days have resulted in the melting off the snow/ice packed city streets. The issue at hand that is more readily apparent is significant potholes on many streets.

With this in mind the filling/fixing of these potholes is necessary even if it is only temporary patches. Especially on the most used roads leading to important City locations such as the Hospital and the Schools. Other well used routes and/or streets that have large holes & damage shall also be prioritized by the city crews that did such a good job in keeping the roads open during this challenging winter. They well know where the worst potholes are on the main thoroughfares through town, such as Murry and Mill St. etc.....

Since temporary fixes in these weather patterns is not a common practice, a variety of methods shall be utilized in repairing them and then tracking the repairs to determine which methods are the most effective.

In addition to the potholes some streets are in need of repairs beyond pothole patches.

On Ave. K adjacent to Steptoe Park the west bound lane is essentially mud at this point. Putting Type 2 base into that section will at least firm it up and make it usable until permanent repair work can be done.

Murry St. where the most current sewer line work was performed but the re-paving of the street is not occurring until the summer of 2023 is also in need of millings being added to the road base that is currently there.

14th Street and other roads around the Hospital have significant potholes and shall take priority over other roads in the community.

The pothole repair/patching shall involve a thorough cleaning out of the potholes and adequate compaction.

It is understood that these are only temporary repairs. The benefits will be immediate relief for citizens from some major problematic potholed streets and also give the city crews a head start on knowing where and what future fixes this summer will be necessary.

This is the current plan for addressing the winter damage to the city streets. It will evolve as work progresses and updates will be provided.

Mike Cracraft, Public Works Supervisor

Update 1 - 3/22/2023

5. REPORTS

➤ COUNCILWOMAN WILLIAMS-HARPER

Councilwoman Williams-Harper stated I would like to say I enjoyed being in Carson City twice in the last ten days. It was really good to have some literate discourse with the Governor. I felt like he was really listening to what is going on in the rural counties. I learned a lot and it was good to hear from mayors and other city council folks from other places. It was time and energy well spent and I was able to do that with Councilwoman Elliott and Mayor Robertson. I was very proud to be a council member and be recognized and heard.

➤ COUNCILMAN ALWORTH

Councilman Alworth stated I attended the RPC meeting that Ms. Pintar was talking about and it was quite an interesting discussion. A lot of the discussion was getting heated, and it is my belief if the property owners would have presented their drawings at the beginning of the meeting it would not have been so volatile. We have to keep the public informed and not pull surprises on them and that is what was going on there in my opinion.

➤ COUNCILWOMAN ELLIOTT

Councilwoman Elliott stated I think Councilwoman Williams-Harper said it best. We were in Carson City on Monday, and we had a really good time.

➤ MAYOR ROBERTSON

Mayor Robertson stated the items we did discuss with the Governor were continued support for two of our major State infrastructure projects, those being the NDOT Mainstreet Project and the Cave Lake Dam. Those are two critical projects to our community for the State to complete. We also discussed our continued support and our lobbying for SB 186 regarding our museums. We talked about professional licensing, specifically teachers and contractors, and how the State could help with making that a more streamlined process to be able to fill some of these critical open vacancies in our community. It was a good trip and I appreciate the sacrifice and time our council members took to do that as well.

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

A. CONSENT AGENDA

Councilman Alworth disclosed I am a past member of the Volunteer Fire Department and bills that are paid on behalf of the City of Ely Fire Department I believe are paid in the best interest of the citizens.

Mayor Robertson stated my spouse is a member of the Volunteer Fire Department and is not treated any differently than any of the others so I will not be abstaining, and I also don't vote.

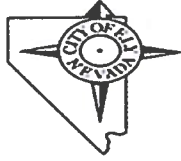
MOTION: Move to approve the Consent Agenda item 7A-1 Minutes and 7A-2 Bills.

Moved by: Councilwoman Elliott Second by: Councilman Alworth Vote: Unanimous

1. Discussion/For Possible Action – Minutes
 - February 23, 2023
2. Discussion/For Possible Action – Bills
 - March 10, 2023

B. NEW BUSINESS

1. Mayor Robertson – Discussion Only – State of the City address
Mayor Robertson read the State of the City Address into the record:



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State of City Address delivered March 23, 2023

I am pleased to be presenting some of the successes of our community over this past year and also some of the challenges on the horizon. Last year when I gave this report, I had three years to cover. The benefit of giving this report on more regular basis is that report gets shorter.

