

CITY OF ELY

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

ELY CITY COUNCIL REGULAR MEETING

April 9, 2026, 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. Pastor Daniel Gbundema 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 by Zoom

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

- City Treasurer Janette Trask
- City Engineer B.J. Almberg
- City Fire Chief Pat Stork
- City Attorney Chris Arabia
- City Police Chief Scott Henriod
- 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; Paul J. Anderson Esq., Maupin, Cox, and Legoy Law Firm; Lena Ocasio, USDA; Shannon's Iphone; Joan Bassett; Charlie; Emma's Iphone; Pat Robison; Ellery Foster; Carl marsh; and Kathleen Marich.

ELY CITY COUNCIL ATTENDANCE LIST

DATE: April 9, 2026

Print name below

Print name below

Dale PERBIDGE
Carol Ann McIntosh
MARTY WESTLAND
Mark Bassett
Kyle Horn
George Chachas
Roger Brewer
Sue Brewer
Rev. Daniel Gbundema
William McGill
Dea Reynolds
M. COSTER
SHARON ROBERTSON
Tony Locke - Arcvia Power
April Bath
Dylan Frahner

2. PUBLIC COMMENT

Dale Derbidge stated I am an Ely resident and will be commenting on new business, Item 5. Why is this even on the agenda? There are many items in this agreement that involve the City's finances that have not been addressed. We were told at a Utility Board meeting this morning that the City doesn't have any extra money when we were talking about water projects. Why doesn't this wait until you get the costs involved in this agreement? In this agreement, there are no costs for what the City will pay for the appraisals of the depot, freight barn, and the Armory. It states in the agreement that the City or State would have to pay the difference; probably going to be the City. Where's the money going to come from? If you don't have any money, where's it going to come from? The bond money in the agreement for the building plans for improvement or repairs to the depot and freight barn, where are the funds coming from to pay for this design I guess, is what it is and the remodel and improvements on the freight barn and the depot? The State was going to spend \$17 million before the lawsuit. Does the City have \$17 million to fix the freight barn and depot? Doesn't show it in your financials. How much has the City paid for legal fees in the lawsuit? How much is the insurance going to be on the new buildings, if you get them? Has anybody talked to POOL/PACT to see if they'll even insure them? I mean, all this should be done before. I don't know how you can enter into an agreement when there are no fixed costs or any money. It's like buying a house and saying, I want to buy this house, but you're not going to tell me how much it is until we sign the papers. On the terms of settlement A2, the City will apply for an APN, that's an agreement the City was going to do. This was filed on the Assessors site March 27th, before this was even brought to hearing. Who okayed that money to be spent on that parcel plan. What is replacing the \$50,000 in rent from the armory in the budget? Are Ely residents going to lose services because the \$50,000 is gone? I would not be surprised if the item passes, there would be items that would be filed with the state AG's and the ethics office. This item needs to be tabled until the City has known costs. Thank you.

Mike Coster stated I want to comment on agenda item 10B-5, which is the Railroad Litigation Settlement Agreement. I want to discourage the Council from accepting this proposed agreement, in case number CV24-2011. The City will likely win this litigation on the merits, so I think there's very little incentive to settle where the City gets nothing more than a favorable outcome the court will give them. It would not serve the interests of the City to take on the responsibility of new railroad properties that are currently managed by the State. A quick review of the past and contemplating future State contributions to the railroad show amounts of money that the City cannot take on and many more that are yet unknown. Ultimately, the financial distresses of the Foundation that will result will come to the City. Ely cannot financially substitute for the State. I sense that the proposed settlement is being pushed by the Foundation interests, not City interests, which, at this time, are not the same. Rather, it is insider baseball to ultimately commit City funds far into the future, long after any of us will be standing in this room. So, I recommend this settlement be rejected, or at a minimum tabled pending an independent review of future costs and a legal assessment of the likely outcomes of the dispute pending in court. Thank you and thank you for your service.

Ely City Council – Regular Meeting – April 9, 2026

Public Comment to the Ely City Council at its 4/9/2026 Meeting, regarding New Business Item 5.

My name is Marty Westland. On November 6th, 2025 Judge Estes permitted me and my wife Andrea to intervene in this lawsuit as it pertains to my access onto Avenue "A". I am still dumbfounded that the City of Ely and its tourist railroad would file a lawsuit against the State of Nevada, accusing the Nevada State Museum employees and guests of trespassing on Avenue "A" --- a public street since 1906.

On Tuesday THIS WEEK, I began negotiations with Paul Anderson who says he represents both the railroad foundation and the city. I do not know whether my claims are against the City or the railroad, both entities sued the State of Nevada. The Council should have its own attorney. My claims have not been settled. And contrary to the last paragraph of "Recitals", Westlands have had no input to this agreement. According to the "Terms of Settlement A.1" this item should not even be on this agenda without my signature

My intervention is limited to issues related to Avenue "A", but speaking as a resident of Ely I am shocked by the terms of this settlement agreement. There are so many undefined liabilities that I cannot imagine ANYONE accepting them. Would YOU sign a contract that obligates you to pay an unspecified debt? Do you understand the "Bond Money Expenditures..." clause? How much will it cost to insure those depots? What is the maximum that POOL-PACT will pay if the freight barn burns? How much will this decision cost?

I talked with Ken Daley when he was the Executive Director of the railroad foundation. He explained that neither the City nor the Foundation had the financial resources to restore or maintain the depots. That is why those buildings and artifacts were entrusted to the State. Since that time, the State has invested \$8 million dollars in the depots, and planned for \$17 million more. Why would we choose to "evict" so generous a contributor, AND lose \$50,000 rent per year from the Armory?

You, the Council, are the trustees of the public's money. It is only prudent to table this decision until you know how much it will actually cost.

Sincerely,

Marty Westland



George Chachas stated on your agenda item 10B-5, regarding the possible approval of the Settlement Agreement and Mutual Release of all Claims by and among Nevada Northern Railway Foundation, City of Ely, and etcetera, as referenced on your agenda. In some of the documents, Exhibit EX022 in particular, I want you to know I did not sign that document outside of a City Council meeting. It was placed on a City Council agenda and submitted to the Ely City Council by the Railroad Board of Trustees at that time. The Railroad Board of Trustees made the proposal because they did not have the means, the revenue, or the experience to take care of the historic records, documents, furnishings, and fixtures for the benefit of future generations. I did not sign the document without the Ely City Council approval at that time, nor did I sign it outside of a meeting on my own. The City Attorney, Dave Olson, would not allow anything like that to happen at the time. I don't know who the accusers are in this matter. I suggest you conduct a lie detector test of me and those that are making the accusations. I'm not going to tolerate libel and slander. The City Council runs the Railroad. The Railroad does not run the City. The Council must not give away a \$20 million or more assets, like the armory, and the \$50,000 a year in income from rent for the East Ely Depot, and a red freight barn, which the Railroad Museum cannot afford to maintain. There is no equal value in the trade. I find it incredible that, without any tangible evidence, meaning an agenda and minutes, that anyone would contemplate an agreement like this. The two councilpersons that sit as liaison or trustees must not vote on this issue. They cannot properly and fairly represent the concerns of the City of Ely residents and taxpayers, that would be malfeasance. On your agenda item 10B-6, you are to consider the City of Ely Fire Department stipend rates. The rates need to stay the same as is. I recently received an ambulance billing for an incident that happened to me. The bill was \$1,600, more than double from a billing in the past that I received. I want to remind you, not everybody is born with a silver spoon in this community. Unlike the City Council, I can't raise my salary 100%. On your agenda item 10B-1 you are to consider donating parcel 001-163-05, which is zoned C-2 Commercial to the White Pine Youth Center, Inc, for temporary safe housing, that should be denied. They should instead go to the County Commission for the donation. They're giving away acres at a time. Downtown needs to maintain its commercial zoning. We're suffering as it is now and taking away commercial is wrong.

