

CITY OF ELY

501 Mill Street Ely, Nevada 89301

City Hall (775) 289-2430

Cityofelvnv.gov

ELY CITY COUNCIL REGULAR MEETING

November 13, 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 **5:00 P.M.** Paul Podborny offered an invocation. 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
Councilwoman Michelle Yeoman
Councilman Dennis Perea
Councilwoman Jerri Lynn Williams-Harper joined at 5:13 p.m.

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

City Clerk Jennifer Lee
City Treasurer Janette Trask
City Engineer B.J. Almberg
City Attorney Chris Arabia
City Police Chief Scott Henriod
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; Wyatt Cox, KELY; Paula Carson; Rhiannon Scanlon, rPlus Energies; Izack Tenorio; Cody Coombs; Mike Coster; Vince Fleischman; Eugene Harper; Valerie Snappi, and Elyian.

ELY CITY COUNCIL ATTENDANCE LIST

DATE: NOVEMBER 13, 2025

Print name below

Dean Reynolds
PAUL PODBORNY
Tony Locke (Alicia Power)
George Chachas
Paul Jackson
Mark Bassett
Don Hendrickson
Chris Flannery
Naty Gresh
Kyle Roerink
BT Robison

Print name below

2. PUBLIC COMMENT:

George Chachas stated on agenda item 10-2, the City needs to collect all of its landfill billing; you're too top-heavy now. Do you plan on laying someone off? The City needs to practice a thirty day your late, sixty days you're on notice, and ninety days you go to small claims court. Letting fees pile up as you do now, shows incompetence and you're hoping someone else does your job. There's no excuse for that, none whatsoever. When I was mayor, there were only \$22,000 outstanding, you folks claim you have over \$300,000. On your agenda item 10-3, regarding the Morley Sewer Upgrade Project, I didn't see an add-on for sidewalk on the 7th Street area. The City included curb, gutter and sidewalk on their other projects and I want equal protection under the law. I saw what the council did in giving \$69,000 plus to Kenna and BJ Almberg for upgrades to their properties, something that no one else was given. On your agenda item 11B-10, did the revisions of the City of Ely Personnel Policy address employees dating other City employees and City supervisors or employees having an active role in a business venture within the City or County and possible conflicts? On your agenda item 10-1, that item needs to be denied. The County needs to drill the well on its own and apply to the State Water Engineer for water rights. The City has subsidized the Golf Course far too long, at the cost of the City taxpayers. The City Council has fiduciary responsibility to the taxpayers, residents of the City of Ely, and not the County Golf Course. They have the revenue, and they need to step up.

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

Mayor Robertson stated I would recommend that the Council approve the agenda with the removal of items 9-1 and 10-1, as these items were not acted on by the County at their meeting yesterday.

Councilman Trask moved to approve the agenda with the removal of items 9-1 and 10-1. Councilman Perea seconded the motion. The motion carried unanimously.

4. CITY DEPARTMENT REPORTS

➤ CITY ATTORNEY

City Attorney Arabia stated there's not much happening on the criminal side, mainly because of the court's calendar. We finally had our meeting with Nye County about the possible interlocal agreement for emergency services and we are going to be sending them a draft. As far as the issue with the Verizon Tower property, the right person finally reached out to me, and we've had some discussions and are negotiating pretty actively, which is a nice change of pace. The White Pine Mobile Home Park, that has been the subject of proceedings here a couple of times, is under new ownership now, and we're optimistic that that's going to lead to good things in the future. There are still issues to be ironed out, but I think they will be. I wanted to wish Don Hendrickson nothing but the best of luck, health, and fortune and what have you as he departs.

➤ CITY CLERK

City Clerk Lee stated based upon research and direct communications with Christine Hess of the Nevada Housing Division, the following conditions apply to the Nevada Attainable Housing Act grants: 1) Infrastructure projects are ineligible without a developer or Special Improvement District; 2) Only local government attainable housing incentives that were expensed in FY25 are eligible for reimbursement; 3) Rehab projects are ineligible; and two grant rounds will take place next year. If you want more information regarding this and other grant opportunities, I'll be happy to discuss them with you.

➤ CITY ENGINEER

City Engineer Almberg stated we are working on our CDBG Morley Water project plans and hoping to get them submitted to the State for review and approval within the next two weeks. Next Wednesday we have a meeting with the EPA, where they're awarding some additional grant money that we intend to apply towards this project, and we feel positive that we'll be successful. Our Aultman Street project is very busy, and things are really wrapping up. We made our last major water connection last week, so we don't anticipate any more water turnoffs. The utility contractors are trying to get out of town probably

next week and they'll be back in the spring to finish up everything else that needs to be done. I think this project has been a great success and we have got half of Aultman Street paved.

Councilman Perea stated on the EPA funds, that was unanticipated funds correct? How much was it that we may be getting?

City Clerk Lee stated they are willing to fund 40% so that is about \$240,000.

5. NNRY FOUNDATION REPORT

Mayor Robertson stated I would like to disclose I am a part-time employee of the Foundation, but this is not a voting item, and I don't vote anyways.

