



CITY OF ELY

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

ELY CITY COUNCIL REGULAR MEETING

May 22, 2025, 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 **5:02 P.M.**
Mayor Robertson led in the Pledge of Allegiance and asked for Roll Call.

Members present:

Mayor Nathan Robertson
Councilman Terrill Trask
Councilwoman Melody Van Camp
Councilman Dennis Perea
Councilwoman Jerri Lynn Williams-Harper

Members absent:

Councilwoman Samantha Elliott

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

City Clerk Jennifer Lee
City Treasurer-HR Director Janette Trask
City Public Works Director Mike Cracraft
City Fire Chief Pat Stork
City Attorney Chris Arabia
City Engineer B.J. Almberg
City Building Official Don Hendrickson
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 people attended via video conference: Geri Wopschall; Eugene Harper; Wyatt Cox, KELY; Danny Ortega, and Lena Ocasio.

ELY CITY COUNCIL ATTENDANCE LIST

DATE: May 22, 2025

Print name below

Christopher Ling
Paula Carson
LAURIE CARSON
George Chachas
Lisa Ortega
Sam Bida
Keith Carson
Julio Salazar
Melody Van Camp
Todd Archer
John Dick
Ray Sanders
Stephanie Saunders

Print name below

2. PUBLIC COMMENT

George Chachas stated on your agenda item 9B-1, Laurie Carson does not live within the City limits to serve on the Tree Board and it needs to be readvertised. On your agenda item 9B-6 you are to revoke the business license for White Pine Trailer Park; where are you going to relocate all of those folks that live there? On your agenda item 9B-7 regarding seizing 2160 Crawford Street, why not have the property fenced off to access? You have other code violations such as a past Councilman's property that you have not addressed; the discrimination needs to stop. On your agenda item 9B-5 to change the intersection East 15th Street, Avenue F, and East Aultman Street it looks like there will be an obstruction if someone is trying to cross in a wheelchair over the median from the map that was provided.

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

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

4. CITY DEPARTMENT REPORTS

➤ CITY ATTORNEY

City Attorney Arabia stated just briefly, I wanted to let people know that we did the first DUI trial since I took over last week, and the lawyer was one of those DUI sharks from Reno and we got the guilty. I think that's good, because I want to get the message out to the defense lawyers, especially the ones in Ely that there's not much point in going to trial on those cases, and obviously DUI's are a big part of keeping the community safe. So, I wanted to mention that.

➤ CITY CLERK

City Clerk Lee stated Public Works Director Cracraft, City Engineer Almberg and I traveled to Carson City May 13th for the CDBG Allocation Meeting and GOED awarded us \$199,050 for the 7th Street Drainage Upgrade.

5. REPORTS

➤ COUNCILMAN PEREA

Councilman Perea stated we attended our railroad board meeting, and there are some agenda items that will probably be coming down the pipe when it comes to easement and whatnot. I wanted to let the City Attorney know that their attorneys are going to reach out to you to start a discussion about the very complicated process of having BLM land transferred to the City, which apparently was done by Congressional approval, but there was a survey that was never completed. There's a lot of legalities there, and I don't want to speak for Councilwoman Williams-Harper, but I think there may be some concerns that we may want to talk about as we go on. The only other thing that I'd like to point out, and it's something that the Mayor has also discussed, is the League of Cities is a little bit concerned about the CTX calculations coming from the Department of Taxation. I did take the opportunity to read through the statutes and the NAC's to try to get a handle on how that's calculated. One of our concerns has to do with the shift in population. I'm going to try to and get with the White Pine County Assessor, in the next couple of days to see if we can get a handle on it. Apparently, we're not the only city that's concerned about the calculation. I think that in talking with Janette that we need to ask for a complete accounting of how they calculated the taxes, disbursements, and once that's done, find out the source documentation they used, because they derive it from a lot from the local areas. I think it's going to be a pretty big issue going forward and I'm glad that we're not the only city that sees a problem.

➤ COUNCILWOMAN VAN CAMP

Councilwoman Van Camp stated Saturday, May 10th was the second of three cleanups. We had ten volunteers cleaning along the golf course fence and road and gathered twenty bags of trash in a matter of one and a half hours. I would like to thank Councilman Perea and his wife, and of course the Mayor, for their participation. On Friday, May 17th I gave the welcome speech to the Silver State Classic participants. Saturday, May 18th was the