February of last year when I gave this report, we were just coming out of COVID. We were looking at how our City could progress past the pandemic of the previous two years. As stated in last year's State of the City Address, our employees were a very large part of our community's success in getting through the pandemic. Not only did they run critical infrastructure, but they also helped administer grants and assistance programs to our local businesses, and a myriad of other critical functions, well and above the normal call of duty. In the past year, pandemic or no pandemic, our employees are still the critical part that keeps the City machinery running. They are out late dealing with service disruptions no matter the weather. They respond to emergencies and accidents not just in our City but all over a twenty thousand plus square mile area of the State of Nevada. They battle elements in snowplows. They are in the office come rain or shine to make sure the business of City Government gets taken care of. There isn't an accomplishment I'm going to discuss tonight that doesn't have a host of City staff working hard past quitting time to make sure that these endeavors are a success. I am also pleased to acknowledge the City Council's part in recognizing the good work of the City's employees as they saw fit to raise employee wages across the board this past year by ten percent. This was needed in light of rampant inflation but was also a well-deserved recognition for our employees' constant dedication and a consistent job well done.

The City has not only been able to increase wages this past year but has managed to keep a healthy fund balance in the process. Last year our ending fund balance was around \$1 million; the best it has been in some time. This year, even excluding government assistance funds that had come into the City, our ending fund balance is estimated to remain at around \$1 million. This may change some as we address infrastructure needs coming out of winter but will still be well above the five hundred thousand dollar minimum that the Council instructed we keep in the general fund. The City was also able to pay off two loans related to the fire station and fire equipment ahead of schedule this past year, saving tax payer money on interest payments. The careful management by City staff and the watchful oversight by the City Council

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has provided for the progress of the City organization while keeping the finances in a very healthy state.

In connection with that, I am thrilled to report that the City's lobbying efforts in cooperation with our congressional delegation are paying dividends. The City of Ely has been awarded two Community Project Fund projects from the federal government. This is the first earmark funding ever received by the City of Ely. These two awards, totaling over \$5 million will address upgrades to our aging sewer system in Central Ely and water system upgrades in East Ely. This means that for every one dollar the City has invested in our lobbying efforts we have been able to secure roughly a further fifty dollars in outside funding. This is on top of the grants completed by City staff from the CDBG program for the continuing water, sewer, and street replacement on Murry St. A further \$7 million in grant funds have been secured for the redevelopment and upgrade of Broadbent Park and its amenities. This project is one we hope to start design work on probably two years from now depending on how quickly Congress and the BLM move. Outside grant money has also been employed on preparing plans to renovate our Historic City Hall. For every one dollar the City has spent on this project over the past ten years we have been able to match that with five dollars in grant funds. Realizing that local tax dollars for projects like these could not be raised from citizens, it has been critical to invest our limited resources in securing funding from sources outside of our community. We are grateful for the continued support from our State representatives, our Congressional Representative and our US Senators in securing these funds for these critical community projects.

While the financials are in sound order, I would be remiss if I did not acknowledge our record-breaking snow fall this winter and the toll it has taken on our community. The amount of overtime our crews have put in dealing with the weather this year has been as astronomical as their efforts have been herculean. The number of city residents who have sent in their sincere thanks for our road crews' diligent efforts speaks to the high quality of work they've been doing. If that is where the story ended, we could declare it a resounding success.

Unfortunately, mother nature has had other plans for our streets. The relentless amount of moisture and constant freeze/thaw cycle has left many of our roads in terrible shape. Almost four years ago I ran on the platform of "More Planning, Fewer Potholes." I am more committed to that sentiment now than ever. Just as careful planning has allowed the City to keep its finances in good order and leverage those funds to secure the outside funding needed to complete critical projects; careful planning now will allow our limited resources to go as far as possible in addressing the mess left by this past winter. Please know that City crews are patching when and where they can, but much of this work will only be able to take place after the snow stops and weather warms. In the meantime, our staff is planning, budgeting, and collecting resources to address streets as soon as mother nature allows. I trust them and their abilities and our community should too.

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This next year holds many exciting events and opportunities for the City of Ely. I would again like to thank our City Council for their forward-thinking engagement and attention to detail. I feel fortunate to be serving with community members of such a high caliber. Their diverse points of view and varied backgrounds generate rich discussion and creative solutions to the problems they are routinely faced with. I am also deeply appreciative of the other community organizations that the City regularly gets to work with. We appreciate our partnerships with White Pine County, as well as the diligent work put in by White Pine Tourism & Recreation, the White Pine Chamber of Commerce, and White Pine Mainstreet. We are grateful for the service of the White Pine Ministerial Association, The Boys and Girls Club and all of our other service groups and organizations; there are too many to list. We absolutely could not do all we do in our community without these organizations and their many dedicated volunteers.