NNRY President Mark Bassett reviewed the following report:

NEVADA NORTHERN RAILWAY NATIONAL HISTORIC LANDMARK



Nevada Northern Railway Foundation

A Nevada 501 (c) 3 Non-Profit Corporation

Depot: 1100 Avenue A, Ely, Nevada 89301

Mailing Address: PO Box 150040, Ely, Nevada 89315

Voice: (775) 289-2085 • Web: www.nnry.com • E-mail: info@nnry.com

Monthly Operations Report for October 2025

1. Locomotive Status – No change
 - a. Locomotives in service: 250, 109, 801, Wrecking Crane A & Rotary B.
 - b. Staff and volunteers are working on Locomotive 802 with the goal of bringing it back to service this summer.
 - b. On Locomotive 81 work is progressing on the pilot truck.
 - c. Locomotive 93 suffered a hub liner and crown brass failure on axle 4. We have dropped the axle and taken it to Salt Lake. Fortunately, the axle can be turned. The axle has been turned and the locomotive bearing bronze has been ordered.
 - d. During an inspection of the Doodlebug, we found a crack in the power truck frame. We are in the process of make a repair and returning the car to service.
 - e. Locomotive 105 is out of service for radiator leaks.
 - f. Locomotive 40 is out of service for her heavy repairs. We have started on her repairs; she will be out of service until 2027.
 - g. Locomotives out of service needing moderate repairs: #201
 - h. Locomotives waiting funding for restoration: Steptoe Valley Smelting and Mining #309 and Rotary Snowplow B (for boiler overhaul.)
 - i. Locomotives out of service needing heavy repairs #80 and the military locomotives.
2. Rolling Stock Status – No change
 - a. Passenger equipment in service: #05, #07, #08, #09, Flatcar #23, Baggage/RPO #20, Outfit Car #06 and Caboose 6.
 - b. Passenger Coach 5 is in service but it needs to be lettered in gold leaf.
 - c. Passenger equipment out of service: #10, #2 and #05 needing heavy repairs.
 - d. Caboose in service: #3 #6 and #22 are operational.
 - e. Caboose out service: #5
3. Track Status – No change
 - a. Keystone Branch is open.
 - b. Adverse Branch is open.
 - c. Museum Branch is open.
4. Ridership and Ticket Sales – Updated
 - a. In October we carried 1,565 passengers, this was essentially the same as compared to the previous year.

Award Winning Destination

Best Adrenaline Rush in Rural Nevada – 2020

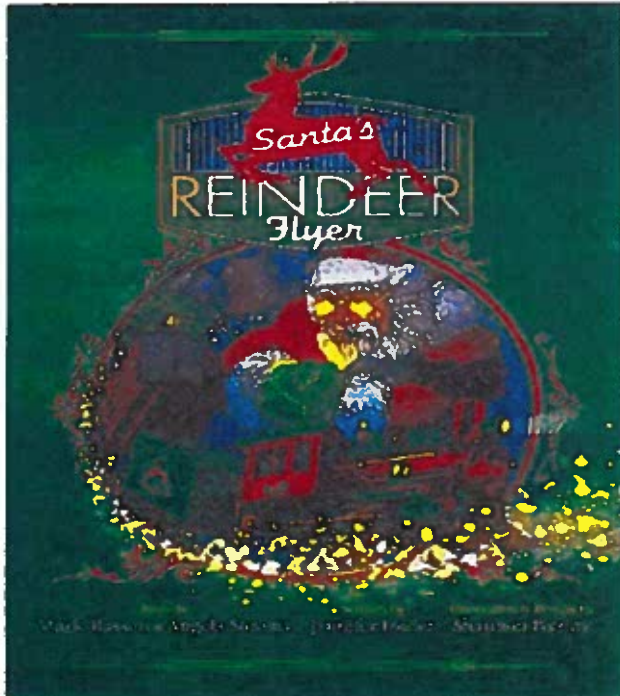
Best Historic Railroad of the West – 2023, 2022

Best Museum in Rural Nevada – 2022, 2020, 2017, 2016, 2014, 2013, 2010, 2009, 2008

Trip Advisor Certificate of Excellence – 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014

Best Place to Take the Kids in Rural Nevada - 2020, 2019, 2018, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

- b. So far this year we have carried 12,163 passengers, this was an increase of 1% compared to the previous year.
- c. Since operations began in 1987, we have carried 392,085 passengers.
- 5. Economic Impact – The average non-gaming & gaming daily expenditure per overnight visitor \$174. Economic impact for October 2025 was $1,565 \times \$174 = \$272,310$. Economic impact year to date was $12,163 \times \$174 = \$ 2,116,362$. These numbers only reflect the economic impact of our train passengers and does not include visitors who did not ride the train.
- 6. Social Media: Our reach on social media continues to expand:
 - a. Our Facebook views was 2,058,326
 - b. Our Facebook reach last month was 722,103
 - c. We have 137,900 page likes.
 - d. 236,116 people follow our page.
- 7. Santa's Reindeer Flyer – I'm happy to report, that the book is now being printed. We should have copies before the first train.



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Our signature events in October are the Pumpkin Patch Caper (above) where passengers get to choose a pumpkin to take home. On the last two Fridays and Saturdays in October the Haunted Ghost Train pulls out of the station with a strange crew!



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6. REPORTS

➤ **COUNCILWOMAN YEOMAN**

Councilwoman Yeoman stated last week I attended the Local Emergency Planning Committee meeting and we discussed the LEPC bylaws, did a CERC policy review, and on January 6th, they'll be doing an Emergency Operations Plan tabletop. It will be a digital scenario to test our resources and just make sure we have everything in order. I would encourage anyone from the City who wants to attend, any of our appointed officials, or you, Mayor. I can send that information out in an email.

➤ **COUNCILWOMAN VAN CAMP**

Councilwoman Van Camp stated October 26th through 29th, we attended the Nevada League of City Conference in Henderson, Nevada with two days of seminars on housing, police, fire protection, AI, data storage, solar, aviation, and many, many more issues facing our state. Governor Lombardo was a guest speaker, along with many state agency leaders. I think the best activity was the evening in downtown Henderson with the mayor and the city leaders, and how the revitalization of Water Street turned the area into a thriving downtown. I also enjoyed talking to many of the rural community officials sharing their concerns and hopes just like ours for the future. I am glad to be home and glad I live in Ely, Nevada. I attended the Capitol Christmas Tree Party, which was wonderful. I also attended the Veterans Day Memorial Service.

