

Minutes
City of Mackay
Special Meeting of the City Council
Monday, March 6, 2023

CALL TO ORDER

Wayne Olsen, Mayor called the meeting to order at 2:00p.m.

ROLL CALL

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

Mayor Olsen stated, we'll call this special meeting of the Mackay City Council to order. And Dean, I'm just going to turn it over to you.

Councilman Wall said, to clarify why I wanted to call the meeting because at the last meeting, you presented us with quite a list of requests and kind of shocked us on a couple of items. What we're thinking, we need to go through and figure out where our priority needs to be, and what we need to do. But also, we'd like to get a little bit more legwork on some of the big things when they come at us. We need to know how serious some of these things are and how soon, if this is a something we need to do. We just want to get a little more clarification.

Mayor Olsen replied, if there's something that comes up that's drastic an emergency we have to have it right now, you'll get an email so you're not blindsided. I presented the stuff at the City Council meeting for you guys to think about, it appears that you have done that. Where do you want to start?

Councilman Foster responded, my concern after that rather large list, I was a little surprised. The lift station, I thought we had dealt with that six months ago. In contrast, one of the things I hadn't thought about was the generator on a well, that I don't think it's critical, but that's something that nobody really thought about that does need to be put on the table somewhere and work towards that. I don't feel like I know what's going on in the City, as well as I should know, and maybe it's my fault. But I just really don't know what the crews doing what they're working on. What are the big-ticket items? At least like I think I should know, I think some of the blame for communication, is two way.

Mayor Olsen stated, I would agree. We've invited you to come and go around with the crew and to meet with the crew and get acquainted with the crew. And it's not all going to happen in the City Council meeting, guys.

Councilman Foster said, Okay, and that's good, because I didn't think I was invited, or was my role to go around with the crew or even come to the meetings that you have

Mayor Olsen replied, if you want to come to a staff meeting and sit in that's fine. Dean's done that, and Richards done that. And it's a way for you to get information as to what's going on in the City. You know, we would ask for input, but it's our meeting. But you're welcome to come.

Councilman Foster responded, I think going to the staff meeting is good. I recognize that an employee can only have one supervisor, that's you. But when you say something like you're welcome to come and sit in, but it is our meeting. I infer from that as you're welcome to come, but it really isn't you're meeting Mike. Is that taking it the wrong way?

Mayor Olsen said, well, let's compare it to a City Council meeting. The City Council meeting is your meeting, the public is invited, but the public is only asked for input when you ask them to give input.

Councilman Foster stated, perhaps I take it a little bit from past administrations where it was less formal, and lines were fuzzier. It was more of a team discussion than as defined roles as it is now. Not that I'm trying to take over your job, but it just seems pretty rigid.

Mayor Olsen responded, I understand that. As you recall, the first meetings that I had, we had a lot of input from when I was acting mayor, a lot of input from the public when they came and they were invited to do things, and I got some feedback from Council members saying, no, this is our meeting.

Councilman Wall said, I've not felt not welcome. I usually come for a purpose, and I have to admit, I found out a lot more things than what we know. You have the staff meetings, you line things out with the crew, this is a priority, but we don't know anything that's going on. We're just trying to get to where we know what's happening in the City.

Mayor Olsen stated, So now we are on the same page. Installation of City water meters, right now that's our number one priority. We can't do anything until the snow is gone because we can't get to the meter vaults. We have half of them purchased. We did purchase all of the bigger ones. The installation of the water meters will start as soon as the grounds diggable as soon as we can get to the meters really because the crew is very anxious to put the new meters in. They're going to have to be dug up, some of them, but most of them, it's just opening the meter pit, redoing the plumbing, hooking up the electrical and moving on to the next one. The question that we probably need to throw out to the Council is the plan is not to start reading meters as we install them, because that's going to be a headache for the clerks and I don't know if our billing will allow that. Where we read someone's meter, and we don't read anybody else's meter, so we weren't going to read it. We were going to continue the \$15 surcharge again this year. Have we got all the meters bought that we'll need? No, do we have the money to buy all the meters we need? Not quite. But we will have.

Councilman Wall asked, we probably know who some of the big water consumers are, and can we get those meters in this year and start reading the big water consumers? Is there a possibility of doing that?

Mayor Olsen replied, we are reading some of the big users, and those were the meters that were purchased first. So those will be the ones that are installed first. And if we can figure out how, with iWorks, to put those on a meter usage, we'll do that.

Councilman Blackwell asked, how many do we have in?