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

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

4. CITY DEPARTMENT REPORTS

➤ **CITY FIRE CHIEF**

City Fire Chief Stork stated in the last sixty plus years, Nevada State Firefighters Associations have held training conferences around the state, which this department has done very well and been represented by the trophy display in this building. They have been struggling to make this conference go and haven't been able to do it. So, my staff and I got together with some of the members of the Nevada State Firefighters Board and decided to do a regional training conference. Up to three weeks ago, it was going kind of slow, but as of yesterday, we have over eighty people that are registered. This is going to take place next week in Broadbent Park, kicking off on Thursday and going through Saturday. The staff has been working really hard on getting this accomplished. We have had a lot of help from the Parks Department and Public Works making sure everything is set up and ready to go. I'll be out of the area going on vacation next week, so if you guys need anything as in day-to-day operations, the person on duty should be able to handle it or contact Assistant Chief Jacob Stark. If it is an emergency, I should be able to be reached by phone.

➤ **CITY ENGINEER**

City Engineer AlMBERG stated yesterday, we were in Fallon presenting for CDBG. I'm happy to say that we were awarded the full funding for our Wastewater Treatment Plant Project. 15th Street that we also applied for was not funded, but I do want to report to you that when all things were said and done, and they went through all their deliberation, there were about eighteen projects in front of them and at the end of the day, we ranked number one and number three. I want to commend Jennifer, and everybody involved in putting everything together. They were obviously good projects. They were very thankful and the words they expressed to me were that the project that was funded was a picture-perfect project for what they want and appreciate the other funding sources we had. I have been working on a change application to move a little bit of that water the County had sent to us to put it in the old Golf Course well, so when the County drills their new well, we are not obligated to abandon it or plug it, because there are expenses and fees associated with that. We will convert it over to stock water so that basically the lessee of the Ranch will be able to run twenty gallons a minute to water those cows throughout the day or whatever, and we will never have to pay for the abandoning of that well. We are getting close to getting all of our existing water into our GIS system, and then into the Water Worth software that will be very beneficial to us.

Mayor Robertson stated if I could just add on to BJ's comment. He and his staff as well as our City Clerk and City staff have really made these applications some of the most professional-looking applications in the State. It's made it really easy for CDBG to grant any asks we put before them and we really appreciate the job that you, Jennifer and everyone has done on those. It has brought a lot of infrastructure money into this city that we wouldn't have otherwise.

City Engineer AlMBERG stated CDBG has been good to us. I think some of it is because we were able to perform and actually do good projects for them.

5. NNRy FOUNDATION REPORT

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

NNRY Foundation 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 March 2026

1. Locomotive Status – No change
 - a. Locomotives in service: 81, 250, 801, 802, Wrecking Crane A & Rotary B.
 - b. Locomotive 109 is out of service for governor issues.
 - 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 machined and the axle is back in Ely.
 - 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, the radiators have been sent out for repair.
 - 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 – Update
 - a. Passenger equipment in service: #05, #08, #09, Flatcar #23, Baggage/RPO #20, Outfit Car #06 and Caboose 6.
 - b. Couch #07 is out-of-service for rehabilitation.
 - c. Passenger Coach 5 is in service but it needs to be lettered in gold leaf.
 - d. Passenger equipment out of service: #10, #2 and #05 needing heavy repairs.
 - e. Caboosees in service: #3 #6 and #22 are operational.
 - f. Caboosees 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 March we carried 302 passengers, it is a 22% increase over the previous year.
 - b. So far this year, we have carried 686 passengers an increase of 10% over the previous year.
 - c. Since operations began in 1987, we have carried 396,253 passengers.
5. Economic Impact – The average non-gaming & gaming daily expenditure per overnight visitor \$550, per Rural Nevada Visitor Profile 2019 - 2023.
Economic impact for February 2026 was $302 \times \$550 = \$166,100$.
Economic impact year to date was $686 \times \$550 = \$377,300$.

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 2,895,275
 - b. Our Facebook viewers last month was 1,248,834
 - c. Content interactions last month was 98,402.
 - d. The number of times your Page or profile was visited last month was 34,134.
 - e. 276,663 people follow our page.
7. Coach 7 is undergoing a complete rehabilitation. We stripping the exterior paint off the car, removing the carpeting inside the car, stripping the windows and the light fixtures, redoing the cabinets, electrical system and tuning up the seats.



Our two newest employees, Chance and JayDee have been working on the car. The car is was built for the Illinois Central and while they were stripping the car they found the original lettering.

6. REPORTS

➤ **COUNCILWOMAN VAN CAMP**

Councilwoman Van Camp stated I attended the Great Basin Transmission Line question and answer meet and greet at the Convention Center, and I also attended this morning's Utility Board.

➤ **MAYOR ROBERTSON**

Mayor Robertson stated I also attended the Great Basin Transmission Line meet and greet. There was a lot of good information there. I was also able to attend the Rural Electric Association meeting at Mount Wheeler Power this morning. Tom Burns, the director of GOED, was there. They had some interesting information about data centers in the State, and what the State is looking at for that. We had a chance to talk about the housing issues in rural Nevada, so I was glad I went.

7. 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 Redevelopment Area Commercial Grant Application submitted by Property Owner, Blueberry Hill Properties LLC for \$21,850.00.

Councilwoman Van Camp moved to approve the Redevelopment Area Commercial Grant application submitted by Property Owner, Blueberry Hill Properties LLC for \$21,850.00. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

2. Redevelopment Agency Members – City Treasurer Trask – Discussion/For Possible Action – Approval of Redevelopment Area Commercial Grant Application submitted by Property Owner, Tiffany Swetich for \$15,741.50.

Mayor Robertson stated I would like to disclose that I do business with Tiffany Swetich, but I'm not voting on this item.

Councilwoman Van Camp moved to approve the Redevelopment Area Commercial Grant Application submitted by Property Owner, Tiffany Swetich for \$15,741.50. Councilman Perea seconded the motion. The motion carried unanimously.

Mayor Robertson handed the gavel to Mayor Pro Tempore Williams-Harper as the CEO of the Chamber of Commerce is his spouse.

3. Redevelopment Agency Members – City Treasurer Trask – Discussion/For Possible Action – Approval of Redevelopment Area Commercial Grant Application submitted by Property Owner, White Pine Chamber of Commerce for \$9,900.00.

Councilman Trask moved to approve the Redevelopment Area Commercial Grant Application submitted by Property Owner, White Pine Chamber of Commerce for \$9,900.00. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

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

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

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

Mayor Robertson handed the gavel to Mayor Pro Tempore Williams-Harper as he works for a company that submitted a bid for the Morley Avenue Water Upgrade Project.

1. Board Members – City Engineer Almborg - Discussion/For Possible Action – Award of bid for construction of Morley Avenue Water Upgrade Project CDBG Funded Project 24/PF/01 PWP# WP-2026-139.