➤ **COUNCILWOMAN WILLIAMS-HARPER**

Councilwoman Williams-Harper stated more than just all of the information that we learned when we went to League of Cities, it was important to me that I was with these guys, because we don't really get to have a relationship outside of coming into meetings. It was nice to be able to spend three days with these folks, and I think it just really helps us work together, and that was a big appreciation for me.

➤ **MAYOR ROBERTSON**

Mayor Robertson stated I did attend the RPC meeting, with regard to the Special Use Permit for the solar farm and that was interesting. I did speak at the beginning about property rights there a little bit, but I understand that got passed. I also was invited to speak at the Capitol Christmas Tree event, and it was very well attended. I really appreciate all the organizations that put that on, and locals who donated. There was a lot that went into that, and I honestly didn't realize what it took to get a tree clear across the country; it's quite an undertaking. The Veterans Day program went off as usual, and I appreciate everybody who went to that. I would echo what Councilor Williams-Harper said in attending the League of Cities conference in that it's great to meet up with other public officials across the state and figure out what they're doing and hear their take on things. I think there's a lot of value in that organization. I will also note to the Council that I was elected as Treasurer of the Executive Board at this past conference, so I'll be doing that for the next year. I always appreciate any input any of the Council has on that organization, or where they're going, or what they want to do.

B. NEW BUSINESS

1. Mayor Robertson – Great Basin Water Network (GBWN) Executive Director Kyle Roerink – Discussion Only – Presentation on research conducted by Great Basin Water Network on water permit transfers in Steptoe Valley approved by the Nevada Division of Water Resources.

Mayor Robertson stated just as a refresher for the Council, because I think this happened before the last election, the City did donate to the Great Basin Water Network so they could do some research, and this is the report from the work that was done.

Great Basin Water Network Executive Director Kyle Roerink stated we're glad to have this partnership, because I think why this report matters for you all is moving forward and the investments that you have all made in dealing with this pump storage issue. In dealing with this pump storage issue over the past couple of years, it has been a bit acrimonious with certain entities, but you all need to protect your rights and what this document really articulates is why you need to defend your water rights, and why you should have

concerns about the White Pine Pump Storage Project. page 4 lists a number of your springs, meaning that those are water rights, that the City of Ely maintains. You all have water rights at Lackawanna Springs, and other springs throughout Steptoe Valley. What we have seen by uploading a USGS model and running the pumping scenarios put forward, by the project proponent, is that you could see harm to your water rights in addition to all the other things that have been discussed in this body over the course of many years. So, what this memo does is that it articulates, essentially, the risks and the uncertainties that you all face moving forward if the project does continue. The other thing that we did discuss in the memo that we gave to you is that, additionally, we have what is a legal memo and strategy outlined, but that's something that I don't necessarily think sharing in this forum would necessarily be the right thing to do, because it is legal strategy. Let's just say, moving forward if the project were to continue, you all have avenues to continue protecting and advocating for your water rights. You can also see that what is potentially at stake here is not just the City of Ely's water rights, but it's many other folks in the community in Steptoe Valley. Our attorneys have reviewed a number of factors, including the water rights applications, and the change applications that the County and the project proponent had worked on many years ago, and again, there are implications for that process as it relates to how the city of Ely can continue to protect its rights moving forward, if need be. What this memo does is kind of gets into what the project proponent is saying, versus what a USGS model says could happen and that's the figure right below this chart.

Table 1 -
Steptoe Valley Springs
Nevada, U.S.

Spring/Well Name	Latitude	Longitude	Elevation (ft)	Water Right Permit #	Water Right Certificate #	Water Right Permit/Certificate Owner	Drawdown (ft) Full Pumping 3000 gpm - 18 months	Drawdown Maintenance Pumping (ft) - 33.5 years after end of full pumping
Fish Pond Springs (FPS)	38.18625	-114.8081	6432	-	-	-	-2	-2
Unnamed #1 of FPS	38.18081	-114.80005	6505	-	-	-	-2	-2
Schulzeberger Spring (Sch. Sp.)	38.19134	-114.81859	6480	-	-	-	-2	-2
Unnamed #2 of Sch. Sp.	38.19394	-114.81822	6473	-	-	-	-2	-2
Unnamed Spring	38.23029	-114.82527	6384	-	-	-	-2	-2
Murry Cr. Spgs	38.26148	-114.87011	6354	330	1055c	ELY MUNICIPAL WATER DEPARTMENT	-2	-2
Lackawanna Spgs	38.28318	-114.86616	6251	20812 & 20813	62614 & 62614c	ELY MUNICIPAL WATER DEPARTMENT	6	-2
Steptoe Spring	38.27517	-114.75827	7804	-	-	-	-2	-2
Rogersdale Spring	38.30239	-114.85648	6867	-	-	-	-2	-2
Pendleton Gap Spgs	38.35049	-114.89561	6261	15011	VG2271 & V1180c	ELY MUNICIPAL WATER DEPT & HONRO, ALBERT	2	2
McGill Spring (Duck Cr. Mts.)	38.34382	-114.73963	7963	4982	0604c	JOHN J. MALDE & CO	-2	-2
Auriferous Spring	38.35781	-114.76426	7720	4994	0609c	JOHN J. MALDE & CO	-2	-2
McGill Well (ditch)	38.37895	-114.80878	6113	-	57183	MCGILL-PLUTH CONSOLIDATED SEWER & WATER G.I.D	-2	-2
Spig. NE of Mt.	38.38290	-114.80100	6111	-	-	-	-2	-2
Goat Spring	38.37511	-114.87454	6761	11502	3800c	PESCHO BROTHERS LLC	2	-2
Rattlesnake Spg	38.36380	-114.88208	6023	11944	3780c	PESCHO BROTHERS LLC	-2	-2
Shrimp Spg	38.40950	-114.85267	6733	18636	5854c	PESCHO BROTHERS LLC	-2	-2
Luxville Spg	38.40485	-114.88382	6474	6059	0837c	THELORA SPENDLOVE FAMILY TRUST	-2	-2
Hewlett Springs	38.41378	-114.82703	6085	-	-	-	-2	-2
McGill Springs	38.41252	-114.77967	6132	42136 & 45563	12177c & 13411c	KENNECOTT NEVADA COPPER COMPANY	2	-2