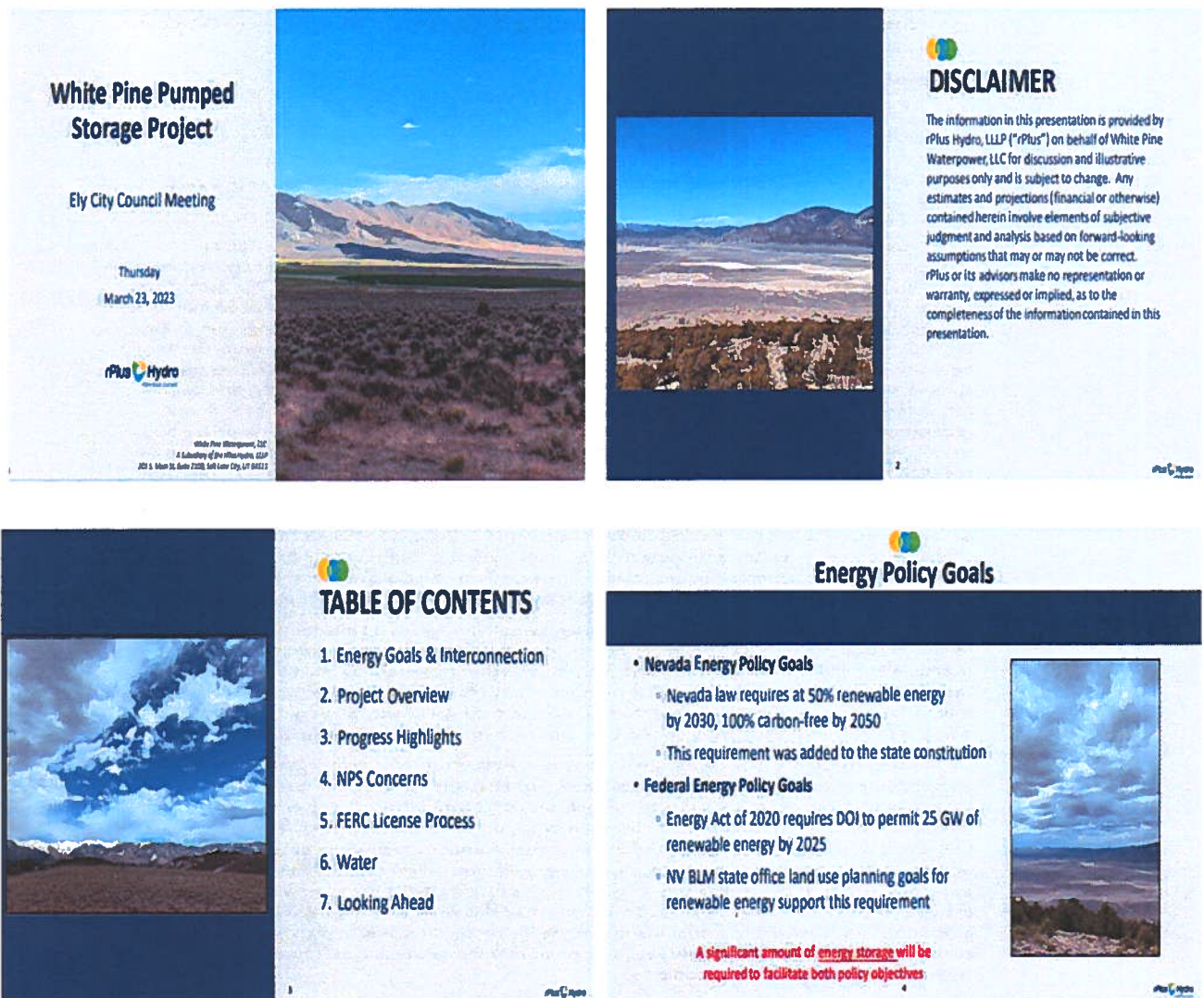
In the past one hundred and sixteen years, Nevada's sixth oldest city has come a long way. We still have a long way to go, but I am confident that we are moving in the right direction. I am ever grateful for the support of our citizens and proud of our community.

Thank you,

Nathan Robertson, Mayor


2. Mayor Robertson – *rPlus Hydro* representative – Discussion Only – Presentation regarding White Pine Pumped Storage Project’s Application for a License for Major Unconstructed Project with the Federal Energy Regulatory Commission (FERC).

rPlus Energies Hydro Program Manager, Greg Copeland stated I appreciate the opportunity to be here today. I want to introduce Jessica Brooks who is working with me now and am extremely grateful she joined us at rPlus, and Michael Couch who is our local representative. The project has reached a number of milestones and that is the reason we reached out to provide an update on some things. The following slides from the presentation were reviewed.