CITY OF ELY
MORLEY AVENUE WATER MAIN UPGRADE PROJECT
PWP# WP-2026-139
CDBG FUNDED PROJECT 24/PF/01
BID OPENING & REQUIRED DOCUMENTS CHECKLIST

April 9, 2026

	FRANSON BROTHERS	OTPLAMBYTY PLUMBING	BECH BROTHERS	C&S COMPANY
BID ITEMS CHECK LIST				
BID PROPOSAL	YES	YES	YES	YES
BID BOND, CERTIFICATE/BENEFITS CHECK, CASH	YES	YES	YES	YES
LIABILITY OF OBLIGATIONS	YES	YES	YES	YES
DECLARATION OF SUBCONTRACTORS	YES	YES	YES	YES
DECLARATION OF SUBCONTRACTORS - 10%	YES	YES	YES	YES
DECLARATION OF SUBCONTRACTORS - 1%	YES	YES	YES	YES
APPROVAL OF INDIVIDUALS	YES	YES	YES	YES
APPRENTICESHIP REGISTRATION ACT CERTIFICATION - CITY OF ELY	YES	YES	YES	YES
APPRENTICESHIP REGISTRATION ACT CERTIFICATION - CDBG	YES	YES	YES	YES
E.E.O. CERTIFICATION - BIDDER / CONTRACTOR	NO	YES	YES	YES
E.E.O. CERTIFICATION - SUBCONTRACTOR	YES	YES	YES	YES
BIDDING ASSURANCE - BIDDER / CONTRACTOR	NO	YES	YES	YES
BIDDING ASSURANCE - SUBCONTRACTOR	YES	YES	YES	YES
DEPARTMENTAL REGISTRATION - CONTRACTOR / SUBCONTRACTOR	YES (SEE ATTACHED SUBMITTAL)	YES	YES	YES
SECTION 1 CERTIFICATION - CONTRACTOR	NO	YES	YES	YES
SECTION 1 CERTIFICATION - SUBCONTRACTOR	YES	YES	YES	YES
SECTION 1 SAMPLE CONTRACTING PRACTICES PLAN	YES	YES	YES	YES
BUILD AMERICA BUY AMERICA CERTIFICATION	YES	YES	YES	YES
ADDRESS #1	YES	YES	YES	YES
ADDRESS #2	YES	YES	YES	YES

BASE BID ITEMS / INCLUDES	UNIT	AMOUNT	FRANSON BROTHERS BID AMOUNT	OTPLAMBYTY PLUMBING UNIT PRICE	BID AMOUNT	BECH BROTHERS UNIT PRICE	BID AMOUNT	C&S COMPANY UNIT PRICE	BID AMOUNT
1. INSTALLATION / DEMONSTRATION	LF	1	12,000.00	16,000.00	16,000.00	44,700.00	100,000.00	100,000.00	100,000.00
2. 18" DUCTILE IRON WATER MAIN	LF	802	300.00	28,100.00	28,100.00	224,000.00	300,000.00	240,000.00	110,000.00
3. 18" PVC WATER MAIN	LF	30	150.00	4,500.00	1,500.00	22,700.00	3,000.00	700.00	6,000.00
4. 18" DUCTILE IRON WATER MAIN	LF	32	300.00	9,600.00	1,500.00	48,000.00	3,000.00	96,000.00	30,000.00
5. 18" DUCTILE IRON WATER MAIN	LF	14	600.00	8,400.00	1,100.00	15,400.00	2,000.00	28,000.00	8,000.00
6. 18" DUCTILE IRON WATER MAIN	LF	3	8,000.00	24,000.00	3,000.00	9,000.00	3,000.00	9,000.00	12,000.00
7. 18" DUCTILE IRON WATER MAIN	LF	1	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
8. 18" DUCTILE IRON WATER MAIN	LF	3	6,000.00	18,000.00	21,000.00	21,000.00	21,000.00	21,000.00	21,000.00
9. 18" DUCTILE IRON WATER MAIN	LF	177	100.00	17,700.00	144.00	25,380.00	1,000.00	177,000.00	20,000.00
10. 18" DUCTILE IRON WATER MAIN	LF	4	5,000.00	20,000.00	4,700.00	18,800.00	5,000.00	20,000.00	10,000.00
11. 18" DUCTILE IRON WATER MAIN	LF	4	2,000.00	8,000.00	3,000.00	12,000.00	3,000.00	12,000.00	2,000.00
12. 18" DUCTILE IRON WATER MAIN	LF	2	10,000.00	20,000.00	10,000.00	20,000.00	10,000.00	20,000.00	20,000.00
13. 18" DUCTILE IRON WATER MAIN	LF	8	5,000.00	40,000.00	5,000.00	40,000.00	5,000.00	40,000.00	40,000.00
14. 18" DUCTILE IRON WATER MAIN	LF	1	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
15. 18" DUCTILE IRON WATER MAIN	LF	1	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
16. 18" DUCTILE IRON WATER MAIN	LF	1	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
17. 18" DUCTILE IRON WATER MAIN	LF	1	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00
18. 18" DUCTILE IRON WATER MAIN	LF	1	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
19. 18" DUCTILE IRON WATER MAIN	LF	30	200.00	6,000.00	200.00	6,000.00	200.00	6,000.00	6,000.00
20. 18" DUCTILE IRON WATER MAIN	LF	9	2,000.00	18,000.00	2,000.00	18,000.00	2,000.00	18,000.00	18,000.00
21. 18" DUCTILE IRON WATER MAIN	LF	900	15.00	13,500.00	15.00	13,500.00	15.00	13,500.00	13,500.00
22. 18" DUCTILE IRON WATER MAIN	LF	1,000	5.00	5,000.00	5.00	5,000.00	5.00	5,000.00	5,000.00
OVERALL PROJECT BID PRICE			\$ 97,136.00		\$ 97,136.00		\$ 97,136.00		\$ 97,136.00

BASE BID ESTABLISH RECOMMENDED CHANGES TO THE SECOND LOWEST BIDDER (OTPLAMBYTY PLUMBING) WITH REGARD TO PROVIDING A COMPLETE BID PACKET FOR THE BIDDING / CONTRACT DOCUMENTS. IN THE AMOUNT OF \$97,136.00
OTPLAMBYTY'S BID ITEM NO. 3 TOTAL INDICATED \$32,704.00, A DIFFERENCE OF \$4,800.

BECH BROTHERS'S BID AMOUNT WAS \$94,121.07. THE ACTUAL FABRICATED BID ITEMS AMOUNT IS \$94,121.07, A DIFFERENCE OF \$14.00.

FRANSON BROTHERS BID PACKET DID NOT PROVIDE ALL OF THE BIDDING DOCUMENTS AS INDICATED IN THE BID PACKET FOUR (4) OF THE REQUIRED (10) SUB-CONTRACTOR FORMS WERE NOT PROVIDED.

NOTES:
All bidding items under Section VII, BID DOCUMENTS as listed above, SHALL be completely filled out, signed and dated, or the provided bid will NOT be valid. All of these documents SHALL be provided as the contractor's entire proposed bid packet.

City Engineer Almborg stated what has happened here is the low bidder did not have all of the documents required by CDBG in their bid package. We coordinated this with CDBG, and they were 100% supportive of this being a requirement. It said very clearly in the bid documents that all forms are required. I think it's in the best interest that we follow what is required, and award it to the second lowest bidder with a complete bid packet.

Councilman Perea asked are they not allowed to remediate that application or have a chance to rectify the issue?

City Engineer Almborg stated no, all bids are required to meet requirements upon submittal and if not, they are disqualified. I had a conversation with the contractor that was disqualified and they were not excited about it but understood. This project was over the amount we had anticipated, but working with the Treasurer she stated it can be funded. This is an important project, and I think it really needs to be done. I spoke to the contractor today and there are some things they are willing to work with us on to save some money. I asked if we could change out some small portions of the ductile iron pipe to PVC. We still need to have ductile right near where those pumps are, but we can reduce a little bit of that. When I'm talking about saving, I'm talking about saving twenty or thirty feet, but the difference is a \$1,000 foot per difference in the pipe, so it's worth those savings.

City Treasurer Trask stated like I told the Utility Board, this is going to be possible because we transferred some Community Funding over last year out of the General Fund. Financially, we can't keep going this far over on our projects and think that we can keep funding them going forward, I think we need to be very cautious about overfunding.

City Engineer Almborg stated the dollar amount that we had through all of our grants was \$650,000 so about a third of the project will still need to be funded.

Councilman Perea stated with pricing this is going to be a reoccurring thing and are going to get to a point where we just can't even match some grants if we continue to do it this way.

Councilman Trask stated unfortunately, I believe this project, and all projects, today's going to be the cheapest it's ever going to be. I agree that we need to be very mindful of that, but this project, I don't think, is going to get any cheaper if we kick the can down the road.

Councilman Perea stated we will have problems in the future and probably not too far in the future.