Notes:

Latitude and longitude shown in WGS84

R = feet

< = less than

- = not available

(= Water right permit and certificate information collected from the State of Nevada Division of Water Resources <https://water.nv.gov/waterRights.asp>)

Table 1 (A. Zdon. Roux, Inc., Memorandum Groundwater impacts of the proposed White Pine Pumped Storage Project, Steptoe Valley, Nevada (July 8, 2024)) (prepared for Great Basin Water Network).



Figure 14 (A. Zdon. Roux, Inc., Memorandum Groundwater impacts of the proposed White Pine Pumped Storage Project, Steptoe Valley, Nevada (July 8, 2024)).

Great Basin Water Network Executive Director Kyle Roerink stated it kind of paints a picture of what the project proponent says could happen in terms of seeing the water table maybe at most drop ten feet somewhere and two feet in other places, but when you run the USGS model, it's showing a much greater effect. What you're seeing is that where the project proponent was saying in the immediate vicinity of the wells, where it's most red is where the wells would be and then, as you move outward, that is an estimate of the potential impacts from the project proponents pumping. Where you have Lackawanna, Hercules Gap, and others, you can see that on the project proponent's model, they were saying, oh, well, you know, you guys really don't have much to worry about, but then when you look at the USGS model, it's magnitudes worse. When you're dealing with springs, I know you all have agricultural operations, things such of that nature, if you lose twenty feet of head on a spring that means you could go dry, you can no longer take cattle there, and you might have to drill a deeper well. Inherently in Nevada water law, you cannot conflict with somebody else's existing rights. The principal tenets of Nevada water law say, number one, there has to be water available, you can't conflict with existing rights, and you can't harm the public interest. Now, I think harming the City of Ely's water rights would absolutely be detrimental to public interest, in addition to just not complying with that bedrock principle of not harming somebody else's rights.

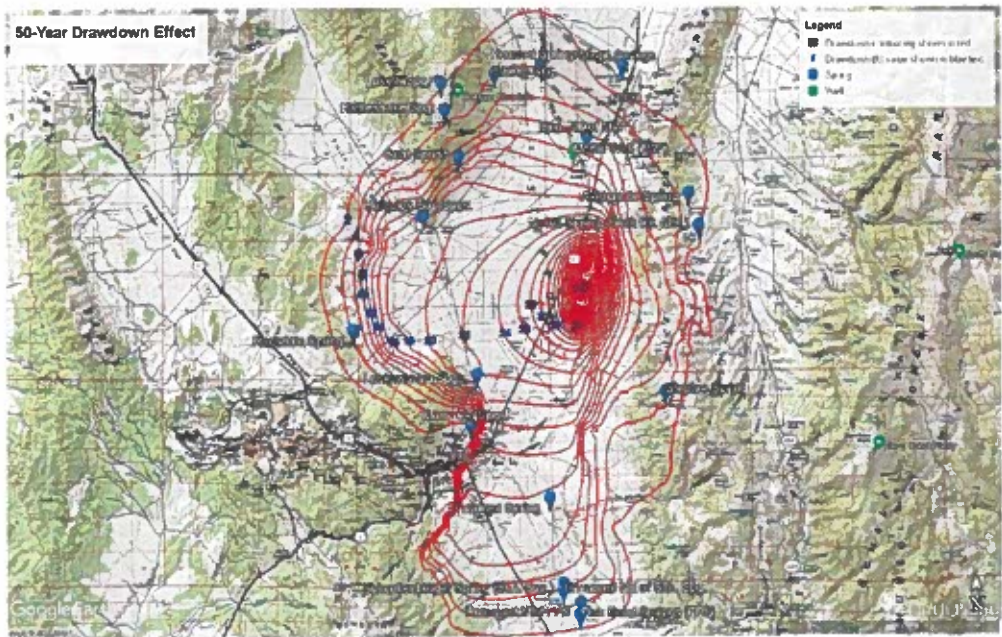


Figure 13
Simulated changes in groundwater heads (Layer 1; in feet) after 50 years of pumping at 3000 GPM to maintain water duty in permits

Date: March 13, 2024
Project: GBWN Steptoe

Great Basin Water Network Executive Director Kyle Roerink stated there's a lot of things that they could do between now and the beginning of the NEPA process, which FERC said would essentially begin in January of 2027, so things are a little quiet right now, but January 2027 things are going to be heating up again and you're going to be glad to have this memo.

2. Mayor Robertson – Discussion Only – Presentation by White Pine Ministerial Association regarding current state of White Pine Ministerial Association Food Bank.