last of three cleanups with seven volunteers. We gathered eighteen bags of trash and a large amount of debris along the bypass. I would like to thank our City Clerk, Jennifer Lee, for her help and donation of water, and County Commissioner Janet Van Camp for her help and use of her dump trailer. I would also like to give a special thank you to our administrative assistant, Patti Cobb and her husband, Steve, for their help over all three weekends, and especially her help with the creative flyers and getting the information out on Facebook and all our social media about our cleanup, making this task a great success. On Tuesday, May 20th I attended the Natural Resource Advisory Committee meeting, as the usual topic was Water. Commissioner Vogler gave a lengthy talk, and it was eye-opening about how important our ranching and agriculture are to our area, the shenanigans going on with the pump storage, and the SNWA filing for water rights on a well that's supposed to be for livestock, but really for Las Vegas use. The Forest Service was the only agency in attendance, and they talked about all the ongoing SNPLMA projects, bike trails, and campgrounds. They are still struggling with budget constraints, and the new barracks are almost complete. On Wednesday, Sheriff Henriod, who is with the Church of Jesus Christ of Latter-day Saints Young Single Adult Branch contacted me, and they wanted to participate in our City cleanups. That group gathered another eight bags along Great Basin Boulevard. The City provided vests, bags, and grabbers, and I would like to thank that group for their participation. Total bag count is sixty-six bags, and three loads of debris. Several of us want to keep going with this trash pickup all summer. I do think it was a success, and possibly we'll try for a fall cleanup. So, a job well done, and I'd like to thank everybody that participated.

➤ **COUNCILWOMAN WILLIAMS-HARPER**

Councilwoman Williams-Harper stated I'd like to say thank you for doing the cleanup, that was a messy well worth project. I, too, attended the Railroad Board meetings, and Chris, we will be talking with you about a lot of issues that are coming down the line that will concern the City. I was part of the Silver State Classic and I'm in one piece. I'm proud to say, this is my fourth time being a navigator, and it's quite exhilarating. Thank you for the wonderful welcome speech, Melody, that you gave to all of the drivers for the weekend; it was wonderful. I'd like to say thank you in advance to all the community members and all of the businesses that will be giving dollars and honors to our seniors who are graduating. It is amazing the amount of money that our seniors are well deserving of, and the hoops that they jump through to prove that they are worthy of these dollars. So again, thank you to all of our businesses in the City, and all of the individuals, likewise, who contribute to making sure that those who want to go on to college have the money to do so.

8. ITEMS FOR DISCUSSION/POSSIBLE ACTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF ELY.

1. Redevelopment Agency Members – City Treasurer Trask – Discussion/For Possible Action – Approval of City of Ely Redevelopment Agency Annual Funding to allocate \$80,000 to residential property grants, \$80,000 to commercial property grants, \$200,000 to City infrastructure, \$40,000 to abatements, and \$50,000 to ongoing grants with an annual fiscal year total of \$450,000.

City Treasurer Trask stated this is what will be put into the budget. We decided this year that we want to put more out there and try and spend it. We'll reevaluate it at the end of the year. This was the recommendation after meeting with a few staff members.

Councilman Perea asked are these funds time sensitive?

City Treasurer Trask stated the Redevelopment Funds need to be spent by 2034. So, we might as well be budgeting it and having it available for such things as commercial and residential grants, infrastructure, and abatements. Part of what's under the infrastructure amount is going towards the CDBG 7th Street Drainage Project; our portion is \$66,400.00. We also have an obligation to do some flooring work at the Armory which is in the Redevelopment Area.

Councilman Perea moved to approve City of Ely Redevelopment Agency Annual Funding to allocate \$80,000 to residential property grants, \$80,000 to commercial

property grants, \$200,000 to City infrastructure, \$40,000 to abatements, and \$50,000 to ongoing grants with an annual fiscal year total of \$450,000. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

THE MAYOR WILL RECESS THE REDEVELOPMENT AGENCY OF THE CITY OF ELY AND RECONVENE THE REGULAR CITY COUNCIL MEETING.

9. 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 9A-1 Minutes and 9A-2 Bills.
Moved by: Councilwoman Van Camp Second by: Councilman Trask Vote: Unanimous

1. Discussion/For Possible Action – Minutes.
 - May 8, 2025
2. Discussion/For Possible Action – Bills.
 - May 8, 2025
 - May 15, 2025

B. NEW BUSINESS

1. Mayor Robertson – Discussion/For Possible Action – Confirmation of Mayoral appointment of Laurie Carson to the City Tree Board to fulfill a term through December 31, 2027.

Laurie Carson stated I wrote a letter asking for approval for the appointment. I'm not as educated as what Mr. Garcia is, but I look forward to it. I've done a lot of work between the ranch and my property. About a year and a half ago I talked with Bill Wolf, and he said I couldn't apply because I did not live in the City. The Mayor and the City Attorney had a discussion after I had a conversation with the Mayor, and so he called me and asked me if I would go ahead and apply, so I was happy to do that.

City Attorney Arabia stated if I may, I just want to explain so you know what Ms. Carson was referring to. The language of the requirements for the Tree Board are different from, for example, the Planning Commission. The Planning Commission is very strict that it's the City of Ely. I don't remember exactly what the Tree Board said, but I think it just said Ely address. If someone's address says Ely, even if they don't live in the City of Ely, they're still in Ely, and I thought that was sufficient and that's what the reasoning was.