City Engineer Alberg stated with the NDOT Aultman Street Project what the low bidder was for the project was great for NDOT, but the low bidder for the project wasn't great for us, because when you added up the utilities in that job, they were actually, if the number two bidder would have been chosen substantially cheaper, and so overall the project was cheaper for NDOT and not cheaper for us.

City Treasurer Trask stated we also have to keep in mind that eventually we have to pay NDOT for that project, and we have set money aside through the capital improvement charges, but that's going to be a big hit to our cash flow when that payment goes out.

City Engineer Alberg stated we are anticipating that in a couple years when they close out the project. They front all the money for this project and then they request reimbursement when they close out the project.

Councilman Trask moved to award the bid for construction of the Morley Avenue Water Upgrade Project, CDBG Funded Project 24/PF/01 PWP# WP-2026-139 to O'Flaherty Plumbing as the lowest responsive bidder. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

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

2. Board Members – City Engineer Alberg – Public Works Director Cracraft – Discussion/For Possible Action – Acceptance of Ely Municipal Water Department Asset Management Plan.

City Engineer Alberg stated this Asset management Plan was completed by RCAC, which is a State organization that's funded to help small municipalities. We have coordinated with them and got information for them to compile this plan. What's driving this to get done right now is that it is a grant requirement for the CAP grant. This was approved by the Municipal Utilities Board.

Councilwoman Williams-Harper moved to accept the Ely Municipal Water Department Asset Management Plan. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

3. Board Members – City Clerk Lee – Discussion/For Possible Action – Approval to remove past due utility fee penalties up to the amount of \$15,467.71 from 67 North 1st East Street, Lund, Nevada at the request of Property owner, Andrew Belsher.

Councilman Perea moved to approve removing past due utility fee penalties up to the amount of \$15,467.71 from 67 North 1st East Street, Lund, Nevada at the request of Property owner, Andrew Belsher. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

9. THE MAYOR WILL RECESS THE REGULAR CITY COUNCIL MEETING FOR A WORK SESSION ON THE CITY OF ELY'S FISCAL YEAR 2027 BUDGET.

1. Council Members – City Treasurer Trask – Discussion/For Possible Action – Review of tentative budget for the fiscal year ending June 30, 2027, with possible Council recommendations subject to approval of final budget.

Councilman Perea stated going back to a previous conversation, we have considerably more in this budget than the projected spend for the current year, and there are reasons for that.

City Treasurer Trask stated I gave you a graph of what's projected, and that's my best guess at what this year's ending will be both for revenue and expenditures. More times than not, we are going to spend less than what is budgeted, but I have to have it in the budget. We have wages that have gone up and obviously prices have gone up. We have asked everybody to give us their best wish list. We have sent it back to adjust and asked them to do a little bit of cutting where they can. The problem is, we really can't cut wages and benefits, and of course PERS rates going up doesn't help, because that's a mandate that we can't not pay. This is just the tentative budget. I will say what you're seeing here, I've already adjusted again, and this CDBG project is going to change the capital in the Water Department.

Councilman Trask stated looking at the revenues, in the miscellaneous there's an almost \$1.5 million difference. Can you explain that?

City Treasurer Trask stated grants hit the miscellaneous. I'm taking these categories straight off the budget.

Mayor Robertson stated the main point being that the greatest portion of this tentative budget that we've prepared, which is just the draft, is wages and benefits, and we will be looking at that over the next few weeks. If you have questions, please go see the Treasurer, she's the best person to talk to on that. I know we will be sitting down and having some discussions, one-on-one with a couple of council members just to workshop ideas and see what we can do as far as the revenues versus some of our fixed costs, but like the Treasurer said, some of these fixed costs on wages and benefits we don't have a lot of control over. We have handed out raises over the past few years, but that at best, kept us on the low end of being competitive with everybody else in the market and keep our staff feeling good about working for the City because costs for day-to-day expenses have gone up as well. It's no surprise that our costs have gone up, too. So, if you have questions, or better yet, ideas please go see the Treasurer, and we'll be working through this before we get our final budget prepared for May. Even with the disparity that the Treasurer's talking about, our tentative budget works for next year. We are not in the red by any means, it's just not sustainable long-term.

Councilman Perea stated we have got to have conversations with the County, and there's a lot we don't know as we're looking at this budget that affects this budget.

Mayor Robertson stated since we've been taken out of the CTX minimum agreement and that's added an extra variable where we have been getting more CTX revenue than we have in the past, but it's not guaranteed, and no one knows what the economy will do. It could be way less than we've been getting in the past and that's part of the concerns of the long-term sustainability. About two years ago this Council put some rainy-day money aside in different accounts, which, you know, some of those will be fully funded and done this year so there's just variables we need to balance and have conversations about.

Councilman Perea stated we have got temporary fixes, but we will need to talk about permanent ones pretty quick.

THE MAYOR WILL RECESS THE BUDGET WORK SESSION OF THE CITY OF ELY AND RECONVENE THE REGULAR CITY COUNCIL MEETING.

10. 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.

MOTION: Move to approve the Consent Agenda item 10A-1 Minutes and 10A-2 Bills.

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

1. Discussion/For Possible Action – Minutes.
 - March 26, 2026
 - April 2, 2026 – Special Meeting
2. Discussion/For Possible Action – Bills.
 - March 26, 2026
 - April 2, 2026

B. NEW BUSINESS

1. Mayor Robertson – Seventh Judicial District Court Judge Dylan Frehner - Discussion/For Possible Action – Approval of Resolution 2026-03 to donate White Pine County Assessor’s parcel number (APN) 001-163-05 to White Pine Youth Center, Inc. for temporary safe housing.

CITY OF ELY

RESOLUTION NUMBER 2026-03

**RESOLUTION TO DONATE WHITE PINE COUNTY ASSESSOR’S
PARCEL NUMBER (APN) 001-163-05 TO WHITE PINE YOUTH
CENTER, INC FOR TEMPORARY SAFE HOUSING.**

WHEREAS, the Ely City Council has the authority to pass resolutions that are not repugnant to the constitutions of the United States or of the State of Nevada or to the provisions of Chapter 266 of the Nevada Revised Statutes, necessary for good municipal government and the management of the city affairs pursuant to Ely Municipal Code 1-5-4(B) and N.R.S. 266.105;

WHEREAS, NRS 268.055 allows a governing body to convey real property without consideration to a corporation for public benefit if the property is not needed for the public purposes of the city and the property is actually used for charitable or civic purposes;

THEREFORE, Pursuant to the above and in the best interest of the citizens of Ely, the City Council of the City of Ely, State of Nevada, hereby resolves, orders, and finds by way of this Resolution, that donating APN 001-163-05 to White Pine Youth Center, Inc. is in the best interest of the public.

VOTES:

AYES: _____

NAYS: _____

ABSTAIN: _____

PROPOSED on the 9th day of April 2026, by Mayor Robertson.

PASSED on the 9th day of April 2026.

APPROVED:

ATTESTED TO BY:

NATHAN ROBERTSON, MAYOR

JENNIFER LEE, CITY CLERK

Seventh Judicial District Court Judge Dylan Frehner stated I am just trying to clean up some issues that I've inherited. I know Judge Fairman came before you previously, with regards to setting up emergency housing over here on property that's owned by the White Pine Youth Center, and there's just a little triangle piece that's owned by the City. I believe there was a prior agreement that the City would donate that, and the youth center

would exchange a piece of property so that there could be a sign put up. After meeting with Mr. Almberg, it sounds like that is no longer needed by the City, because the sign is going to be placed within the NDOT right-of-way. Certainly, we are still willing to do the trade, if necessary, but if it's not something that is needed, then we would ask that the City just go ahead and donate that, because the emergency housing has been built, it is being used, and so we'd just like to get that cleaned up and move forward.