White Pine Ministerial Association Representative Paul Podborne stated first, I want to thank everybody that has been involved in getting us moved to the new space behind Economy Drug compared to the other space, we have more than twice as much room. It makes it easy to work and distribute the food, and we've been able to also add two commercial refrigerators and a commercial freezer now because of the space that we have. We have been very busy this year, as you can all imagine. This year we have averaged 83 families a month, which equates to 212 individuals each month that we've provided food for. Because of what's going on in DC right now in the first three days that we've been open in November, we have already served 63 families, which is 75% of what our average monthly service has been. We are seeing a big uptake in need right now. Hopefully, with the decisions that have been made this week that will turn around, and we'll get back to more average use. We have distributed over 37,000 pounds of food. Every month we get a delivery of food from the Department of Agriculture Commodities Program, and also the Food Bank in Northern Nevada. Part of that has been we usually get a pallet of meat, be it chicken, fish, ground beef, or pork loins, or something. Well, again, because of what's going on in DC, we

have not received any meat in the last four months. Fortunately, we've had some organizations step up. We just got a grant from the Elks Lodge to go buy protein and we have a couple of ranches here in the County that have donated a steer for ground beef. We constantly get donations throughout the year, whether it be food items or cash so that we can buy the food items that we have, but one thing that we noticed is in the summertime, those donations drop off, yet the need for food doesn't. During the holidays, everybody's thinking about those in need, especially Thanksgiving and we're grateful for all of that, but there is always that need throughout the year. Ridley's has sold over 1,300 bags through their care and share program, and they haven't even been doing it for a month. It is more than they did all of last year, in the two months they had that program. Right now, we're busy preparing our Thanksgiving bags which is a program that we do every Thanksgiving. We provide bags of food, as well as a turkey, so that those in need can have a traditional Thanksgiving dinner. Last year, we passed out over 160 Thanksgiving bags. If anyone knows anybody that is in need and could use a Thanksgiving bag, I have some applications here that I'll leave. We're open on Mondays from 1:00 p.m. to 2:00 p.m. in the afternoon, and on Thursdays from 4.30 p.m. to 6.30 p.m.

Councilwoman Yeoman stated you mentioned the success of the Ridley's program, but also how donations drop off in the summer, so I was wondering, has anyone approached Ridley's about doing a biannual, program?

White Pine Ministerial Association Representative Paul Podborne stated I am sure there are a lot of options. We have twelve to fifteen of us that volunteer at the foodbank with no paid positions.

7. GEORGETOWN RANCH QUARTERLY REPORT

Good Morning Jennifer,

7/8/25 Hardly any consistent water flow in ditches at Georgetown (pic provided taken on 7/8/25)

7/29/25- Started ordering hay for the winter to feed livestock.

8/7/25-8/15/25- Mowed area on south end along with front area by the golf course. Planning to seed south end early winter.

8/29/25-Started bringing more cattle into Georgetown.

9/3/25-9/30/25- Repaired perimeter fence from treatment plant to Lackawanna spring. Repaired West, North and East fence around irrigated field. Replaced approximately 200' of fence near the corral area. Repaired ditch and replaced two culverts where they had washed out in years past.

9/28/25- Received list for TSP providers for NRCS project to hopefully improve surface water irrigation.

As of 9/30/25 105 head of cattle.

This last quarter tried to irrigate when surface water was available.

Plans for next quarter:

Checking water situation on BLM and possibly use it for a couple months to save up feed on Georgetown for the winter.

Get in touch with TSP providers to hopefully start up a project for piping in the next few months based on conditions this winter.

Drill seed the south end and continue to fix fencing.

Hope to be included in discussions regarding any possible use of the Golf course Well if that goes forward.

Thank you,
Betsy K Vogler

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

1. Councilwoman Van Camp – Public Hearing – Discussion Only – Approval of Resolution 2025-10, a resolution approving the exchange of real property between the City of Ely and White Pine County pursuant to NRS 277.050 and NRS 277.053.

Mayor Robertson stated we are proceeding with this as a procedure in anticipation of hopefully resolving other stuff. This is a step that we're required to take, we just won't be acting on it later on the agenda.

George Chachas stated agenda item 8-1 needs to be denied. There is no equal value in the exchange as required by NRS to allow the exchange. The City needs to stop competing against the private sector. There's plenty of property available for development. I remind you; the City turned its back on the Woywoods when they were going to bring in a Hampton Inn and a partner to build one hundred apartments. The City Council changed its ordinance in favor of another gas station and convenience store in blatant violation of NRS 268.527. Dealing with restrictions are powers of the City. My family and I have been denied permits for years, and I have been issued citations for so-called zoning violations. You need to step out of the way and quit impeding the public sector.

2. Council Members – City Clerk Lee – City Engineer Almberg – Public Hearing – Discussion Only – Prioritizing and final Selection of CDBG project(s) for the 2026-2027 Program Year application submission; the City's eligible projects include the Wastewater Treatment Plant Upgrade Project for \$603,750.00; and E. 15th Street Waterline Project for \$422,400.00.

George Chachas stated if the City is going to grow the Wastewater Treatment Plant needs to be at the very top of your list. I'm not sure how many Will Serves you have available as it has not been reported in the past, but it's important that you work on this item.

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

2. Council Members – City Clerk Lee – City Engineer Almberg – Discussion/For Possible Action - Prioritizing and final Selection of CDBG project(s) for the 2026-2027 Program Year application submission; the City's eligible projects include the Wastewater Treatment Plant Upgrade Project for \$603,750.00; and E. 15th Street Waterline Project for \$422,400.00.

City Engineer Almberg stated these are our two eligible projects. Our recommendation would be to prioritize the Wastewater Treatment Plant as number one.

City Clerk Lee stated we did receive that EPA grant at the end of September for the Wastewater Treatment Plant, and it's good for three years with an end date of December 31st, 2028. There is a large match we've got to come up with.

City Engineer Almberg stated CDBG is one of the only federal funding grants that will actually qualify as a match.

