

City of Mackay
Regular Meeting of the City Council
Tuesday, May 9, 2023

CALL TO ORDER

Wayne Olsen, Mayor, called the meeting to order at 6:00p.m. Recited the pledge of allegiance.

Roll Call

Wayne Olsen, Dean Wall, Greg Blackwell, Richard Mangum, Mike Foster, and Michelle Teninty.

RECOGNITION OF VISITORS

Tammy Weaver, Miranda and Mike Evans, Jake Tracy and Kevin Donahue.

Mayor Olsen said, I would like to amend the agenda and add to it, one is Kevin Donahue with the agreement between the City and the Mackay Rodeo Association. The other item is the restrooms at the kid's park. Councilman Foster made a motion to amend the agenda. Councilman Wall seconded. Passed unanimously.

RODEO CONTRACT - KEVIN DONAHUE

Mr. Donahue stated, number three, the building's repair or replacement of structural services or materials needed in buildings. I agree with that. The two things like the electrical system and the plumbing, I think, no, because we're still nonprofit so I don't really want to have to be burdened if something happened to the power system. Then the plumbing, If we have an event, and there's something, we would take care of that. I'm more concerned about the mainline going down. We're going to rebuild the announcer stand, it's too small and so old. I'd like to put conduit across the north end of the arena. The big screen guy we met with a few weeks ago, they had to have cable run, going down both sides, at the northeast corner of the arena, and went in the middle of the bleachers. Their big screen will be on a 10k Forklift that we supply at the northeast corner. We need to put back handrails on the stairs. I'm bringing some gravel in this week at the very south end where we catch the calves, two loads of gravel. I will pay for that.

Mayor Olsen said, I think we'll just strike those two.

Mr. Donahue Continued, number four, the fee, what about instead of adjust, reevaluate? Quite frankly, the fact that we're going to try to do something to help create money to help the improvements on the ground because the whole idea is to bring more events into town.

Mayor Olsen responded, so let's just strike that. Everybody agreed? Okay, that takes care of number three.

Mr. Donahue said, our liability insurance for the rodeo, in case something catastrophic, we're insured up to a million, which we carry. And so I think we're already there, as far as making sure you guys are covered for damages to the facility. If we get some events lined up, I'm going to let you guys know immediately. Of course. That's just good business. Like I say, somebody drives into the bathroom, that's under our liability insurance, or if someone purposely or inadvertently ruins a toilet then absolutely, we need to pay for that. We're maintaining, actually enhancing, the grounds. Number 12, I agree with 100%. I think we put in for each activity school activities, and then maybe concerts, we might do a concert, possibly. Maybe do another show down there. Just to bring in some money. We talked about team roping, which I talked to you guys about the first time I was here. Dana did this one, It's about a wild horse race. I guess it draws a lot of people. They love it. I don't think we should limit ourselves. Maybe cow cutting? And maybe concerts to be included after activities.

Mayor Olsen said, paragraph two of 13. I see it states that you are the sole controller of who uses that facility. If they want to reserve it for something else. They have to contact you.

Mr. Donahue responded; I totally agree. 100%. That's how it shouldn't be if we're leasing it.

Mayor Olsen added, If counsel has any other questions, comments? Then what I would suggest we do is have you speak with your attorney, and then if your attorney and you agree, then come in and sign. So with that in mind, and in keeping with hopefully a signed contract, I would need a motion to approve the building that he has provided.

Councilman Wall made a motion to allow Kevin Donahue to make the changes he presented to us tonight. Councilman Mangum seconded; motion approved unanimously.

Councilman Foster made a motion to authorize the Mayor to sign the agreement as written, once Kevin's attorney has an opportunity to review it if there are minor changes, still authorize you. Councilman Wall seconded, passed unanimous.