Mayor Olsen responded, we didn't do any particularly last year other than if we had to replace a meter or install a new meter, we put a new meter in. So, we have a few in.

Councilman Mangum asked, will all of them be in by next fall?

Mayor Olsen answered, that's 440 some meters. I wouldn't say yes or no. We'll do everything we can, but we've got a lot of other things going. The first thing that hits us come spring is water turn-ons, we got 40 or 50 of those right off the bat. And they don't all come at once, they come starting in April, and they drag on till June.

Okay, emergency power for the SCADA system and well pump number three. I did find out that we have been running wells all winter long, we have not had total spring water.

Councilman Foster replied, either we're using a lot more water, or the spring isn't flowing like it did 10 years ago, or both people.

Councilman Wall stated, I think there might be more people here. There's more water running. Everybody's got hoses running. I'm actually shocked, I figured that the spring would keep up with it. 20 years ago, there was probably 15 empty houses in Mackay, there's no empty houses now. We got Proud Source consuming water a lot, so that's probably has more to do with it than we realize. That could be where the pumps are kicking in. Five years ago, then the pumps wouldn't run.

Councilman Wall continued, so back to the generator.

Mayor Olsen replied, the generator for that pump and power for that system, Chardon has a ballpark figure from the Cummins people, that it's in a \$40,000 range.

Councilman Blackwell asked, you don't want to go with a Grant? That's 40 grand we don't have to come up with.

Mayor Olsen replied, we've got grants for the water study right now to do our drinking water study, and if we ask for another grant, they're going to want us to match because all of the new ones that are coming out, but the other thing is, every time we've looked at grants from these places, they say, you've got to raise your water and sewer rates or you're not going to get a grant.

Councilman Wall said, so basically we wait on the generator until after the water study to see what they say.

Mayor Olsen answered, we know that we have a problem. If we put it in a 10-year plan or a five-year plan or whatever, then we have gone a little way in addressing that need. If we'd had a fire when we had the power outage and nobody was here to turn on the pumps, you would have had another spa fire, you wouldn't have had enough water to fight the fire.

Councilman Foster said, if we come up with a strategy, so that the guys, the volunteer firemen or somebody, they seem logical, know how to turn the pumps on, besides Chardon.

Mayor Olsen answered, Ken would know how to turn them on and Dwayne knows how to turn them on.

Councilman Foster So I guess to alleviate some of that concern, and I'll be happy to meet with the fire department when they meet. I'm sure Randy would be all over that.

Councilman Wall stated, I think Chardon needs to meet with the fire department, I think we definitely need to get somebody in the fire department that's aware of what pump to turn on if need be.

Mayor Olsen continued, capacity of the main sewer lift station pumps. They're brand new, you're right, they're doing a good job but unless we do some electronic switching he has to go down there and switch the pumps because they're not pumping out the vault which is an automatic signal to turn the pump on. That leads me to believe if we do anything building permit wise, we are approaching capacity of our sewer system. Not only at the lagoons but getting the sewage to the lagoons and that's why that was brought up. In the summertime we will run to two wells we have one on standby so we're almost at capacity for water supply. Do we need to do anything with the lift station pumps right now? No, just know in the back of your mind when other things are discussed that those pumps are doing what they're supposed to be doing right now. But don't ask them to do a whole lot more because they would need to be upgraded.

Councilman Blackwell stated, sounds to me, like we were under the impression we had a lot more water when Proud Source came and asked for a lot more water. We were given figures that made me feel like we wouldn't have a problem giving them more water. Now hearing you, I'm now thinking we shouldn't have given them more water.

Mayor Olsen answered, we don't have that problem yet. That's why we put a tag on Proud Source, like I say we have still one well that's on standby. But if we were to put in a couple of more housing units, then we'd be running three pumps, and we wouldn't have a standby. We've got the water for what we're doing now, but we have to do a little more diligence when we issue building permits for more than single dwellings. One thing that we were all relying on was the 500 gallons per minute flow into that spring box. And we had never drawn the spring box where we didn't have water in the overflow. We're still getting 500 gallons per minute. Because that's

what's coming out of the spring. That but we're not filling the box because we're using it as fast as it's coming in. Hopefully with all this snow, the spring box will be full again. The SCADA system will give us the numbers of what's coming into the tank and what's going out of the tank, we'll have a total usage by all of the meters will have a flow on how much is coming out of each of the pumps. We have to put a new flow meter on well number two, or we can't use it. The sewer study has already been done, they've told us is we need another \$4 million lagoon. The engineers that we've talked to say no, you really don't need a \$4 million lagoon, what you need to do is put in a system like the UV system, so that when you're discharging to the river, you're treating it. Right now, we're treating it with chlorine, which is very expensive.