Mayor Robertson stated as Judge Frehner said, one of the monument signs was going to go on some property that we were going to exchange; that's no longer the issue. This is just a cleanup item, and I would recommend that the Council go ahead and donate this. It's a worthy cause, and we appreciate the work that the District Court Judges have been doing to provide this service in the community, it's been a great thing, and I think the City should be proud to support that.

Councilman Trask moved to approve of Resolution 2026-03 to donate White Pine County Assessor's parcel number (APN) 001-163-05 to White Pine Youth Center, Inc. for temporary safe housing. Councilman Perea seconded the motion. The motion carried unanimously.

- 2. Councilman Trask – Discussion/For Possible Action – Approval of Resolution 2026-01 to ratify the approval of the Ely Renaissance Society Mural Selection Committee for placement of a new mural on 364 Aultman Street, designed by Erik Burke and sponsored by a grant from Great Basin Heritage Partnership to White Pine Main Street.

RESOLUTION 2026-01

A RESOLUTION OF THE CITY OF ELY, CITY COUNCIL TO RATIFY THE APPROVAL OF THE ELY RENAISSANCE SOCIETY MURAL SELECTION COMMITTEE FOR PLACEMENT OF A NEW MURAL ON 364 AULTMAN STREET

WHEREAS, City Code, Title 9, Chapter 7 Section 2 requires the City Council to ratify the approval of the Ely Renaissance selection of a mural and location of that mural before it may be painted on any building in a designated business district; and

WHEREAS, on April 2, 2026, the City of Ely received written approval of the Ely Renaissance Society's Mural Selection Committee adopting the mural to be placed on the west side of 364 Aultman Street, Ely, NV 89301; and

WHEREAS, the mural is paid for by a grant from Great Basin Heritage Area Partnership to White Pine Main Street and Erik Burke has been commissioned to paint the mural; and

WHEREAS, the mural's theme is "Maria Pavlakis: Influential Ely Baker";

NOW THEREFORE, BE IT RESOLVED this 9th day of April 2026, that the City Council of the City of Ely hereby ratifies the approval of the Ely Renaissance Society Mural Selection Committee for placement of a new mural on 364 Aultman Street.

DATED this 9th day of April, 2026.

AYES: _____

NAYS: _____

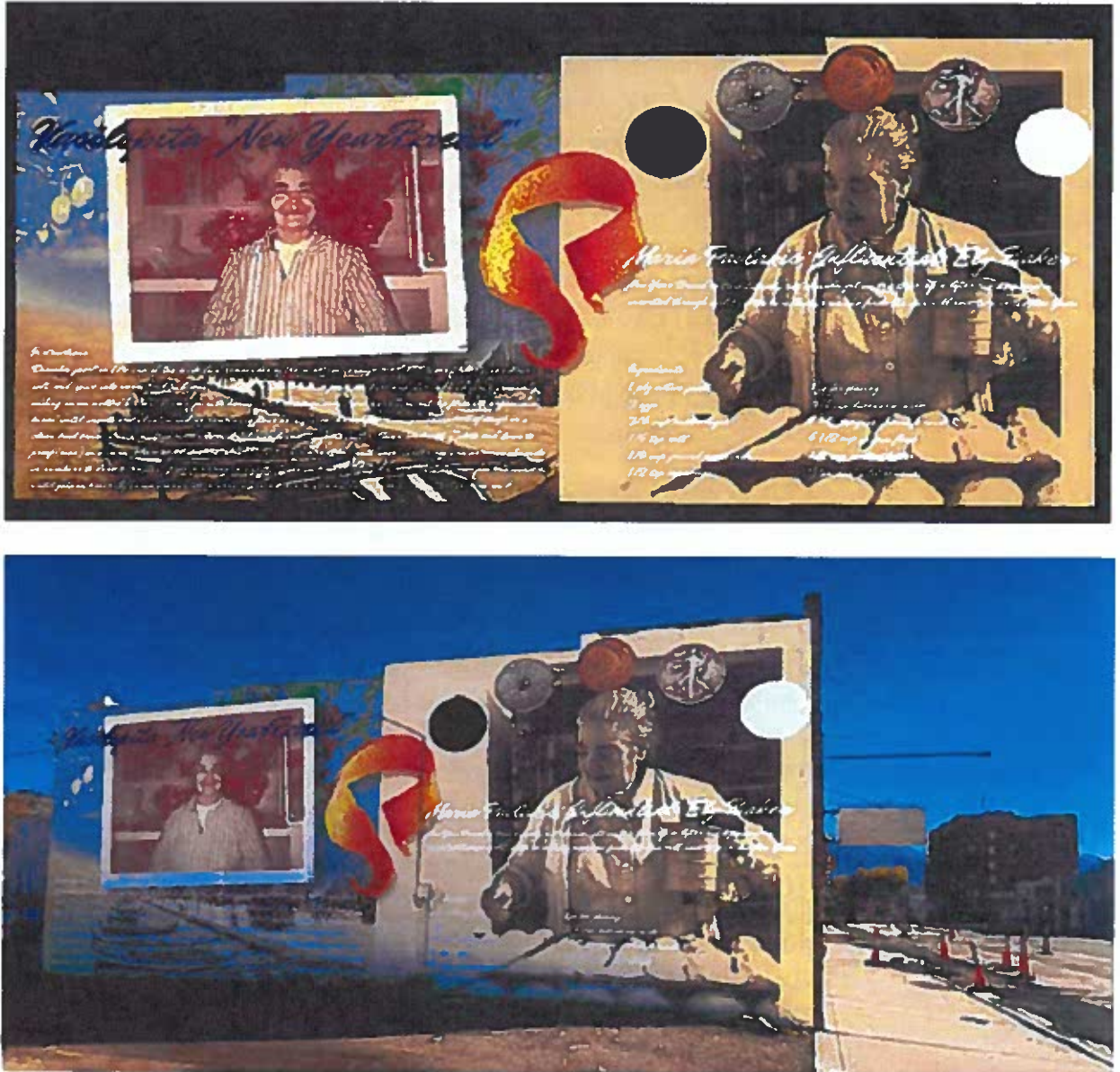
ABSTAIN: _____

APPROVED:

ATTESTED TO BY:

NATHAN ROBERTSON
MAYOR

JENNIFER LEE, MBA
CITY CLERK



White Pine Mainstreet Representative Caroline McIntosh stated we applied for a grant from Great Basin Heritage Partnership and received partial funding for this and Mainstreet will pay for the match. We have been working on this for quite a while, because first we have the building owners that had to approve it, the Gormans, and then also to have Mary Pavlakis' daughter in Reno approve it. We were able to get pictures and run it through her, and we want to thank Jackie Hansen for being that liaison. We are very excited about this project, and Eric Burke, who painted the mural opposite of Economy Drug is the muralist that's been chosen, and he is very talented. I believe it will be done very soon, but we were just waiting for this step of approval from the Council, as required.

Councilman Trask stated I would like to disclose that Kenny Kirkeby who is on the Mainstreet Committee is my uncle, but I will still be voting.

Councilwoman Williams-Harper moved to approve Resolution 2026-01 to ratify the approval of the Ely Renaissance Society Mural Selection Committee for placement of a new mural on 364 Aultman Street, designed by Erik Burke and sponsored by a grant from Great Basin Heritage Partnership to White Pine Main Street. Councilwoman Yeoman seconded the motion. The motion carried unanimously.

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

Mayor Robertson stated there's not a lot to report here at the moment. We've just heard from some back channels that our congressional delegation is feeling very positive about

our application for City Hall, and they thought it was a good project. It's just a little anecdotal at the moment though, so we're waiting to get some official word back.

Activity Report for The City of Ely FOR THE MONTH OF March 2026

Appropriations Requests

- Submitted one Community Project Funding application to Rep. Amodé's office on March 6th for their city hall renovations. Attempting the USDA Rural Development account to see if we're able to get funding for this project through this source.
- Met with Rep. Amodé's staff on March 9th to review CPF applications and answer questions
- Submitted one Congressionally Directed Spending application to Senators Rosen and Cortez Masto.