Councilwoman Van Camp moved to confirm the Mayoral appointment of Laurie Carson to the City Tree Board to fulfill a term through December 31, 2027. Councilman Perea seconded the motion. The motion carried unanimously.

2. Mayor Robertson – Discussion/For Possible Action – Confirmation of Mayoral appointment of Levi Garcia to the City Tree Board to fulfill a term through December 31, 2025.

Councilman Trask moved to confirm the Mayoral appointment of Levi Garcia to the City Tree Board to fulfill a term through December 31, 2025. Councilman Perea seconded the motion. The motion carried unanimously.

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

City Clerk Lee stated Brian, from the Porter Group did send an update to the City informing us that they have dropped SNPLMA funds from the House Bill so we will see

how that turns out and they are still processing our applications that we submitted in April.

4. Councilwoman Van Camp – Discussion/For Possible Action – Approval to hold a Community Celebration July 12, 2025, to commemorate completion of Jack Caylor Park.

Councilwoman Van Camp stated much like Cave Lake, Jack Caylor Park is finally finished, and Reck brothers as usual did a stellar job. I would like to celebrate the completion of this project by holding a City barbecue for residents and maybe rededicate this park. I checked with City Treasurer Trask for finances, and it's good to go. The freight barn is such a popular entity, and it is so nice now to look out and see that beautiful park. We're proud of it, it's beautiful, and I'd like to have a barbecue with hamburgers, hot dogs, chips and have a little celebration.

Councilman Trask moved to approve holding a Community Celebration July 12, 2025, to commemorate completion of Janck Caylor Park. Councilman Perea seconded the motion. The motion carried unanimously.

5. Council Members – Public Works Director Cracraft – City Engineer Almberg – Discussion/For Possible Action – Review of Proposed changes by Nevada Department of Transportation at the intersection of East 15th Street, Avenue F, and East Aultman Street, supported by White Pine County Sheriff Scott Henriod and City of Ely Fire Chief Pat Stork, with possible endorsement.

City Engineer Almberg stated in working with NDOT on the Aultman Street Project one of the things they have proposed is the modifications to this intersection. They did say it's up to the City of Ely if they want that Median to be installed there. They are still going to do the little curve adjustment that's coming off of our Avenue F extension, but the median is basically an option at this point in time. Mike and I met with the Sheriff and the Fire Chief out there and they were comfortable with the situation and thought it would improve the intersection. It's up to you guys. We're all supportive of the change.

Councilwoman Van Camp stated something has to be done down there. Were there any problems with the Fire Department being able to get trucks down there or anything?

City Fire Chief Stork stated everything on our end should be fine. I went down and looked at it and it's not going to be an issue to make that corner. Right now, it's a hassle, no matter what, because a lot of times you get there to go turn and you can't anyway, because it's all lined up with cars. Just as we were sitting there, there was a big fifth wheel trailer stopped to turn out on to Aultman, and his trailer was blocking the intersection. I think it will just alleviate some of the problems and we could always just shoot down to 16th Street, come in off of there and come back up without causing any real sort of delay for us. I think in the end it'll be a lot better traffic flow.

Mayor Pro Tempore Williams-Harper asked will there be lights on the median and will it be handicap accessible?

City Engineer Almberg stated there is a crosswalk. They will not be trying to cross over the top of that median.

Councilman Trask moved to endorse the proposed changes by Nevada Department of Transportation at the intersection of East 15th Street, Avenue F, and East Aultman Street, supported by White Pine County Sheriff Scott Henriod and City of Ely Fire Chief Pat Stork. Councilwoman Van Camp 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 Treasurer Trask – Public Hearing – Discussion Only – Adoption of the Tentative Budget for the fiscal year ending June 30, 2026, as FINAL. Budget to be submitted to the Department of Taxation pursuant to NRS 354.598.

George Chachas stated I didn't read the whole thing, but I didn't notice a victim's fund in there and you need to address that. There's a lot of graffiti, vandalism, and trouble in this community, and it needs to be addressed. In particular, those people that are being affected get nothing from judicial, law enforcement, or government in general. You need to make those people whole, not just turn your back to it and that's what's been happening for years, and it needs to stop.

2. Councilwoman Van Camp – City Building Official Hendrickson – Public Hearing - Discussion Only – Approval of Second Reading of Ordinance 761, Bill No. 2025-01, An Ordinance amending the City of Ely Redevelopment Plan Map, enlarging its Area Boundary by adding a section of Aultman Street, East Aultman Street and Great Basin Boulevard commercially zoned properties, and a residential area in East Ely that is currently undeveloped.

No Comments.

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

1. Council Members – City Treasurer Trask – Discussion/For Possible Action – Adoption of the Tentative Budget for the fiscal year ending June 30, 2026, as FINAL. Budget to be submitted to the Department of Taxation pursuant to NRS 354.598.