ROSE AVENUE DEVELOPMENT/CITY SEWER - JAKE TRACY

Mr. Tracy said, my name is Jake Tracy, a little update on last winter, we proposed four plex's that got put on hold because Lost River Electric could not get their hands on a transformer to power that project. Looks like we're getting closer to finding what we need there. So I'll be back for you guys here in a month or two, trying to move that one forward. As for tonight, I found myself just falling in love with everything Mackay and went ahead and purchased a little more land up here. This land is the four lots on Rose avenue that the school pushes all their snow onto. So right now, the original plat has been labeled at different numbers, and for some reason depends on which plat you look at. That's the most recent one. So those are the numbers that are local that last week I came into town and talked to Chardon and had him meet me over there and we walked the property. And to our surprise, there's no City sewer in front of those lots. The trailers to the west, it looks like there's some line. We don't know if it's full City spec line or not. But he thinks that we could bring a sewer line to the east, over into the manhole on Spruce Street. And obviously, that would be an eight-inch line. So I guess what I'm here for tonight is actually twofold. One reading through the City ordinances, it looks like we may need to come up with some development agreement to get sewer in front of those lots. And then obviously, I need to bring water which is across the street to that property. And then beyond that, as I was walking with Chardon, it dawned on me that there's zero staking zero property pins, even though the oldest plat shows them as individual lots, it's really, it's just one chunk of land at this point. So what I'm proposing to do on that land is build the most affordable housing you can build at this point, I'd like to keep the home under 300,000 impossible to do in eastern Idaho. I might be able to do it here because the land prices were right. I know I can do it. If I take that same chunk of land, and instead of doing it in four lots, but make it into six lots. Now by doing that, this is what it would look like. And I don't know if I have enough of these. But it's going to turn each lot into a 50-foot-wide frontage and the depth stays the same at 95 feet. What that means is you have 4750 square feet the City ordinance requires a minimum lot size of 5000. So, in other jurisdictions, there's a set aside for a variance of a certain percentage. I couldn't find any clause in the City ordinance for a variance or percentage of variance for minimum lot size. And that's what I guess I'm here asking is, can I still ask for a variance even though there's nothing written? Mayor Olsen responded, yes, you can.

Mr. Tracy said, okay, so by doing so if you look at the second rough plot, I'm huge in minimizing asphalt disruption in any project, we would end up bringing in three trenches into the road, bringing two services to property lines, instead of 6, so that's my plan with this land. I'm going to build as the man sees fit, I would pull two permits at a time. There'll be one at a time, I'd like

to say that we're still in the heydays. But market conditions are changing rapidly. So, I think the safe bet is no more than two at a time. But that's what we'd like to do with that property. So, as I lay that out to you, I have two questions. How do we develop? How do we come up with the development agreement? City sewer? And if we do that, what's my process for a variance?

Mayor Olsen replied, the process for a variance is to get data from the clerk. Because you're developing numerous lots, then we need to have an engineered development site. And we need to know what the demand on the sewer is going to be and what the demand on the water is going to be. The first step is to submit it to Planning and Zoning, the development plan moved to the six lots. Now the variance comes directly to the City Council, and then we submit that to the Planning and Zoning Commission. The development plan would come to the clerk and go to the Planning and Zoning Commission and then be presented to Council for approval or disapproval.

Mr. Tracy stated, fair enough. Beyond that, as you look at what we're proposing here, inside of a variance to move back to six, building lots, do you see any concerns that we may need to address inside of that development plan? Like I would, I would look at the existing P&Z ordinance where it talks about, I'll call it green space, right 40% and see how you're going to impact that. That sounds like the square footage is right in the ballpark of the minimum. I personally am not going to split hairs over 200 square feet. They're actually going to be between 1000 to 1200 square foot, single car garage, probably maybe a double if you can, the images tough to fit. I appreciate your time.