Additional Activities

- Met with Nevada's USDA office to discuss funding opportunities and other programs that the city may be interested in. Brad and Bob are researching those programs and will provide them with an update.
- Porter Group attended the Ely City Council meeting in person and virtually to provide a federal update to the entire city council
- 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.
- Continued to work with BLM staff around the "Green Up" grant awarded to the city but has yet to be funded in its entirety.

Monthly Federal Update

Update on Homeland Security

- Funding
 - The Department of Homeland Security (DHS) has been shut down since February 14, 2026, as Congress could not come to an agreement on the FY26 funding bill and the continuing resolution had expired.
 - Democrats have continued to demand changes to ICE's practices before supporting funding for the department.
 - While several proposals were offered to fund all other aspects of the department, such as paying TSA workers, the Administration opposed those proposals without full funding for DHS.
 - However, on March 24th, new negotiations have begun that would fund all aspects of DHS, except for immigration enforcement. The language is still being negotiated.
 - Congress is set to go on a two-week recess on March 27th, so the hope is that a deal can be reached before then.

BS

PORTER™ GOVERNMENT & BUSINESS SOLUTIONS

- Impact of Shutdown
 - TSA workers have missed multiple paychecks and many have called out sick or resigned
 - Lines at airports have been extremely long in many large airports
 - The Administration has sent ICE to some airports, however they are limited in tasks to assist in reducing lines.
- Secretary update
 - The White House announced that Secretary Kristi Noem will be transferred to a different role in the Administration.
 - Senator Markwayne Mullin was approved by the Senate as her replacement on March 23, 2026 and is expected to be sworn in on March 24th. The remainder of his term will be filled by appointee of the governor, who may not run in the general election.

FY 2027 Appropriations

- Requests for programming, bill language, and Community Project Funding (CPF) were due to House and Senate offices this month.
- The President's budget is expected to be released the first week of April.
- The House Appropriations Committee will begin holding hearings on the budget and put the funding bills together throughout April and May.
- CPF selections should be announced in mid-April in the House and late-April in the Senate. The inclusion and amount of funding will be determined as the appropriations bills are considered in committee.
- The House will typically try to pass these bills in June and July. In recent years, the Senate has not marked up many of their bills and they reconcile their differences with the committee before packaging bills together.

Nevada Delegation

- Senator Cortez Masto
 - Senator Cortez Masto published an op-ed in Newsweek calling attention to how the Commodity Futures Trading Commission (CFTC) continues to enable illegal sports gaming through the use of event contracts.
 - <https://www.newsweek.com/illegal-sports-gaming-problem-we-cant-wait-to-address-opinion-11693106>
 - Senator Cortez Masto sent a letter to Treasury Secretary Scott Bessent requesting swift implementation of their recently-passed Filing Relief for Natural Disasters Act as the tax filing deadline approaches. This bill authorized the governors of states and territories to formally request that the IRS extend federal tax filing deadlines following a state-declared emergency or disaster.
 - Cortez Masto's HOME Act and PRICE Act Included in Bipartisan 21st Century ROAD to Housing Act.
 - These provisions will finance new construction and home repairs and to fund down payment and rental assistance and help preserve and revitalize manufactured housing communities.
- Senator Rosen

BS

PORTER™ GOVERNMENT & BUSINESS SOLUTIONS

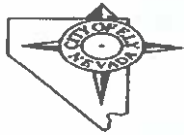
- o Senator Rosen’s bill to improve weather forecasting to help Nevada farmers and ranchers recently passed the Senate Committee on Commerce, Science and Transportation as part of the bipartisan *Weather Act*.
 - It creates new subseasonal and seasonal forecasting pilot projects under the National Oceanic and Atmospheric Administration (NOAA)
- o Senator Jacky Rosen announced that Nevada will receive more than \$4 million in federal funding through the Secure Rural Schools program (SRS), which provides essential funding for schools, roads, and law enforcement in rural communities across Nevada. Senator Rosen helped introduce the bipartisan *Secure Rural Schools Reauthorization Act*, which became law at the end of last year, extending the U.S. Forest Service’s Secure Rural Schools program through 2026 and authorizing retroactive payments for the 2024 and 2025 fiscal years

Other Federal

- Federal housing bill
 - o Both the House and Senate have passed similar housing bills, however there is not agreement on what should be included in the final product.
 - o The Senate’s more comprehensive bill includes:
 - Home Investment Partnerships (HOME) Program reforms
 - Expanded use of Community Development Block Grant (CDBG) funding for housing development
 - \$200 million in housing innovation grant funding
 - Ban large institutional investors in possession of 350 or more single family homes from purchasing additional homes.
 - New National Environmental Policy Act (NEPA) categorical exclusions
 - The Revitalizing Empty Structures into Desirable Environments (RESIDE) Act, which would help local governments convert abandoned or vacant properties into attainable housing
 - Rural Housing Reforms
 - o With bipartisan support in both chambers, there is hope this bill will move forward soon.

BS

PORTER™ | GOVERNMENT & BUSINESS SOLUTIONS



CITY OF ELY

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

April 6, 2026

Mayor and City Council Members

Subject: Porter Group update

Key Considerations:

1. Senator Cortez-Masto’s office notified me March 26th that the Senate Agriculture Committee is only applying population rules on USDA Community Facilities requests, which means our City Hall project is eligible for a 75% federal share or \$3.5 M.
2. Porter Group continues to work with our Congressional Delegation on our City Hall Renovation application, as well as other grant funding efforts.

Next Steps:

1. Please contact me for additional information on any of these items.

Thank you.

J Lee
Ely City Clerk

The City of Ely is an equal opportunity provider and employer.

4. Councilwoman Van Camp – Discussion/For Possible Action – Approval for the City to sponsor three Saturday morning cleanups to be held May 2nd, 9th, and 16th with the City purchasing trash bags for volunteers and sending out a letter to local businesses and non-profit organizations with dates and contact information to sponsor a clean-up day in the City.

Councilwoman Van Camp stated last year I proposed having a cleanup on three different weekends. We thought if we did three cleanups that would satisfy everybody, and it did turn out to be successful. The Robinson Nevada Mine and NDOT have also joined us and they've helped us with supplies. This year, we thought we would send out a letter to some of the businesses that have large groups of employees to possibly come and join us throughout the summer and help us clean up the area. It's the 250th anniversary of our country, plus the all-class reunion, and we will have visitors coming through all summer long. I've also talked to Mark with the Railroad, and Mike with the Public Works Department has always been good at helping us. I think this was very successful last year and once we do those three days, Trash Troopers will pick it up, and we'll go all summer long, so we have quite a plan, we just need to start with this.

Councilwoman Yeoman moved to approve for the City to sponsor three Saturday morning cleanups to be held May 2nd, 9th, and 16th with the City purchasing trash bags for volunteers and sending out a letter to local businesses and non-profit organizations with dates and contact information to sponsor a clean-up day in the City. Councilman Perea seconded the motion. The motion carried unanimously.

Mayor Robertson handed the gavel to Mayor Pro Tempore Williams-Harper as he is a part-time employee of the Nevada Northern Railway Foundation.

5. Councilwoman Williams-Harper – Discussion/For Possible Action - Approval of Settlement Agreement And Mutual Release Of All Claims by and among Nevada Northern Railway Foundation (“Foundation” or “NNRF”) and City of Ely, Nevada (“City” or “Ely”), who together are referred to as Plaintiffs, and the State of Nevada, Division of State Lands, Department of Conservation and Natural Resources (“State Lands”), and State of Nevada, Division of Museums and History, Department of Tourism and Cultural Affairs (“State Museums”), who together are referred to as “Defendants”.

Councilwoman Williams-Harper stated I would like to say this is a very tenuous situation. There are a lot of things that are very good about this and there are a lot of things that still need quite a bit of understanding. I want to make sure before we do any type of vote that people's questions and concerns are answered and we are taking all of that into account. I would like to ask Paul and Chris, if appropriate, to speak to that.