City Treasurer Trask stated I do have a couple corrections, but I want to address George's comment regarding a victims fund. We have special funds that are for the courts discretion to use under what the NRS outlines. There have been a few minor tweaks to the budget we looked at during the tentative. The only major one that I'm asking that you guys approve of is when I was doing the Capital and Redevelopment Funds, I accidentally put that number in an incorrect fund. I need to correct page 22, the Redevelopment Fund as it shows \$431,700 and I need that to read \$450,000. The fund that I put it in incorrectly was the Capital and Project Fund, page 25, that should read \$533,408. I am asking for this Tentative Budget be approved with those two changes.

Councilman Trask moved to adopt the Tentative Budget for the fiscal year ending June 30, 2026, as FINAL with City Treasurer Trask's mentioned corrections with budget to be submitted to the Department of Taxation pursuant to NRS 354.598. Councilman Perea seconded the motion. The motion carried unanimously.

2. Councilwoman Van Camp – City Building Official Hendrickson – Discussion/For Possible Action – Approval of Second Reading of Ordinance 761, Bill No. 2025-01, An Ordinance amending the City of Ely Redevelopment Plan Map, enlarging its Area Boundary by adding a section of Aultman Street, East Aultman Street and Great Basin Boulevard commercially zoned properties, and a residential area in East Ely that is currently undeveloped.

Councilman Trask moved to approve the Second Reading of Ordinance 761, Bill No. 2025-01, An Ordinance amending the City of Ely Redevelopment Plan Map, enlarging its Area Boundary by adding a section of Aultman Street, East Aultman Street and Great Basin Boulevard commercially zoned properties, and a residential area in East Ely that is currently undeveloped. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

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

B. NEW BUSINESS CONTINUED

6. Council Members – Building Official Hendrickson – Discussion/For Possible Action – Approval of Resolution 2025-03 revoking White Pine Mobile Park Business License for failure to comply with sanitary requirements (EMC 10-1-3-1), abate trash and debris (EMC 4-1-3), and maintain (EMC 3-11-9).

City Building Official Hendrickson stated this doesn't come lightly obviously. This request for revocation of the business license is due to several years of complaints and violations throughout City Code. Most recently, within the past year, my office has had to condemn two structures to have removed, due to unsanitary living conditions, and unsafe conditions. Due to the numerous years of violations with no real corrections ever, there have been some corrections here and there for minor situations, but from the records that I have here it takes months to get compliance with correcting these health and safety violations in this 900 Avenue M. Trailer Park. The request right now is to revoke the business license for just the trailer park and work on cleaning up that area. Mr. Moattar has said to me he intends to sell the property, so I think it would be a fresh start if that were to occur, and this would be just one way to ensure that happens.

Councilman Perea asked does this displace a lot of people?

City Building Official Hendrickson stated from what I can tell it will displace approximately seven to ten families.

Councilman Perea asked is there anything short of this revocation that we can do, prior or is that really our only Avenue to fix the problem?

City Building Official Hendrickson stated no, like I said this is noncompliance to an extreme. We have gone there on several occasions when complaints come in and people are living in conditions that are worse than Third World countries. They're living in homes with black mold, raw sewage, and homes that have exposed electrical. I have three photographs to show these conditions. I understand that it's a very difficult situation to displace families in any situation, but these families would actually be benefiting from this because they would go on to better living conditions.

Councilman Perea stated I am assuming that these folks probably don't have the means to relocate. Is that a safe assumption?

City Building Official Hendrickson stated I don't have an answer for that as I don't know these families personally. The NRS does state that relocation is something that the City can help with. So, if it's your choice, that is something we can look into. Like I said before, the purpose of this is to create a fresh start for that park, and create an actual living condition that these people can feel comfortable living in.

Councilman Perea asked is the revocation date able to be put out a ways to give these folks some lead time and see if there's some assistance that can be given.

City Building Official Hendrickson stated Code does state that it's sixty days for that process. So, they would have two months to relocate and find other means of living.

PUBLIC COMMENT:

Paula Carson stated I just wanted to say on this item that I support our Building Official. I've driven by that trailer park for many years, and it is deplorable. Thank you.

Christopher King stated I am a resident over at the White Pine Mobile Home Park. I live at Number 14, and as far as the conditions go, I do maintenance work around there. There's a couple of tenants there that know me and let me know when something is

broken, and we fix whatever it may be. However, with the sewage and stuff like that if they don't let us know, how are we going to know? When we find out about it, we fix it. Just today, as a matter of fact, we've gone around and cleaned up the whole area. If people throw their trash over there, we pick it up. It's not a sterling park, but we do try, but if they don't tell us we don't know. Thank you.