LRED

Mr. Evans said, I just got back from the Idaho Economic Development Conference in Berkeley, two days last week, and it was a very big conference. And to summarize some of the highlights. We got a couple of companies; they talked about some youth opportunities. The department of labor and Commerce did some presentations, and Idaho small business development did some presentations. I have a packet of information at the office that will kind of work with the agencies around counting down and out stuff that's applicable to the people we work with. Last week, Monday, we went up to Challis, Colorado School of Mines pulling together a regional mine community workshop team. And we had our first kickoff meeting, listed some of the names of the companies, Thompson Creek surprisingly turned out the big player in minerals. I wasn't aware of that. But they had their PhD director offering INR support to put your mine to work locally. So that was quite informative. The event was hosted by the three economic development offices and we're going to keep weekly meetings as a follow up to this. We'll let you guys know what develops. We have a k-cat meeting coming up. We're struggling with the date, but it looks like it'll be June, we'll get a mine status update. The 13th is the Mother's Day craft and Gift Show. We had our kickoff meeting with the summer market, and we're working on our MOU, the Cecil's will be our managers again. It'll be a lot like last year, it looks like hopefully a few more vendors. And I've got one thing I forgot to put on here. I just noticed as I was sitting there, on June sixth, and seventh coming up, we have two officials coming from the Department of Commerce. Tim Clark is our Department of Commerce person assigned to our region and they're going to spend three days in Mackay. They want to see four businesses per day. So, I have a total of eight businesses and we're setting that up. And then they'd like to do kind of a summary meeting with the City officials just to know the last day in an hour to kind of give an overview of why they're here and kind of the things that they saw in the previous two days were processes, so we'll be getting with your office and getting everybody invited that wants to be that's all I have.

SHERIFF'S REPORT

Mayor Olsen said, let's look at the sheriff's report. Are there any questions?

REVIEW/MODIFY/APPROVE CITY OF MACKAY VOLONTEER FORM

Mayor Olsen stated, let's take a look at Mackay volunteer form. Questions, comments, concerns? Let the minutes show that counsel has no concern. We'll put it on the website.

START 2024 FY BUDGET

Mayor Olsen said, we received, from Association of Idaho Cities, the FY 2024 budget manual. So, we need to start holding some budget meetings with the Council. We still need two forms from the County Clerk. So that's about all we can do right now just review the manual.

PICKLE BALL IN KID'S PARK

Mayor Olsen continued, I have been contacted by a citizen in the community that wants to add pickleball and this individual said that he will set up the courts. He says he thinks he can make two courts out of one of the tennis courts. So should I tell him Go ahead?

Councilman Foster made a motion to add pickle ball to one of the tennis courts. Councilman Mangum seconded. Passed unanimously.

RESTROOM IN KID'S PARK

Mayor Olsen said, the restroom at the kid's park doesn't have any sinks or toilets, we took those all out and used them in other restrooms that were in need of them and now we need to go back because the promise that was made to the City about remodeling hasn't happened. There might still be some sinks in the yard, but I'm not sure about toilets. Now even though none of us are licensed plumbers or electricians we can work under Chardon's direction and still be volunteers to the City to put that stuff back in. I wonder if we could get a hold of Wrangler Williams. Maybe he would give us a discount price.

FIVE YEAR PLAN

Mayor Olsen stated, this is just a draft it can be edited however, folks want is one person's idea especially in regard to the priorities they need to be set and we can work that with when we meet to establish the budget. We did have one leak in the roof. ladies room last this past winter.

Councilman Foster said, what I heard from Jared is the UV system sounds like it's number one to give the capacity to the sewer lagoons. So but then the others are just as important.

Mayor Olsen replied, we do have some money in our capital equipment fund, and we raise the price of sewer and water 5%, that will give us a little more. So, and if sewer and water is going to cost us more than we're getting from that 5% increase, we may have to go to the citizens and say, look, we can't afford to provide you with sewer and water like we used to.

Councilman Foster said, So maybe Wayne, are you comfortable putting that other generator on this list? And then I think the next step shall be some hard numbers? You know, for this year, it looks pretty bleak given our street budget. I liked your idea of the portable generator to start with and put it down until June. because if we lose power in the summertime, we're not

discharging, we could move it over to the well, the only thing is the electronics to hook up to it and fire it up would have to be there. So, it would just be a plug and play. But I liked your idea. And then as we get that one, then we can say, Okay, well, this now becomes a permanent one until we do, and we put a new one over here. Because I don't think it's going to cost as much to run a UV system as it is to run the pump. As we use light bulbs as opposed to voltage. I think the other thing is looking for a cheaper maintenance contract on another existing generator sounds like.