Councilwoman Williams-Harper moved to prioritize CDBG projects for the 2026-2027 Program Year application with first priority being the Wastewater Treatment Plant Upgrade Project for \$603,750.00; and E. 15th Street Waterline Project for \$422, 400.00 being secondary. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

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

2. Councilwoman Van Camp – Discussion/For Possible Action – Direction to City Attorney and City Treasurer to evaluate the feasibility of transferring the collection of City of Ely Regional Landfill fees from the City of Ely's billing system to a special assessment included on White Pine County property tax bills.

Councilwoman Van Camp stated I would like to disclose my sister, Janet Van Camp, is a County Commissioner. On this issue we are saddled with the uncollected bills forever. We have no recourse, and the only thing we can do is wait for the property owner to die or sell it. Several years ago, we did go to the County, and it wasn't well received at all, but this time, the County came to us. It would be a plus for us, because we've got the burden of this issue being put on the landfill bills, and so all we have to do is just take care of the ongoing ones until it's of course paid off.

Mayor Robertson stated this morning, this item was recommended for approval by the Utility Board.

Councilman Perea stated as I understood it, one of the arguments against it the last time was that these were assessments to County residents that did not elect City officials. Is that still an issue?

Councilwoman Van Camp stated many County residents pay their bills. These are for ones that don't pay and use the facility. This would be billing everybody whether you live in the City or the County so that everybody pays.

Mayor Robertson stated I think it's a fair question, but I don't know that we've gotten to the point of answering that one. This is the vote to enter into that evaluation process of, can it be done? What are the issues? Can we work that out? It would be brought back for voting by both bodies a number of times to get this across the line. The objective is that it closely ties the landfill bill, which is currently tied to property owners, rather than the City sending out a monthly bill to people. It would just automatically go out as a line item on your property taxes.

Councilman Perea asked are they looking at this as a first step into getting a county landfill at some point?

Mayor Robertson stated it definitely is that. Like I said, it's not urgent at the moment that that happens, but it's such a long process that the sooner you start moving down this path, the better.

Councilman Perea moved to direct the City Attorney and City Treasurer to evaluate the feasibility of transferring the collection of City of Ely Regional Landfill fees from the City of Ely's billing system to a special assessment included on White Pine County property tax bills. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

Mayor Robertson handed the gavel to Mayor Pro Tempore Williams-Harper.

3. Board Members – City Engineer Almberg – Discussion/For Possible Action – Approval of Change Order Number 1 to the Morley Avenue Sewer Upgrade Project contract for an extension of project deadline to December 31, 2025.

City Engineer Almberg stated this is a request from the contractor. There is a delay in getting materials associated with the project. We had our pre-construction meeting, but there were scheduling conflicts that delayed that. It's a great contractor and they always do great work. Based on that pre-construction meeting they anticipated that once they get their supplies and start work, it would be about three weeks for them to get through that project. I'm supportive of this and recommend it. It was recommended for approval at the Utility Board this morning.

Councilman Trask moved to approve Change Order Number 1 to the Morley Avenue Sewer Upgrade Project contract for an extension of project deadline to December 31, 2025. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

Mayor Pro Tempore Williams Harper handed the gavel to Mayor Robertson.

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

A. CONSENT AGENDA

Mayor Robertson disclosed my husband is a member of the Ely 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.

Councilwoman Van Camp stated I would like to disclose my granddaughter is an employee of the City of Ely Fire Department; I did receive a payment for work that I provided from my business, Sew Crazy, to Animal Control; and I also received reimbursement and stipend for the Nevada League of Cities conference.

MOTION: Move to approve the Consent Agenda item 11A-1 Bills.

Moved by: Councilman Trask Second by: Councilwoman Yeoman Vote: Unanimous

1. Discussion/For Possible Action – Bills.

- October 23, 2025
- October 30, 2025
- November 6, 2025

B. NEW BUSINESS CONTINUED

3. Mayor Robertson – Discussion/For Possible Action –Retroactive approval to select venetian copper finish for the Midtown North Hills lamp posts & tops which will be installed between 1st and 11th Streets on U.S. Highway 50 as part of the Nevada Department of Transportation's Ely Downtown Renovation Project.

Mayor Robertson stated I am going to eat crow here and say that Councilman Perea was absolutely right in his recommendation, and I was wrong. As such, I saw that this needed to be rectified, and there was a time frame on it. The Venetian copper finish is a common finish through downtown, including the light poles that were installed as part of the parking lot for the convention center, Sports World roof, the pavilions in Veterans Park, and other things, and that to suddenly have clashing copper designs would look tacky.

Councilwoman Williams-Harper moved to retroactively approve selecting venetian copper finish for the Midtown North Hills lamp posts & tops which will be installed between 1st and 11th Streets on U.S. Highway 50 as part of the Nevada Department of Transportation's Ely Downtown Renovation Project. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

4. Mayor Robertson – Discussion/For Possible Action – Acceptance of Don Hendrickson's resignation as City Building Official, effective November 14, 2025.

Councilwoman Van Camp stated I'm saddened to lose Don. I've enjoyed working with him. I loved his enthusiasm, his expertise, his vision, not only for the City, but for the County too. I liked the many ideas he had for redevelopment for our area, and the future of the Building Department. I'm going to take many of his ideas and run with them. I do wish you the best of luck in your new job.

Councilman Trask stated thank you for everything you've done, I Appreciate it and good luck.

Councilwoman Williams-Harper moved to accept Don Hendrickson's resignation as City Building Official, effective November 14, 2025. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

5. Mayor Robertson – Discussion/For Possible Action - Confirmation of Mayoral appointment of Chris Flannery as City Building Official.