Mark Moattar stated when I bought this park I upgraded and spent close to \$40,000 to upgrade the power to what Mount Wheeler Power required for the whole park. I was also asked to get the latest pedestals for electrical, and I ordered thirty new ones to be installed, and they were approved and installed by an electrician. I have no problems. I just take care of the park the best I can. I also go to manufacturing classes in Las Vegas every year to keep accurate on all the rules and regulations for the park. I have a certificate from last October, and I am also going this year. Most of my tenants are happy. I haven't seen written complaints from any tenant. A couple of them asked me, "Mark, do you want me to come and talk to City? We have no problem. We are happy. We have nice place." I said. "No, I will explain it." Mr. Chris King is my maintenance person and has twenty years of experience or more, and whenever something goes wrong, he fixes it. If it is a major thing I call electricians, contractors, or plumbers and they come and fix it. About two and a half months ago I received a letter from City of Ely thanking me for cleaning my park. I have that letter, but I didn't bring it with me today. I live in Las Vegas, and I come and go often. The other thing I have mentioned is if there is a leak or anything either the tenant or City officials need to call me and say fix it and give me at least 24 to 48 hours. It has never happened like that. Last week I fixed everything that I needed to fix.

Laurie Carson stated I know this is really a difficult decision for you to make, but at the same time I would like to suggest there might be some help from the County Social Services, Desi Barneson. She's the one that also does the counts for homeless people. She's required by law to do that periodically, and she will help them get situated, or whatever, if she can. I don't know if that might be an avenue for the City Council when it comes to help. Nobody wants anybody to be living in unhealthy conditions for sure. I don't know if Red Cross has anything that they can offer, but it wouldn't hurt to go ahead and call the Social Service Director. Thank you.

Councilman Trask stated it's hard, but it's a pattern that we've seen for years. It's hard for the families, and if we can assist in any way to make sure that they can find better living environment I think we try to do that and exhaust any of those options that we have, but I don't really see any other option after what we've been presented.

Councilwoman Van Camp stated I would hate to be one of those homeowners next door to that place, because that has been an ongoing problem for years and years and it just gets worse. Sixty days to find a place elsewhere is better than two weeks. So, you have got sixty days. I just don't think it's ever going to get any better. It's a pigsty, it's terrible, and again I wouldn't want to be a landowner near there. It's no telling what it's doing to the neighborhood.

Councilman Perea stated I'm in favor of this, but I do think that we should take whatever actions we can to support those families if there is an avenue for that.

Councilman Trask moved to approve Resolution 2025-03 revoking White Pine Mobile Park Business License for failure to comply with sanitary requirements (EMC 10-1-3-1), abate trash and debris (EMC 4-1-3), and maintain (EMC 3-11-9) with any help we can provide as a City. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

7. Council Members - City Attorney Arabia - Building Official Hendrickson - Discussion/For Possible Action - Approval to seize 2160 Crawford Street, Ely, Nevada, APN 001-036-07, currently owned by Sam L Bida, due to violations of previous condemnation action on April 15, 2024.

City Attorney Arabia stated this was something that was not taken lightly and it pains me to have to be involved with it to be honest. Don's going to speak to the more specifics because he has the expertise in that area. My understanding is this situation goes back to 2006 and that's really the key factor in my mind. The condemnation was over a year ago. We're not waiting for deadlines to pass and then pouncing the next day; that's not what this is about. I have absolutely complete confidence in Don's sincerity and integrity, and what he's doing. He's making a tough decision, and I'm with him on the decision. There's no joy in this, but at some point, nineteen years is a generation, basically. But I'll defer to him for the rest of it.

Building Official Hendrickson stated just like Attorney Arabia stated, this did start much earlier than what actually my timeline here is. This essentially started January 10, 2013. There was a structure fire at 2160 Crawford Street. April 29, 2021 is really where a lot of our records come into play, where it was constant of notifying the property owner. This property has been burnt and has not been repaired since 2013. There's been several incidents where vagabonds have been using the premises for a home. The sheriff's office has stated they've had to kick people out. The structure is falling in due to the building being burnt and fire ridden. Throughout the timeline from April of 2021 there's been complaints regarding the charred building, a surplus of vehicles, and overgrowth of brush; letters have been sent to the property owner with no compliance. The condemnation order that was given in April of 2024 and was sent out as certified mail to Mr. Bida and his family. It was returned, signed by Ms. Lisa Ortega, which is a family member of his. The property was condemned on April 15th 2024 by property maintenance code / per abatement code, kind of the same thing. You get sixty days to come up with a plan to either restore the property or to tear the structure down when it's condemned. The City at that point takes governorship of the property. So, if there's any trespassing, the rights to enforce trespassing laws are given to the sheriff's office from the City at that point, and not from the individual. It does negate having people on the premises that could potentially endanger their own lives. Shortly after receiving the April 15th letter Miss Ortega and Mr. Bida showed up to my office to say they wanted to work with the office and come up with a plan. Unfortunately, what they told me at the time was they wanted to save the structure and hire an architect to do the design phase work, and contractors to do the work which is required. When there's a condemnation order, it can no longer be an owner/builder, it has to go through professional services. As demonstrated throughout the history of the timeline of other issues of concern, they did not respond again. They did not come back to the office, and this was roughly May of last year. In June their sixty days had expired, and I still had not heard back from them. As matter of fact, we never heard back from them again until we put them on notice this April. I have a job to do. I have to follow up on this, and nothing had transpired so the next step was to notify them that we're going to eminent domain the property so that it can be cleaned up, and upon that time we did receive some correspondence. I received correspondence from Lisa Ortega who said she was going to come into the office and make arrangements. She failed to ever come into the office, and I've not seen her until today and here we are. This is a very tough decision to make, and I apologize, but we are requesting that we go through with the process so that we can clean up the property after we take ownership of the property and demolish the structure, so that it's no longer a public nuisance or danger to society. Once that's done, my recommendation is that we auction the property off and if the past owner decides to get in the auction and purchase the property, they have the ability to do so. In order to alleviate this problem that's been going on for twenty years this is the only way I feel we can act and make it happen at this point. Thank you.