COUNCIL MEMBERS REPORTS

Councilman Wall said, I don't have too much, other than So, I guess two questions, we need to determine if we're going to have money to get somebody to come and look at gutter replacements at the business park. And that being said, we've got pieces laying everywhere after coming off of the building. There's some part of the building that needs to be put back in. But honestly, I don't know who to call. A second issue I have, is money, whether we have the orders for more patching material or not.

Mayor Olsen replied, we talked about that today, too. So, we've got two full pallets, that's probably going to be used up over there on Capitol. It's been just a gravel speed trap all last summer. So we were going to hit that first.

Councilman Foster stated, but I'm going to need some patch for the airport also.

Councilman Blackwell said, I don't have a whole lot, but the fact that I'm actually resigning tonight due to health issues.

Mayor Olsen replied, I'm sorry to hear that. You've been an asset to our council.

Councilman Blackwell responded, I appreciate that. I don't know what to say. I think it's for the benefit of the City that I step down, and somebody else can do more than I can.

Mayor Olsen stated, Well, I wish you well. Thank you for what you've done. Anything we can do you let us know.

Councilman Mangum said, I don't have a lot. I know we're getting closer to putting the playground equipment together. So I talked with George today, and he said we could use the trailer again to house Irene.

Councilman Foster stated couple of things. The first would be the glider event that we have every year I got the email from that gentleman. And I need some direction. You know, just read it briefly. We appreciate the services at the airport, porta potties water new camping sites. major issue for us as well as safety. They'd like the weeds cut down along the runway, the tie down and I'll call it the taxiway, says we're willing to chip in to help defray the cost of this service if that helps. Get back with me. So, my question is, I don't recall what we decided on the electrical. My opinion is we should charge them if they're going to hook up to the electrical.

Mayor Olsen responded, In the past, we have mowed the weeds along the edge of the runway, but right now we don't have a mower that's operable. So should I advise him that we can't provide the mowing, he'll just need to get hold of somebody and have them do it. And same with porta potties and they'd need to get a hold of Darland or whomever.

Councilman Foster continued, so to the Council, the electrical was put in for the wings over Mackay based on their donations. They're going to be here July 9th through the 23rd. But some may come a couple days earlier. So that's two weeks, 14 days. So that will be seven times 40 per site. I think they should pay for the sites. I was there before, and it cost the City for the electricity. The cost of the City to put them in. We won't be supplying the porta potty; they'd have to rent it themselves. As far as the weeds, didn't that cost us around five \$600 last year for spraying? It was pretty spendy, I was surprised at how expensive it was. As tight as money is maybe we don't want to spray there and just have them mow the weeds. I have not seen anything grow up in the pavement. And to me, that was the worst.

The other thing I wanted to bring up was, and I know money's tight. But I think it's important every now and then to look at our salary for our staff and compare it against comparable cities around here just to make sure we're being fair and equitable. I think we understand how important our maintenance men are, and Michelle and Vicki that kind of keep the City running. I believe in the past, we've went through a number of folks, I would suggest that we just do a comparison and make sure we're paying or folks a comparable salary. I don't want to lose somebody because they got a better job somewhere else that paid a little more. And then we wind up replacing them with the same amount.

The last thing, I uncovered the ruts at the airport but we I know the guys are busy but we're going to have to find time to clean that mess up that we made when we emptied the warehouse before a plane blows it in.

CITY CLERK/TREASURER

TREASURERS REPORT - Councilman Wall motioned to approve the treasurer's report, Councilman Mangum seconded, passed unanimously.

BILLS TO PAY - Councilman Wall motioned to approve bills to pay, Councilman Mangum seconded, passed unanimously.

MEETING MINUTES - Councilman Wall motioned to approve the regular council meeting of 4/4/23, Councilman Mangum seconded, passed unanimously.

MAYORS REPORT

Mayor Olsen said, we currently have only 3 members on P&Z Commission. Tara Huish would like to apply, in replacement of Tom Halverson.