Paul J. Anderson Esq. with Maupin, Cox, and Legoy Law Firm stated I am happy to answer any questions that anybody may have. There were questions at the beginning of the meeting concerning unknown costs and matters of that nature that the City would be responsible for. I know that Mark Bassett can respond to some of those. I think I can also, but I'd like specific questions before I respond.

Councilman Trask stated I can try to summarize those questions that were mentioned during public comment. The bond money expenditure on the plans, I believe, was the main question there.

Paul J. Anderson Esq. with Maupin, Cox, and Legoy Law Firm stated one of the items set forth is that concerning the bond issue there are plans that the State developed with respect to refurbishing the freight barn. There was a lot of discussion that we had during the negotiations, where it was requested by the State entities that the City and the Foundation agree to utilize those plans within the next two years in order to avoid the necessity of a repayment, or a potential repayment of those bond funds; that's been agreed to. It's a fairly broad term. I know the plan of the Foundation moving forward with respect to restoring the freight barn will be to implement those plans to the extent they comply with the concept with respect to renovation. So, I believe that will satisfy that aspect of the settlement agreement, and there won't be a cost to the City with respect to that.

Councilman Trask stated another question that was brought up, and this is probably to you, Mark, is the Foundation able to fund some of these projects, and then liability

insurance was brought up as well. Has that been addressed, or talked about, or thought about?

NNRY President Mark Bassett stated yes, that's an excellent question, whether or not the Foundation can fund these improvements. If you go back, the reason why those buildings went to the State was because back in 1987 when this was all transferred to the City and the Foundation, it was a brand-new foundation, and the City of Ely had just gone through the closure of the mill and smelter in McGill. The generous gift we received from Kennecott did not include any money. We looked around and saw that we were going to need, quite literally, tens of millions of dollars to do the restoration work that was needed down at the railroad. So, the community went to State museums and said we will give you the depot and the freight depot, and in fact, we will give you the entire complex. The City of Ely will be out of the railroad business, and the Foundation only wants to run trains. So, back in 1989 the freight depot and the passenger depot were transferred to the State of Nevada, and they opened up the East Ely Railroad Depot Museum about three years later. Ironically, at the same time they opened up the East Ely Railroad Depot Museum, the State sent us a letter saying, we don't want any more of the railroad, and so then it was up to the Foundation and the City to develop the Railroad. In this period of time, the Foundation has raised and invested over \$45 million in the Railroad. We have done that through fundraising, through grants, and everything else. Our plan for the freight depot is to turn it into a Smithsonian affiliate museum. It's going to be approximately a \$25 million project. I'm thoroughly convinced that we can raise that \$25 million. We have a track record of raising large amounts of money. Currently, we have a grant through White Pine County for over \$10 million to open up the railroad to McGill. So, being able to develop a museum which is desperately needed in the complex, whereas it won't be the easiest task to do, it's a very doable task. We have a track record of over thirty years of raising great amounts of money and investing it in the buildings. We have saved the engine house, the McGill Depot, the Bus Barn, and the Chief Engineer's Building all from collapse with money that we've raised, grants, and donations. So, we have an excellent track record of taking care of this complex.

Paul J. Anderson Esq. with Maupin, Cox, and Legoy Law Firm stated there was concern raised during public comment as to costs of the litigation and that sort of thing, and what the City has expended with respect to this litigation to date. I want to answer that question. The City has not contributed a dime to the prosecution or defense of the claims that are raised in this case, that has all been paid to our law firm by the Foundation, despite the fact that we do, in fact, represent both the Foundation and the City of Ely. So, to the extent there's concern with respect to that, there has been no expenditures to the City.

Councilman Trask stated I guess the last question that we didn't quite address is the liability, because it is more buildings, so that means we're going to have more liability. I know the City does pay, I believe, most of the insurance and by most, I mean all of the insurance on that. So, there may be a possibility, and this goes back to our budget conversations, that we may be looking at splitting some of those costs at some point.

NNRY President Mark Bassett stated exactly, and the other thing I need to point out is both the Railroad and the City receive room tax revenue and that room tax revenue has been going up constantly since the Foundation received it about fifteen years ago. It is the development of this complex. We're at a crossroads right now. The largest question that we get is, where's the museum? Being able to develop that freight depot into a museum and going after Smithsonian affiliation for that museum will increase tourism to White Pine County, which will increase revenue to the Foundation and revenue to the City of Ely for your capital projects. So, it's truly a win-win.

Councilwoman Williams-Harper stated I've got another question, and this may be for Janette. Do we have any idea of what that liability insurance could look like at all?

City Treasurer Trask stated no.

Councilman Perea stated we are looking at the delta of this. It's going to go down because of the forfeiture of the building, and it'll go up, so it's going to be the delta between the

two. It's not going to be just an out-and-out increase to the insurance, and we do need to figure out what that is.

NNRY President Mark Bassett stated the other point is currently the City insures fifty-nine buildings as part of the Railroad complex. So, you would only be adding two additional buildings to the current fifty-nine that we have.

Councilman Perea stated when it comes to the revenue that we lose from the Armory, I think the part that's missing is the expense. This is not a moneymaker for the City, if we break even, we're lucky, so this isn't giving up or shooting a hole in our budget. I just wanted to point that out that we've done the homework on that.

Councilman Trask stated several times during public comment the ownership of Avenue A was mentioned, and part of this agreement is understanding that the Foundation will essentially turn that over to the City, so Avenue A will be incorporated into the city streets as well. So, that will clean up that piece of the pie as well.

City Attorney Arabia stated one of the people during public comment mentioned that they were concerned that the City's interests might diverge from the Foundation, and I thought that would be something that might be helpful to address.

Paul J. Anderson Esq. with Maupin, Cox, and Legoy Law Firm stated there's the Development Agreement that exists between the City and the Foundation, and that goes back in time. It's that agreement that allows the Foundation to operate, with respect to the entire facility. There's been cooperation from day one between the City and the Foundation with respect to the entire operation of the facility to the extent that the facility is operated at a high level that only benefits the City. It brings in tourism, it brings in room taxes and everything else to help with respect to boosting the economy, so if that's what the question is in regard to, I don't believe that there are, at least from my understanding, any divergences between the Foundation and the City.

Councilman Perea stated I need to disclose that I am the representative of the Council on the Railroad Board, and I still plan on voting on this issue.

City Attorney Arabia stated the question about disclosing was clear. As far as abstention is concerned, I was doing a little research, and the Ethics Commission has issued decisions on this issue. One compelling factor is if the organization and governmental entity in this case, have shared goals that steers in the way of you don't have to abstain. The issue is whether your interest in the Foundation would put a reasonable person in your position to materially affect your ability to represent the City and in the example, they cited, which was pretty similar to this one, they said that abstention was not necessary. That's what the Ethics Commission has said so I just figured I would let you know that, since you made that assertion, and there's a basis for it.

Councilwoman Williams-Harper stated I just want to make sure it is on the record that I am also a part of the Railroad Board.

Councilman Trask moved to approve the Settlement Agreement And Mutual Release Of All Claims by and among Nevada Northern Railway Foundation (“Foundation” or “NNRF”) and City of Ely, Nevada (“City” or “Ely”), who together are referred to as Plaintiffs, and the State of Nevada, Division of State Lands, Department of Conservation and Natural Resources (“State Lands”), and State of Nevada, Division of Museums and History, Department of Tourism and Cultural Affairs (“State Museums”), who together are referred to as “Defendants”. Councilman Perea seconded the motion. The motion carried 4 to 1 with Councilwoman Van Camp voting nay.

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

6. Councilwoman Williams-Harper – Ely Volunteer Fire Department Representative - Discussion/For Possible Action – Approval of Resolution 2026-02, a Resolution to amend the City of Ely Fire Department Stipend Rates.