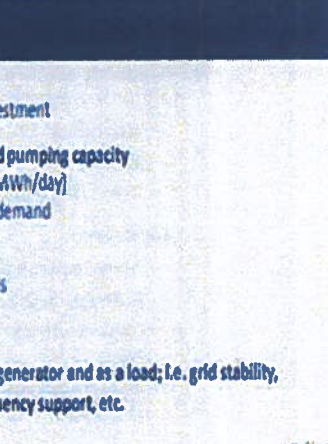
Need for Interconnection Support

- Needed infrastructure for the region's transmission grid
- Manages non-dispatchable renewable resources and provides grid stabilization
 - Turns variable and intermittent renewable energy into a dispatchable energy source
 - Provides inertia and reactive power for grid stabilization, increasingly important as fossil fuel generation is retired

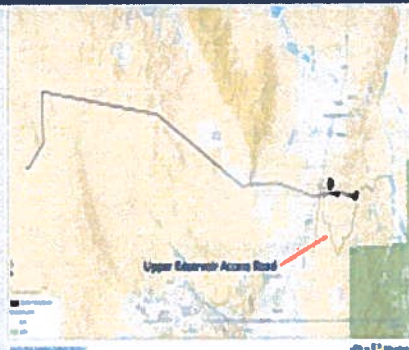


Project Overview

- Closed-loop project
 - Approximately \$2.8 billion capital investment
- 1000 megawatts (MW) of generating and pumping capacity
 - 8 hours of full-output storage (8,000 MWh/day)
 - Approx. 1/8 of Nevada's peak power demand
- Rapid dispatchable response generation
 - from 0 to full power within 90 seconds
- All water rights have been secured
- Wide range of operational benefits as a generator and as a load; i.e. grid stability, grid inertia, reactive power supply, frequency support, etc.




Project Overview and Layout



Estimated Economic Benefits

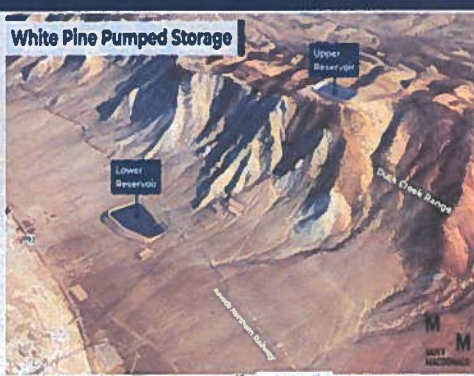
- Estimated Employment
 - Construction Phase:
 - Estimated 500 to 600 jobs over a period of 5 years
 - Mostly skilled labor of the kind that should be able to draw upon area mining expertise (heavy equipment, earth moving, tunneling)
 - Long-Term Operation:
 - More than 35 direct full-time employees, good income, local spending
- Estimated Taxes
 - Project capital investment estimated to be more than \$2.5 billion
 - Local tax revenue is expected to be more than \$12 million annually starting after commercial operation and through its life



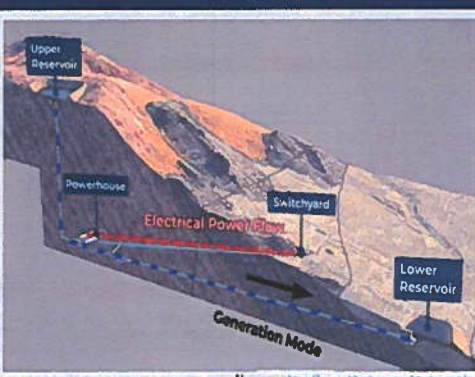
Project Facilities

Upper Reservoir	4,082 acre-feet active storage capacity	46 -acre footprint	Natural basin closed with lined rockfill dam 162' high at crest
Lower Reservoir	4,082 acre-feet active storage capacity	62.8-acre footprint	Lined earth fill dam, 145' maximum height
Conduits	2,326' vertical; 360' horizontal headrace; 7,610' tailrace; all 20'-22' diameter		
Transmission	25-mile line (H-Frame Structures)	345 kV gen-tie line	
Powerhouse & Equipment	Underground	3 variable speed generating units	1000 MW at POI

Project Photo Simulation

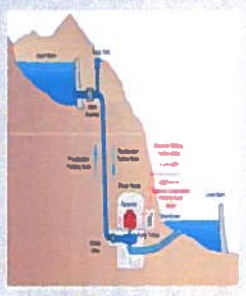


Project Cross Section



Progress Highlights: Past Six Months

- In the second half of 2022, the White Pine Pumped Storage project made substantial progress in:
 - Filed FERC Licensing
 - Engineering studies
 - Environmental resource studies
 - Cultural assessments
 - Interconnection transmission refinements
 - Completed phase 1 geotechnical studies
 - Continued work addressing concerns of NPS