Mayor Robertson stated you were provided with his application in the backup documentation provided after the initial agenda went out. Chris is here tonight. I've got experience of working with Chris on a number of levels over the past sixteen or seventeen years. Chris saw the posting and reached out and was interested in coming back to Ely. He knows the area and has many years of experience in building inspections from various aspects, including the municipal side as well as the private side. I will give him the floor to introduce himself.

Patrick Christopher Flannery stated everyone calls me Chris. What brought me out here was the State had some hold over the County financially, and they started a building department in the Enterprise Fund, which meant that it was basically a business within the County. Since the Department of Taxation kind of ran the County at that time, because they were kind of in default, the building department itself was in default financially, and so we had to bring that around. What brought me out here is they were going to build two coal generated power production plants, but that went away, and what came later was the wind farm, and we had sixty-six 2.5 megawatt generators out there; that was a push through by the administration and not much we could do. As soon as it got approved, I had the Commander for Fallon Air Force Base in my office. We were right on the Military Training Route (MTR), and he wanted to know what our elevation was to the top of the blaze, and it was 420 feet. So, it was pretty exciting times in the beginning. My first certification is based off the 1997 UBC, so I've been doing this for a while. I was the Building Official for Hollister, California, before I came out here as a third-party consultant. I've been following it; I get phone calls all the time through the jurisdiction; most of the time it's contractors asking questions. I just try to help them and tell them to get over there and talk to the building official as this is how you get through your projects. I thought I would throw my name in the hat, and I've gotten nothing but phone calls and texts since.

Councilman Perea stated as I understand it, there may have been one mechanical certification missing?

Chris Flannery stated when I came to White Pine County, it was financially defunct, and I came as a consultant and had a lot of training. Following through on certifications cost money. Precision pulled out of it when the collapse came in 2008, but I loved the area, so I wanted to stay. What happened was I tried to ask the County to put some money into the budget for education and training, but it just wasn't going to be there. The problem with the certifications is maintaining them, but I could get those. Right now, I have Commercial and Residential Building Certifications. My Energy Certifications are on hold, because ten years ago, I just let it all go and started up my own inspection business. I could go forward with that, I just need to know that you support me moving forward and when I talk about support, it is the cost for education. CEUs cost money, and there is also travel. Maybe give me a probationary period of six months and we could explore this again.

Mayor Robertson stated paying for those CEUs and training is something we've done with our last building officials, so it's a typical thing the City has been doing.

Chris Flannery stated I am one of the Energy Code Ambassadors for the State of Nevada; there's only three of us. When Governor Gibbons took \$34 million from the federal government, he said that Nevada would pass and enforce the energy code, but I'm a life safety guy and I said, there's no way we could do the performance code here. So, I wrote a letter to the State and said, there's no way, I don't work for you, I work for the jurisdiction, and I am going to go ahead and pass the energy code, but I'm going to leave all the pages in between blank, because it doesn't really coincide with life safety; it's outside of it. What happened is that fight actually supported the rural areas, because if we had to wait for a HERS Rater to come up from Las Vegas, that may take a month or two, and that would just stall out that contractor, and the money would just be vaporizing. So, that's one of the things I've also done.

Councilman Perea stated I understand you have a great deal of experience, and these certifications don't diminish what your skills are, but I do believe that it's worth getting those and making sure that they are there. I don't know what your salary requirements are, but I think that we would like to tie it to that or at least I would.

Chris Flannery stated when we are talking about salary, I could pick up the ball where Don left off. I'm not here to overburden anything, and this is something we could revisit. We could put a six-month probationary period on it and see what happens.

Mayor Robertson stated the items the Council needs to decide on with Chris are the pay, benefits, the probationary period length, moving stipend, and accommodations as he travels back and forth and gets his family moved up here; similarly to what we have done with other Public Officials.

Councilman Perea stated you mentioned we might be able to have an interim or at least a bridge while some of this happens. Is that still an option?

Mayor Robertson stated yes, I discussed with one of our former building officials, Brad Christensen, who's still under a previous agreement to keep the trains moving.

Chris Flannery stated December 15th will be my target date to be here.

Mayor Robertson stated I believe we discussed the need for a moving stipend.

Councilman Perea asked do we have a customary amount that we have done in the past?

Mayor Robertson stated we have done one in my time here several years ago for an attorney and that was for \$5,000.00 and I believe Chris is looking to receive \$7,000.00.

Councilman Perea moved to confirm the Mayoral appointment of Chris Flannery as City Building Official starting with the current rate of pay the outgoing Building Official is currently making, a moving stipend of \$5,000.00, and a six-month probationary period with the requirement of attaining the mechanical certification.

Mayor Robertson stated we have a motion with those terms on the table, Chris, are those terms acceptable to you?

Chris Flannery stated I believe so. I think it is worth the sacrifice to come back.

Councilwoman Williams-Harper seconded the motion.

Councilman Trask stated I would just like to see going forward with moving stipends having some parameters behind those, and not just an arbitrary number that we throw out. I understand the need for it, but I also think that we've had a lot of others recently move that haven't asked for that.

Mayor Robertson stated I agree with that.

The motion carried unanimously.

6. Mayor Robertson – Discussion/For Possible Action – Confirmation of Mayoral reappointment of Dale Derbidge as a member of the Municipal Utilities Board, with a term through December 31, 2029.

Councilwoman Williams-Harper moved to confirm the Mayoral reappointment of Dale Derbidge as a member of the Municipal Utilities Board, with a term through December 31, 2029. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

7. Mayor Robertson – Discussion/For Possible Action – Confirmation of Mayoral reappointment of Candice Campeau as a member of the City Tree Board, with a term through December 31, 2028.