RESOLUTION 2026-02

A RESOLUTION AMENDING THE CITY OF ELY FIRE DEPARTMENT STIPEND RATES

WHEREAS, N.R.S. 266.105 empowers the Ely City Council to pass resolutions necessary or proper for the municipal government and the management of the affairs of the city, for execution of all powers vested in the City; and

WHEREAS, the Ely City Council has determined that stipends for the City of Ely Fire Department shall be amended.

NOW THEREFORE BE IT RESOLVED AND ORDERED by the City Council of the City of Ely that the following stipend rate shall be adopted effective April 9, 2026:

Emergency Medical Services (EMS)

911 Driver Only (Non EMT/AEMT)	\$75 per call
Basic EMT	\$125 per call
ILS Provider	\$150 per call
ALS Provider	\$175 per call
Lifelight Transfer	\$100 per call
Station Coverage	\$50 per assignment
EMT/AEMT Trainee – For 5 runs	\$30

Second or Third Ambulance Response: Compensated at the same rate structure as above calls without patient report (minimum 20 minutes on scene):

Per Provider (regardless of certification level)	\$100
Per Driver	\$50

Special Event Coverage

Driver	\$40 per hour
EMT	\$40 per hour

NOW THEREFORE, BE IT RESOLVED this 9th day of April, 2026, that the amended Ely City Fire Department Stipends Rate Established herein is adopted and shall be imposed on the 10th day of April, 2026.

DATED this 9th day of April, 2026.

AYES: _____

NAYS: _____

ABSTAIN: _____

APPROVED:
CITY OF ELY

ATTESTED TO BY:

NATHAN ROBERTSON
MAYOR

JENNIFER LEE, MBA
CITY CLERK

Mayor Robertson stated I will disclose my husband is a member of the Ely Fire Department, but I don't vote on this.

Ely Volunteer Fire Department President April Bath stated it's been six years since we looked at our stipend payout. We are running a lot more calls and dropping a lot of second calls out at the same time. We're running a lot more County calls that are taking up more of our volunteers' time. Life flights are also taking up a lot of our volunteers' time, so we're hoping with a little more of an incentive, we can get more volunteers to step up and take that burden off some of our usual volunteers.

Councilman Trask stated I have got to believe in six years things have gone up, so it seems fair.

Councilwoman Williams-Harper moved to approve Resolution 2026-02, a Resolution to amend the City of Ely Fire Department Stipend Rates effective July 1, 2026. Councilman Trask seconded the motion. The motion carried unanimously.

7. Councilwoman Williams-Harper – Discussion Only – White Pine Chamber of Commerce quarterly report on community activities.

Mayor Robertson stated I will disclose the CEO of the Chamber of Commerce is my spouse, but I don't vote on this.

White Pine Chamber of Commerce CEO Shadrach Robertson reviewed the following report:



White Pine Chamber of Commerce

636 Aultman St. Ely, NV, 89301
775-289-8877 WhitePineChamber.com

Ely City Council Report -April Report / 1st Q.

Good evening, Ely City Council.

The local economic report for the first quarter of 2026 begins with numbers reported by the Nevada Department of Training and Rehabilitation, as of January 2026 WPC trended up .02 % over last year with an unemployment rating of 4.7% which is up 1.1% from the month prior.

These numbers are expected to fall again as tourism season is kicking off and more businesses are hiring across industries for multiple positions and across skill levels.

The City of Ely Council is invited to participate next month May 4-9th in a variety of National Small Business Week initiatives being organized by the Chamber of Commerce, including: Coffee & Commerce / A Tastiest Taco Tour Around Town / Community development Meeting / Food Truck Friday / and Cosmic Bowling.

We are continuing to support small businesses up and down Aultman that are dealing with construction - by giving away another \$1000 Bucks - receipts from participating businesses turn into raffle tickets and the drawing will be on June 30th. The Chamber has given away \$4,000 Bucks so far since construction began.

The downtown Ely Visitor Center has been tracking an increase in the number of out of area visitors to the area. Tourism season has started as we have seen the total steadily increase month over month. With the support of the Great Basin National Heritage Area, the Chamber's office will continue to provide the community service of operating visitor information center and track visitor data. We will be open six days a week beginning May 1st through the end of October.

8. Council Members – Fire Chief Stork – Discussion/For Possible Action – Approve Dr. Robert Owen, M.D.'s services contract as City of Ely Fire Department Medical Director.

Fire Chief Stork stated every ambulance service in the state of Nevada has a medical director. Basically, that's who signs off and takes on the liability of what we do. Dr. Vitale lives out of the area, and he has been really good with us. Some of the variances we have are like no others in the state as nobody else does some of the skills that we do here. Dr. Owens is going to be Sheriff Henriod's medical director, because with the new 911, his dispatchers are going to be given certain skills, so they have got to have a medical director also. So, we approached him, and he's going to do it for the exact same price as Dr. Vitale is currently charging. We had a conversation with Dr. Vitale already, and he thought it was a good deal to go with somebody that is here locally and we could

collaborate with a little more. I will meet with Chris and have him draw up a slightly better contract. The price for his services will be \$500 a month, which I can tell you is a bargain for what these guys charge around the state. He said he is not out for money but wants to do it to keep us active in doing what we do. It will basically just be changing the name on the contract.

Councilwoman Yeoman moved to approve Dr. Robert Woen, M.D.'s services contract as City of Ely Fire Department Medical Director. Councilwoman Van Camp seconded the motion. The motion carried unanimously.

11. PUBLIC COMMENT

Mike Coster stated I wanted to inform you that I wrote to the Mayor and the Building Inspector over my concerns on a City property regarding lost rent revenue, workplace hazards, and misuse of the property, which is leased by the City to a local business. The mayor promptly responded to my concerns and assured me that it would be something he would take a look at when staff was back in town, which I assume it means your city attorney, maybe, I don't know, I didn't keep track of who was traveling this week, but I'm gratified to hear that he'll at least explore it, see if it's something he would be as concerned about as I am. I think a local review and an opportunity to correct is far better than involving Nevada OSHA under NRS 618. While I omit the name of the company that's involved here, and the tenant, I did want to alert you to my concerns and the Mayor's good response. Extemporaneously, because I hadn't planned it before. I am still laughing inside at the thought that the most uniquely unqualified attorney in the State of Nevada to express an opinion about a conflict, is the attorney who could be in the middle of the conflict. You approved a decision today when an attorney who represents two parties who are transferring financial responsibility between each other and the City. If he had a conflict, he'd go, no, I don't see a conflict. Now, you talk to any attorney who tries to represent a husband and a wife in a divorce, you know, they only want to pay for one attorney, maybe? All the additional disclosures that are required to be made, because that's an extremely sensitive situation, and you blew right past that today, which is fair, you're not lawyers. He's a lawyer (pointing to the City Attorney).

George Chachas stated I have asked for a copy of the railroad audit, and I still haven't got it; City paid for it. Again, I want to know who owns Avenue A, and what is the length of that particular street or road. There was a comment made regarding the \$50,000 that's derived from the rental of the Armory is pretty well used up, or I misunderstood as I had trouble hearing that it went into the City Coffers. If it didn't, then there's mismanagement somewhere. I'm not sure where you were coming from, but that's my concern. You're losing a lot of rent there. Mr. Chachas stated ongoing concerns regarding the new building at 292 Aultman Street if it is commercial or a storage building as codes are different; who authorized a new meter to be put in at Cal Ranch during the Bell Avenue Project; who authorized the six foot metal fence on Mill Street; 17th Street being partially paved with cold mix or a chip sale and states it does not meet City code for new streets; the Bath property draining onto his property at 622 High Street causing erosion; and who authorized the new installation or connection of the sewer clean-out at 785 Bell Avenue on private property.

12. 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 6:27 p.m. Councilwoman Yeoman seconded the motion. The motion carried unanimously.



MAYOR



ATTEST