PUBLIC COMMENT:

Keith Carson stated for fifty years I've owned the property adjacent to this, a little farm.

I understood years ago when it caught on fire, and was condemned that that house would go away, and that was years ago. It was sealed with covers over the doors and windows so people couldn't get in. Then last summer, about the end of July or first of August, those coverings came off, and burnt insulation started coming out and was piled on a trailer for two months, blew all over the neighborhood, and in my pastures, which my animals graze in. I finally took one of my part-time guys and got permission from Sam Sr. to take it to the landfill because we've been picking this up for months; we took that trailer and emptied it. There was furniture and debris all over and this has gone on forever, and that house looks the same as the day it burnt down. Now, mysteriously last week the covers go over, and they start cleaning up the yard. Prior to that, for two months a guy was living in a car, a little white ford there and this was the breaking point for me. My fence and my pasture were full of toilet paper with human feces on it and that should never have been. I mean, it wouldn't happen in a Third World country. I just hope that they will either seize the house or give the owner a few days to get it tore down, or something, because this has been an ongoing junkyard forever. Thank you for your time, I appreciate it.

Paula Carson stated when I moved here in 2006, I was appalled at Central Ely. I came from Las Vegas, where neighborhoods looked very nice. In 2008 I contacted the City to see if we could do something to have the trash picked up and to have the weeds pulled. At that time Jim Alworth was the City Clerk and he said the City would not do anything without a written complaint, so I wrote a very simple letter, and I should have handed this out during redevelopment. This is a very simple letter, I don't ask people to spend any money. I wanted them to pick up their trash, which was blowing into the fence around Mr. Carson's pasture and to pull their weeds. If there are senior citizens who cannot do this, we will get a group of people and help them and he said, no, it's not the senior citizens. So, I started walking around the neighborhood taking photographs and people were asking me what I was doing, and they asked to sign my letter. I had to resubmit this letter twice, so we've submitted a total of three times with over thirty signatures. Many of these people have died since 2008 and there is very little that has been done. I'm going to give you a copy of these letters along with a letter that Mr. Alworth wrote regarding 2160 Crawford, the property owned by Sam Bida Jr. The letter was sent and returned as undeliverable, and when he talked with his sister, she said she had nothing to do with the property, it was his problem. The photographs I'm going to pass around are not current. They were taken in 2008, and if you have interest in the City, I recommend driving through the streets in Central Ely. Thank you.

Sam L. Bida stated we have kept up with all the ordinances on any of the complaints that we've gotten, and all those pictures are very old. I honestly ask you not to look at them because they're that old. I also went through the neighborhood, and I got signatures from all the neighbors saying they support a one-year continuance for the house to be rebuilt because we have been talking to an architect, and everything. I have contractors with their bids and everything lined up. I'm just waiting for a licensed landscape architect to submit plans to the City that are approved, and I've had trouble finding one.

Danny Ortega stated I am Sam L. Bida's stepfather. I would like to point out that several people that have talked already have pointed out timelines. What's missing from those timelines is that the property transferred to Sam L. From Sam K. At some point only within the last few years, not for the duration of these timelines and the alleged problems. That is the first point I would like to have everybody consider. I'm the Director of the School of Architecture at UNLV and the second point is when our family received the first letter of condemnation, I personally redrafted the floor plans and elevations for the reconstruction of the house, and we were told by the City that they did have to be submitted by a licensed architect, which I fully understand. I am not a licensed architect as I chose not to pursue licensure and went with the academic route. I did have an agreement with a licensed residential designer to take over the project and to submit the properly signed and stamped drawings. However, he had to back out because he moved from one job to another and moved from one city to another and I've only been able to reconnect with him within the last couple of years. Even though I'm the Director of the School of Architecture, I don't mix my business with my personal life. So, while I know a great number of licensed architects, I would not ask any of them to do a project that folds into my personal life other than this one residential designer. I just want to say that if the

City Council is going to vote on seizure they would be in violation of the Nevada Constitution, and NRS 37.11, and you would have to fairly compensate Mr. Bida before the seizure takes place. It's in the NRS and you cannot seize it for resale to a private owner, I think you're all well aware of that. Maybe you didn't think we were, but we are, and the contestation of an eminent domain seizure has to have due process, meaning it has to be able to go through the courts which it has not, and I will end there.