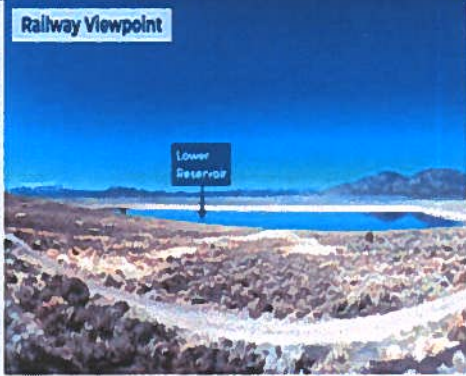


Addressing National Park Service Concerns

- NPS filed study dispute in May 2022
 - Visual and Aesthetics Study
 - Recreation Study
 - Socioeconomic Study
- Consultation:
 - In-person meeting in August 2022
 - Finalized plan to supplement the Visual and Aesthetics Study Report
 - Consensus not reached on the scope for the survey to supplement the Recreation Study Report
 - Results of supplemental recreation work will inform the supplement to the Socioeconomic Study Report

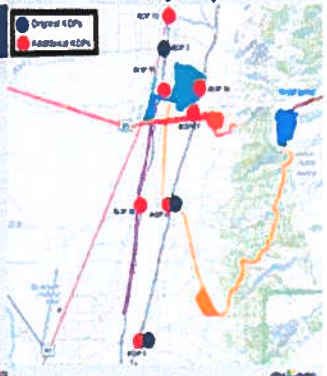
Project Photo Simulation

Railway Viewpoint




Supplemental Key Observation Points (KOP)

- 10 Original KOPs
- 7 Supplemental KOPs
 - 6 panoramic photo simulations at 5 KOPs
 - 2 additional single shot photos at 2 KOPs




Survey Scope and Duration

- Original Study Scope
 - 10 train rides
 - 100 surveys
 - 6 weeks
- Planned Study Scope
 - 16 survey days
 - 400-500 surveys
 - 18 weeks
 - Mid-May to mid-September



FERC Licensing Jurisdiction

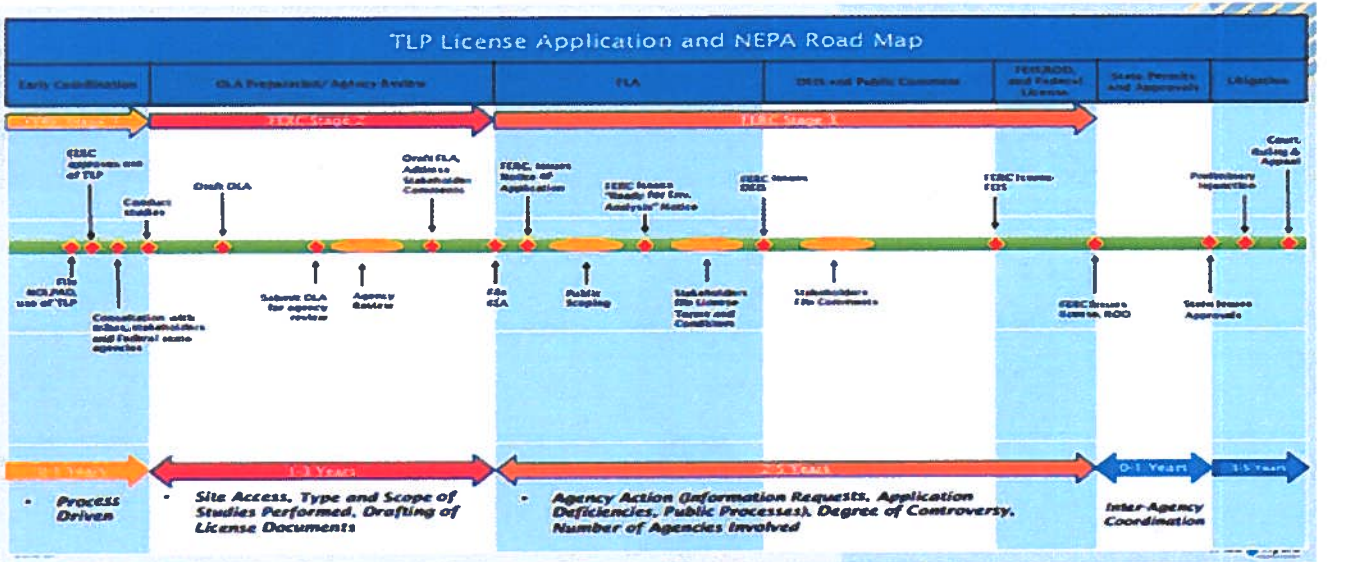
- A hydropower project is subject to FERC's licensing jurisdiction under the Federal Power Act if it:
 - is located on navigable waters;
 - occupies federal lands or reservations;
 - uses water from a federal dam; or
 - is located on a Commerce Clause waterway, was constructed after 1935, and affects interstate commerce.
- FPA § 23(b); 16 U.S.C. § 817(1)