Councilman Wall motioned to approve her for the P&Z, Commissioner. Mangum seconded, passed unanimously.

Mayor Olsen continued, I was rather pleased with Senator Schroeder. He met with Michelle and me here in the City hall. Even though he lives in Mountain Home. He has been on City councils and so he has our interests at heart. So, anything that we have a concern with at the State level, we have his number and his information, and we can call him. One of the things that we talked about was money. Why the Senate and the House has taken away liquor funds from the City and given them to other agencies, and when the State should be funding them, such as the courts. The big thing was about the way the highway and the sales tax money that are allocated by the State gives the big cities a large share of the pie, and that little communities get what's left over, where they have a bigger tax base to draw from.

Arbor Day, sixth graders planted trees. As soon as the trees were planted, it rained. Mother Nature has a habit of doing that.

The software that we are using for water billing purposes needs to be reevaluated. We have fought to get reports that the clerks need, that we need, that the auditor wants, and we haven't had any success with the company that's providing them. So in the staffing meeting this morning I instructed the clerk's to call around and find out what software other cities are using for their utility billing purposes. And it might cost us a little more money. But we will pass that on to the customer. So that's in the works. To find out what's available out there. Our auditors, I guess, were displeased with the reports we gave them.

Clerk Teninty added, with budgeting and everything right now, the income reports are based on the deposits, because we can't get good reports out of Iworqs. We don't have a report that shows how much we're billing, and we don't have reports showing how much revenue we have. There are reports that we can't tie the numbers back to what is entered. So, it's frustrating, and they don't even have an aging report which every basic finance software should have. I can't even tie that out. Vicki has been posting payments twice in the old system so she could get an aging report or break out and I just thought that it was ridiculous and repetitive that she would have to do that. So I've really been trying to figure out their reports, I've spent hours and hours on the phone with their people. One of the clerks with another city sent me an email to ask what programs we were using, and I told her. She called them and they said they didn't do utility billing. I mean, that's what we click on when we log is utility billing. That's how we get in. I was dumbfounded, I didn't know what to say to her...

Mayor Olsen continued; Terry Towsley came into the office the other day holding the mirror for the man's car. And then he said that he was talking with LRHD and they told him to come to the City because the City would make good on anything they destroyed or damage it, according to our agreement. So, we dug out the agreement. And, I gave him a copy of the agreement and said, take it back to whoever sent you to us and say, you know, you did it. You're responsible for it. You're a contractor to us and contractors are responsible for their own damage.

Councilman Wall answered, I apologize because they actually contacted me, the highway district, and said that they were plowing for us on what we requested. And they knew they tore it off. And they said we turn this over to our insurance. And I said well tell him to come to the City and discuss it with the City and I apologize. I did not follow through with it. But yes, they're contracted with us. But they agreed to help us. You could not see his car. His car was on the right of way. It was in a snowbank. So, I don't know how we can force the highway district to pay for it when it was on our right of way and it shouldn't have been there. But that's my opinion.

Mayor Olsen responded, well, because I didn't know that information. I pulled up the contract and we are not responsible for damages they caused because they are plowing streets according to the contract.

Councilman Wall said, my take on it is my guess we need to ask Steve. It's going to happen again, with all the people parking on the right of way. I mean, they don't move their cars in the wintertime.

Mayor Olsen stated, well, we issue a notice that says, you're supposed to be five feet off the asphalt.

Councilman Foster replied, then I think that's the answer. It was parked where he shouldn't have been.

Mayor Olsen said, well, if whoever takes care of it, whether it's us or whether it's the highway district, they have to file a tort claim. The tort claim goes to ICRMP. Have you had a chance to look over the seepage test?


Councilman Wall asked, this is something that we have to do, right?

Mayor Olsen responded, We have to do this, now.


Councilman Wall motioned to approve the seepage test, Councilman Mangum seconded, passed unanimously.

ADJOURN

Councilman Wall motioned to adjourn the meeting, Councilman Mangum seconded, passed unanimously. Meeting adjourned at 7:47 PM.



Wayne Olsen, Mayor



Michelle Teninty, City Clerk/Treasurer