Lisa Ortega stated I would just like to talk about 2160 Crawford. I know it's been a long time. I know you were there today and to show old photos is pretty disingenuous. The cars are gone, and you know the trash is picked up. One person just parked there and decided to live there. We talked to them like four times, and they would say "I'm leaving, I'm leaving." We would come back, and they were not leaving. We've talked to the Sheriff's office and tried to work with them and finally we got him kicked out and trespassed. I've been there four times and absolutely nothing done until we put it in the City right away, then they did something about it. I don't feel like I had any legal right to move anybody's anything; so, that had nothing to do with us wherever that guy is thanks a lot. I think we've cleaned up the trash. Is that not correct? It's boarded up again. Is that not correct. The cars are all gone. Is that not correct? There's nobody living there. Is that not correct? You're worried about a wagon full of iron that he wants to build things with....

City Attorney Arabia stated, "Ms. Ortega, it's not appropriate to cross-examine him and badger him with the questions."

Lisa Ortega stated in the last complaint it talked about a wagon full of iron, so we put a tarp on it. The house is completely closed up. What we want to do is redo it. We're asking for a year extension. There are thirty-five neighbors that also would like the extension. It's been three generations there. I do see how the sins of the father are now onto the son, even though we're talking about 2006 and that was a different owner. There's nothing we can do about 2006 after Neva and Sam passed. There's nothing we can do about that and that's not fair. You (referring to the Building Official) sent the letter and went on vacation for two weeks, so to say I didn't go and talk to you is a little bit unfair, but I did talk to the attorney, and he turned to me and said, well, sometimes the sins of the father are given to the son, and that's in Exodus 2, Just ask him.

City Attorney Arabia stated I would like to say that I don't know whether I said that or not. I might have, but Ms. Ortega used the same tone when she stormed into my office with no appointment. I had no advance notice and she started making demands of me. I wouldn't have mentioned any of this if she hadn't taken a shot at me. I just want that on record.

City Building Official Hendrickson stated I can actually add to some of the questions that did come up in the public comment. The property was transferred in 2021, so it's been over four years since the property was transferred. There's been numerous complaints and whatnot with no action, the constant promises that something is going to happen, and it hasn't happened. Based off what is being asked here right now is based off the condemnation; it's code. The condemnation was done in April of 2024. The actions that did not happen were over a year ago. I'm not referring to the pictures that were presented earlier, but the project pictures that I have here are from the condemnation order. They did occur in April of last year so they're only a year old. Now to answer Ms. Ortega's question, yes, it has been recently boarded up, but it's taken a year for that to happen. The code states that it's sixty days to either tear down the structure or protect and those protections didn't occur until a year later.

Councilman Trask stated if this goes through tonight do they have time to remove things off of the property that they want?

City Attorney Arabia stated yes, there would be time.

City Building Official stated there would be time, because your judgment tonight is to take the action and then it would go to legal action as Mr. Ortega was referring to. This is the start of that process.

City Attorney Arabia stated I would like to reiterate what Don is saying. This is really about initiating the process, and whether or not to do that, as Don said. Don then made some comments about what would happen down the road and that's a little bit speculative in the sense that there's things you have to do at each step of the way. You're not doing everything up to and including some auction or something as Mr. Ortega made some references to that. If things were to go in that direction, there's things that we would need to do to make sure they're done properly, but we're not making all those decisions right now. We're just starting it, and this is kind of step one, and it might be a ten or twenty-step process. I think that's an important thing to keep in mind that you're not doing everything right now.

Councilwoman Van Camp stated when I was with the City the first time around this was an issue and it's still an ongoing issue. I have driven by the property many times and it is an eyesore, and I understand what Don's been going through. There's been no action, and I'm in agreement that something needs to be done; quit fooling around you had plenty of time.

Councilman Perea moved to approve seizing 2160 Crawford Street, Ely, Nevada, APN 001-036-07, currently owned by Sam L Bida, due to violations of previous condemnation action on April 15, 2024. Councilman Trask seconded the motion. The motion carried unanimously.

8. Council Members – Building Official Hendrickson – Discussion/For Possible Action – Approval of Interlocal Agreement for Shared Building Department Services between the City of Ely and White Pine County.

City Building Official Hendrickson stated in your backup material is the approved signed copy from the County. We did work diligently with this and there obviously has been hiccups along the way, but I would recommend the Council approve this final copy.