Councilwoman Van Camp moved to confirm the Mayoral reappointment of Candice Campeau as a member of the City Tree Board, with a term through December 31, 2028. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

8. Mayor Robertson – Discussion/For Possible Action – Confirmation of Mayoral reappointment of Levi Garcia as a member of the City Tree Board, with a term through December 31, 2028.

Councilman Trask moved to confirm the Mayoral reappointment of Levi Garcia as a member of the City Tree Board, with a term through December 31, 2028. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

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

Activity Report for The City of Ely FOR THE MONTH OF October 2025

Appropriations Requests

- First Responder Communication Equipment Upgrade was fully funded at \$5,000,000 in the Senate CIS Report Language.
- Currently awaiting spending bills to pass Congress.

Additional Grants

- Reaching out to the delegation to begin working through the Bureau of Reclamation to address the Water Meter Project
- Targeting the WaterSmart grant program with Bureau of Reclamation
- Had a discussion with FRA staff regarding our revised strategy for submittal of our CRISI Grant, scheduling a follow up meeting in early November to go over additional details and get feedback.

Additional Activities

- Provided federal updates on a variety of topics important to the City of Ely, including pending action in the House and Senate, potential legislative updates, and updates on grant award announcements.

Councilwoman Williams-Harper stated we are waiting for things in Washington to get back to normal, and he will have more to talk to us about then, because things have been stalled.

City Clerk Lee stated they did say they expect the CRISI Notice of Funding Opportunity to be released in January, and they are still working with the FRA on that.

Mayor Robertson stated Bob Lucey, is a former Washoe County Commissioner that now works for Porter Group and has a real good knowledge of the State and state politics. We're happy he's a new resource we can use with Porter Group for some of our more local issues.

10. Council Members – City Human Resource Director Ramirez – Discussion/For Possible Action – Approval of 2025 revisions to the City of Ely Personnel Policy.

Councilwoman Yeoman asked if there were any substantial changes?

City Treasurer Trask stated the majority are just recommendations from POOL/PACT. Every time legislation goes through, there's going to be some things from the federal level that come down. There is a new section, because we've added time keeping that hasn't been in there before.

Councilwoman Van Camp moved to approve the 2025 revisions to the City of Ely Personnel Policy. Councilwoman Williams-Harper seconded the motion. The motion carried unanimously.

12. PUBLIC COMMENT:

Tony Locke stated I just wanted to take the opportunity to introduce myself to you in my new employment role. I have accepted the position and have been performing the duties as the Director of Public Relations and Communications for a renewable energy developer by the name of Arevia Power, which is a very successful development company that has in permit at present, what is titled the Pantheon Project in Jake's Valley. It's a unique opportunity for me to represent

my community to Arevia Power. It's definitely a two-way street, or I would not have accepted the position. Arevia Power has a deep desire to establish themselves and become a part of our community and I'm excited about the role that I get to play in making that a beneficial thing. Again, Arevia is in the permit process on public land. I don't know if any of us truly recognize the scale of these solar proposals, it would be the biggest construction project that's ever happened in White Pine County if it is successful through the process. Arevia and the Pantheon Project are also the first ones that began that process; they've been engaged in the permit process on the Pantheon project for almost four years. I just wanted to communicate that and wanted you to know that as this does move forward, there is a local person who knows this community. This is my home and it's always going to be my home; I love the place. I probably won't have any answers directly to your questions, but I will know where to direct you, who to connect you with, and how to help you find the answer to the questions.

George Chachas Stated I received two notices involving two of my properties. The notice regarding 710 Avenue G was answered years ago; it is zoned commercial. The notice is pure harassment, and that needs to stop. The notice regarding the vehicle at 622 High Street has no merit. The vehicle's in a fenced area, unlike the vehicles in the mess two blocks up the street on 3rd Street and Aultman. Again, 3rd Street is an unfenced, attractive nuisance, and safety hazards for over twenty years. 408 High Street has unlicensed vehicles, unfenced, and encroachment on City right-of-way. I'm not doing any of that. The 600 block near City Hall is an unfenced Attractive nuisance for fifty years or more. The 1400 block of Mill Street has no fencing in the residential area and is an attractive Nuisance. The 1200 block of Mill Street and wrapping around to Murray Street has a 6-foot fence with no permit, no variance, blockage of traffic view, and doesn't meet the 25-foot requirement for all corners. There is failure to address safety issues at the Public Museum on Aultman. Construction on the 1200 block of East Altman there is lack of fencing to ensure public safety, and you're worried about a vehicle that's fenced. New construction in the 1000 block of 17th Street, riff raff has been installed on the sidewalk area, and it doesn't meet minimum ADA requirements. When I tried to tell the individual that, he said, no, I was told it doesn't matter. It does matter. It's code! You people have a problem. You need to stay away from me. At the North end of Avenue C in those commercial areas there is no fencing, no warning, and it is an attractive nuisance; unfenced boat hazard near Jack Caylor Park is an attractive nuisance; White Pine Mobile Home Park is an attractive nuisance, safety hazard, with no warning signs, and you're worried about little old George, and you should be. I've done fire safety and security inspections, and I have never seen slop like this, and yet you come after me. It's not going to happen, folks. 408, this goes back to 2001 in fact, it goes back farther than that. If you are going to tear down old buildings, you have got to fence them off and you're not doing it. The selective enforcement has got to stop. You need to do something other than harass me. I'm getting tired of this crap.

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

Councilwoman Williams-Harper moved to adjourn the regular meeting of the Ely City Council at **6:19 p.m.** Councilwoman Perea seconded the motion. The motion carried unanimously.



MAYOR



ATTEST