FERC License Process

(Integrated, Traditional, Alternative, Expedited Closed Loop)

Stage One	Stage Two	Stage Three
<ul style="list-style-type: none">AdministrativeFile NOI/PADScoping of needed work	<ul style="list-style-type: none">Site AccessConduct data gathering (environmental, cultural, technical)Project design & alternativesDraft License ApplicationPreliminary agency reviewFinal License Application	<ul style="list-style-type: none">NEPA ProcessInter agency coordinationPublic CommentLicense review and permit conditionsState and local authorizationsLicense Approval



rPlus Energies Hydro Program Manager, Greg Copeland stated the spoils you are talking about are the tailings and filings that come out of the tunneling. We sent out an exhibit G map that was sent to all the affected landowners, grazing permit holders, and it appears in the final licensing application. The spoils pile location is immediately west of the lower reservoir and is designed to be contoured to follow the natural contour up to the side slope of the lower reservoir. With regard to your other questions as I mentioned there is still additional information that will be derived as additional and ongoing work takes place. there is still a final design that will be completed that will be a result of additional information. The design itself is a feasibility study report that is included as a supporting design report that is included in the final license application. A lot of what you are mentioning is based on a lot of the experts we have who are able to determine, based on the information we do have the adequacy of the information we provided. That final determination will be made by the FERC whether or not it is adequate enough.

Councilman Alworth stated you talk about the paved road and that is if the project is a go to get equipment up to the drill site on the top of the mountain. Duck Creek is going to be ruined. When you said fAST-41 (Fixing Americas Surface Transportation), how does that fall into this thing? What does the Surface Transportation Act have to do with pumped storage?

rPlus Energies Hydro Program Manager, Greg Copeland stated I really can't speak to that. I know we qualified to be able to file for that and the letter we received from the FERC a week and a half ago confirmed that. They found the application was acceptable and they put us into the FAST-41. You can actually go to the dashboard for the FAST-41 and find this project listed and our Seminoe Project in Wyoming listed.

Councilman Alworth stated in my opinion with the FAST-41 you have a smart attorney that found it and said here is a way to get the ball rolling. I don't know what surface transportation has to do with anything on this right here. In the application it says not ready for environmental analysis at this time. Once again, you are putting all this money out and environmental studies haven't even been done. That is your business how much money you want to spend, but we as a Council and this community have to have more public hearings. We have had one at the Convention Center. The City Council and County Commission don't really count as a public hearing. The sad thing is if this goes through and you build it and sell it to someone else, your problems are done, but the poor people that take this over are going to have their hands full when they see what has happened to Duck Creek. They have tried to put a paved road over Success Summit for fifty-one years and it has never happened. Now you want to take land through prime hunting grounds. People don't have any vision.

Mayor Robertson stated as far as the items regarding the National Park Service and the Nevada Northern Railway, does part of that further study include simulated viewpoints including things like the chain link fence or one done at night to simulate what the light pollution might be?

rPlus Energies Hydro Program Manager, Greg Copeland stated the fence that is around the lower reservoir, the one you are speaking about is in the final licensing application and is a ten-foot chain link fence.

Mayor Robertson asked is it going to be a part of the simulation?

rPlus Energies Hydro Program Manager, Greg Copeland stated the photo simulation you see there is from the previous video simulation we had. The new photo simulation will include the fence, but we don't believe you will even be able to see the fence because it will be at the bottom of the embankment, and you will look right over the top of the fence.

Mayor Robertson asked there will be some fencing on the upper side of the reservoir too, right?

rPlus Energies Hydro Program Manager, Greg Copeland stated no, there will only be fencing at the bottom of the embankment.

Mayor Robertson asked so only three sides of the reservoir will have fencing?

rPlus Energies Hydro Program Manager, Greg Copeland stated no, the rail bed is high enough on the east face of the lower reservoir that you will look right over it as it will be at the bottom of the embankment.