Councilwoman Van Camp stated I would like to disclose my sister is a County Commissioner. I think the County is getting a good deal with Don's professionalism.

Councilman Trask moved to approve the Interlocal Agreement for Shared Building Department Services between the City of Ely and White Pine County. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

9. Council Members – City Treasurer Trask – Discussion/For Possible Action – Approval of Collective Bargaining Agreement between City of Ely Fire Department and Operating Engineers, Local Union No. 3 July 1, 2025, through June 30, 2027.

City Treasurer Trask stated we worked with the Union and came to the agreement that you were provided as a red line copy. The biggest change was creating different positions by going from three assistant fire chiefs to one assistant fire chief and two captains with the intent that if needed we would hire a third captain and the new assistant chief would become an 8 to 5, Monday through Friday position. Until we get into that financial situation this new assistant chief is staying on the shift that they're currently on now. Wages were agreed upon with no wage increase because of the PERS increase. The City is absorbing that increase so the employees don't have to kick in and we are keeping the wages as is. It's a two-year contract with the ability to open negotiations for wage increases alone.

Councilman Perea asked what's the fiscal impact of the shifting of the personnel?

City Treasurer Trask stated he does get a slight increase in pay for that position because he's going to be kind of second in command and take on more responsibilities. I think Pat could explain that more.

Councilman Perea asked so it is only affecting one position from a fiscal standpoint?

City Treasurer Trask stated yes.

City Fire Chief Stork stated we needed to do a little bit of restructure. The way the department's been set forever is we initially only had one person on each shift, and everybody was an assistant chief, and they initially wanted to do a deputy chief position. My suggestion was this department's growing, and it's probably going to continue to grow in the future and we need to just kind of change the hierarchy a bit and we negotiated with one assistant chief and make two of the other guys shift captains. Down the road if we're able to approve of another position, then that assistant chief job would be a Monday through Friday job, and we would add one more shift captain, to make it more standard with the fire service. Right now, it's just going to affect basically one person. All three people who have that title now will be eligible to basically apply for the position. It is a very nominal fiscal impact, and it sets you up better in the future. Everybody else's pay is going to stay the same. It should make things a little more streamlined and make a little more sense going forward.

City Treasurer Trask stated I wanted to mention the other major change would be the pay increases. There were step increases for your hire date, first year, second year, fifth year, and tenth year. We changed it to a raise every year between their hire date to year ten and just spread the percentages out that we already had in the existing contract. There shouldn't be much of a fiscal impact.

City Fire Chief Stork Stated part of the reason I have been promoting doing this for many years is because when staff hit five years, they have nothing to look forward to until year ten so then everybody starts looking for another job. If you want to try and keep people here, you have got to have some incentive.

Councilman Trask moved to approve the Collective Bargaining Agreement between City of Ely Fire Department and Operating Engineers, Local Union No. 3 July 1, 2025, through June 30, 2027. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

10. Council Members – City Fire Chief Stork – Discussion/For Possible Action - Approval of recommendation to suspend open burning in City of Ely limits May 26, 2025, thru October 15, 2025; this proposed action would not affect previously approved Open Burning permits.

City Fire Chief Stork stated we do this every year. A lot of it is safety oriented due to the fire season coming up. We have many people in the community that use swamp coolers in the warmer weather and if you have a neighbor burning weeds and the guy next door trying to sleep and stay cool you get all the smoke getting pulled into their home. Everybody's had ample time to do their weed burning and for the next few months they're going to have to haul it to the landfill.

Councilman Perea moved to approve suspending open burning in City of Ely limits May 26, 2025, thru October 15, 2025 with this proposed action not affecting previously approved Open Burning permits. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

10. PUBLIC COMMENT

George Chachas stated On May 10th my property at 622 High Street was broken into and vandalized again. Also, my neighbor, Mr. Hexem, across the street at 197th Street was broken into and vandalized with furniture moved out. My other neighbor, Mr. Nardi at 614 High Street, was vandalized with his GMC truck windows knocked out and damaged. All of this happened within two to three days. The City pays half a million dollars or more in police protection; the city is being overcharged. You need to create a Victims Fund for those that are victimized. Criminals apparently are not concerned or afraid of your Police Chief or you, the City Council; if you can't do your jobs, you need to go. Mr. Chachas stated ongoing concerns regarding his request for the address and a contact name regarding the Bell Avenue Water Main Upgrade Project CDBG 22/pf/04 and who inspected the project; the drainage off of the Bath property draining onto his property at 622 High Street causing erosion; the Great Basin RV Park not being zoned correctly; and stated the discrimination needs to stop.

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

Councilman Trask moved to adjourn the regular meeting of the Ely City Council at 6:34 p.m.
Councilman Perea seconded the motion. The motion carried unanimously.



MAYOR



ATTEST