Councilman Carson stated I would like to say when you do your hydrology study maybe one thing to keep in mind, I am definitely not a hydrologist, but in my opinion the Mine has been dewatering for many, many years now and pumping it out into Steptoe Valley basically recharging it. When they do stop dewatering it won't be recharging as much as it is now.

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

1. Councilman Carson – Public Hearing – Discussion Only – Input from members of the public on the following City of Ely draft mission statement: **The City of Ely is a charming mountain community whose mission is to enhance the quality of life for those who live in or visit our city by being responsive to public input and providing fiscally responsible and exceptional municipal services which contribute to our unique community's development.**

George Chachas stated on your agenda item regarding the City's Mission Statement, while the statement paints a pretty picture; the Council's actions are just the opposite by selectively enforcing codes, blatant and failure to provide public information, and not being responsive to public input or requests. There are no exceptional municipal services provided. Let me remind you that you have failed to reimburse me for the sewer problem....

Mayor Robertson stated Mr. Chachas the purpose of this mission statement is aspirational. Do you have some thoughts on how we should change it?

Mr. Chachas stated yeah, tell the truth. Everything you have in there is false. If you are going to do something positive, provide the information and allow people to use their property as others do. This community while you say is going forward is not. The downtown is shrinking, and it is not because of any exceptional services provided. You can say what you want. I have skin in the game and my neighbors have skin in the game.

Mayor Robertson asked is there a mission statement you would suggest?

Mr. Chachas stated no, I didn't know you were going to do this, but I wanted to make sure what you do put in there reflects what is going on, and you are not doing that. Don't mislead the public.

Jess Trask stated I think you guys came up with a great mission statement because it is one to three sentences, it is around fifty words, and it's clear about your vision and goals for the City. I think it is a ten out of ten and well done.

Jim Alworth stated the only word I would like to see changed is "charming." Charming sounds like we are so sweet, and I think we need something a little more rugged and western.

Mayor Robertson stated I agree with Jim, it sounds like a hallmark movie.

B. NEW BUSINESS CONTINUED

3. Mayor Robertson – Discussion/For Possible Action – Review of Ice Plant Park Exhibit with possible determination of terms to be included in the deed to potential developer.

City Attorney Cahoon stated prior to taking any steps on this we will have to pass an ordinance essentially to adopt standards for choosing appraisers. If we can do that first, and then from there we will either have to have two appraisers or a single appraiser with a public hearing on the fair market value of the property. We will also need a resolution stating it is in the best interest of the City to sell the property.

Councilman Alworth moved to direct the City Attorney to draft an ordinance to adopt standards for choosing appraisers. Councilwoman Williams-Harper seconded the motion. The motion carried unanimously.

4. Councilman Carson - Discussion/For Possible Action – Approval to order new lift Station System in the amount of \$240,000, to be included in the City's FY24 budget.

Mayor Robertson asked Public Works Supervisor Cracraft to give a background on where this is, what the problem is, and why it needs to be replaced.

Public Works Supervisor Cracraft stated it is for our lift station out at Industrial Park. The pumps and motors are shot. We have rebuilt one, but it won't seat properly as it is outdated. We need to replace both pumps and motors with new equipment so the lift station can pump the waste to the Wastewater Treatment Plant. We have quotes, but they were done specifically for next year's budget, so the numbers are inflated. What we would like to do is get quotes now for today's prices and availability of these pumps and motors and get them ordered now.

Mayor Robertson stated are you anticipating even if we order them now, we won't take delivery until well after July?

Public Works Supervisor Cracraft stated we have some of the distributors tell us four to six weeks. After talking with Treasurer Trask, we can order them and get them as long as we don't accept them until July 1st. If we already have them, we can start doing the job instantly on July 1st. We have four quotes anywhere from \$100,000.00 to \$168,000.00 for two pumps and motors and we have gotten one quote from a contractor to install them, and we are expecting another one; he is right around \$60,000.00 for the installation. The companies we have talked to said more than likely they will be cheaper than what was quoted if we can do it now.

Councilman Alworth asked does the \$240,000.00 includes labor?

Public Works Supervisor Cracraft stated yes that amount would be the pumps, motors, and installation.

Mayor Robertson asked will the \$240,000.00 be the worst case scenario?

Public Works Supervisor Cracraft stated yes, it will be cheaper. After talking with Treasurer Trask, City Attorney Cahoon, and City Clerk Lee we will have to put the pumps and motors out for bid since we are over \$100,000.00 and for the contractor, we can just get quotes.

Councilwoman Williams-Harper asked if anything changes drastically you will come back to us?

Public Works Supervisor Cracraft stated yes.

Councilman Alworth moved to approve ordering the new lift station system up to the amount of \$240,000.00 with that amount including the installation, to be included in the City's FY24 budget. Councilman Carson seconded the motion. The motion carried unanimously.

5. Councilman Alworth – Councilwoman Elliott– Discussion Only – Update on Porter Group efforts on the City of Ely's behalf to secure federal and State funding.

Councilman Alworth stated B.J. and I talked with the Porter Group this last Monday and everything is in a holding pattern. Cameron wanted to relay that our staff was amazing on getting information to them. We met all of our deadlines. The four items we have out there are the Wastewater Treatment Plant upgrades, Campton Street improvements to make it safer, security cameras throughout the city, and Fire Station solar panel improvements. The Mayor said earlier in the State of the City Address that we were

awarded \$3.3 million for the Central Ely sewer upgrade and \$2.43 million for the lower East Ely water main upgrade. It is a good effort, and we are moving along.

6. Council Members – City Engineer Almberg – Discussion/For Possible Action - Approval of Agreement for Reimbursement of Preliminary Engineering Costs between the State of Nevada Department of Transportation (NDOT) and the City of Ely in connection with Phase II of NDOT's Ely Downtown Renovation project.

Councilman Carson moved to approve the Agreement for Reimbursement of Preliminary Engineering Costs between the State of Nevada Department of Transportation (NDOT) and the City of Ely in connection with Phase II of NDOT's Ely Downtown Renovation project. Councilman Alworth seconded the motion. The motion carried unanimously.

7. Council Members – City Clerk Lee – Discussion Only – Review of written request to the State of Nevada Department of Administration regarding the implementation of an After-Hours Usage hourly charge to cover utility expenses at 125 Mill Street.

City Clerk Lee stated both agencies have acknowledged receipt of the letter they received earlier this week and they are processing the City's request.

Councilman Alworth stated I had quite a discussion with City Clerk Lee on this and she finally got me on where she was coming at with this and I agree. The important thing is our utilities at that building way exceed what we projected. Thank you, City Clerk Lee, for your work on this and your patience with me.

8. PUBLIC COMMENT

Kerri Pintar stated I live at 1417 Mill Street. On the City Public Works Supervisor Report, I would like to commend all the departments working together to keep the roads clear and passable. It has been an unusual snow year and staff and resources are very limited. Thank you to the Council for determining at the last meeting that spending the \$497,500.00 from RTC funds this year is better spent not changing Mill/Murry to one-way streets when clearly, we have roads in dire shape and in desperate need of patching; these funds are better utilized patching existing roads instead of creating new traffic patterns at this time. I have to agree with Mr. Alworth in that the pump storage project will ruin Duck Creek, and that is exactly how I feel about these Bell Avenue apartments coming out my new front door. I do believe the same as Mr. Alworth that pumped storage won't be profitable to that company and they are going to build and sell that to somebody else which is exactly what I think is going to happen with those apartments off of Great Basin and Bell Avenue. They are not rentable at \$2,000.00 a month. A teacher's salary is a gross wage of \$3,247.00 and they cannot afford a net payment of \$2,000.00 for a one-bedroom apartment. With that, I do want to say thank you; we did complete our infrastructure improvements on Bell Avenue. We spent over \$18,000.00 on that project this year. We did get the approval and mapping all done through Basin Engineering and that was completed on March 1st. Thank you to the Council for allowing that to go through and for us to get that infrastructure in place. The RPC was on the agenda to be disbanded by the County Commission and I actually spoke in favor of retaining it because I think those people do a good job. I am just very unhappy with what happened last week. It is certainly a loss to me that I got screwed over from them and that is just where that is at. I am not happy about it, but it is done and over and once I say my piece I have to move on because otherwise it is just going to keep eating at me.

George Chachas stated ongoing concerns regarding his request for any correspondence regarding the encroachment on Jennifer Lee's property; his request for a list of RVs that have been permitted in the City of Ely and if they are paying utilities; The NDOT project on Avenue D between 14th and 15th Street he alleges does not meet ADA; he alleges the one foot drop on his parking lot located at 710 Avenue G Q&D was supposed to fix and they haven't; the drainage onto his property from the Bath's property that is causing erosion on his property due to the lack of curb and gutter, the estimate I received from Reck Brothers to repair the damage is \$24,500.00 and waiting on two other estimates to present to the City; alleges the RPC and the City are not addressing code violations; and alleges the Centennial Building has no permits or proper contractors for the work they are doing.

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

Councilman Alworth moved to adjourn the regular meeting of the Ely City Council at **6:22 p.m.** Councilwoman Williams-Harper seconded the motion. The motion carried unanimously.



MAYOR



ATTEST