Councilman Blackwell answered, I don't know if we can keep up with what we're, in theory talking about, all the houses, duplexes and townhomes.

Mayor Olsen replied, we are not discharging to the river in the summertime, into the lagoons. we are having enough evaporation. We're going to put in some sprinklers that sprinkle the water out over the ponds, so we get aeration and evaporation, and we don't have to do a land use because we're putting it back on the pond. According to our experts, we've got uses that will probably take care of us. The thing that really killed us was the sudden frost and freezing this year in October that messed us up. We've got to plan for that kind of stuff, but we either have to put in a UV system, or budget for high dollar chlorine. Supply may be an issue, if we were ordered it tomorrow, it may not get here till October, November, then we're in trouble.

Councilman Blackwell stated, the reality is, we don't know if we can afford it or not without knowing the numbers, right? Because if it comes back \$200,000 For the UV system, we don't have that money. I feel like I'm under pressure. If you come back and say it's \$100,000 system, we got to come up with that money someplace, and we're held responsible to the public as to how we spend that money.

Councilman Wall added, when we start getting numbers for the UV system, it may get bumped right up to number one. Maybe we pay for all this stuff. So that's why I called this meeting so we can discuss some of this stuff, but we're just asking for numbers.

Councilman Foster said, I feel there's a turf thing here and a lack of clarity on whose turf is who's. I feel that you like to run the City Crew, by yourself, and that's okay. I can live with that. You remember when we talked about the policy and personnel manual? I tried to alter that to give us authority that we could assign work to the crew through you, and you can sort out the priorities, that's not the way we did it in that book, you were very clear about, you're in my lane, and I backed off. I'm not saying that's right or wrong. I'm just saying that's how it played out. Now we're in this situation now, where we need clarity amongst all of us, whose role is who. Because I was of the opinion, even with the airport, If I do anything down there, interact with the contractor, whatever, I need to keep you informed on every incident basis, so that it's covered because you really manage the airport. I'm just your go to guy if you want something implemented. That's how I understood our role and responsibility.

Mayor Olsen responded, your the manager of the airport, but I need to know is the contractor doing what you need him to do? Do I need to step in from a City's view point?

Councilman Foster said, we are here to assist you, when asked, but you're the go to guy. You're the crew supervisor, you're the crew contact. And I think I've made my point. So if that isn't the case, I need that clarified.

Mayor Olsen answered, I think this is very good, we've had this meeting. According to code. I supervise the crew. Okay. We do what you as the Council thinks is best for the City. For example, Streets. Dean and I work back and forth all the time. We usually see each other at least once a week. And we talk to each other over the phone probably at least once a week. He sees something that he needs done. He says there's a pothole down here on the corner of White Knob and Spruce and he says it's breaking up really bad. Can you have the crew take a look at it. So I bring it up at staff meeting. Then that afternoon there's gravel in that hole. The airport, Mike, the same thing you are the manager of the airport. You can close it and open it. I was there because of the contract, because I'm the only one that can sign the contracts based on your authority. So if there's anything that the airport needs, you should come and tell me hey, we need to open the airport or we need to close the airport. Or what do you think about charging for this and Richard and I sat down after we got the toy and stuff. Richard, was that meeting beneficial?

Councilman Mangum replied, yes.

Mayor Olsen continued, So you know where I'm coming from. It's yours now, and I'm there to help you with whatever you need.

Councilman Foster responded, and I think that's what we need to be careful about. I think you're very focused on getting things done, and you don't always keep us in the loop.

Mayor Olsen responded, I think we've got a great team here. And I thank you guys for what you do. But you need to be more involved. We have our staff meetings every Tuesday. And we come up with a list. Now I asked them, every member of the team to come up with a list of all the routines they do so you know what their routines are. I will get back with each one of you, and your areas of assignments. And I can give you a record of the staff meeting. Can we try that for a while?

All the Councilman agreed.

Mayor Olsen added, Now I'll try harder to communicate better.

Okay, the amount of water supplied by the Mackay springs versus the city wells. I think we've talked about that. The flow meter in the tank park that's been down for a while we've got it, we just need to get it put in We shouldn't be using that well, because the DEQ will have it taken away from us if we don't put a flow meter on it.

Councilman Wall stated, I think if we need to hire a specialist to help with that it's something that must be done.

Mayor Olsen responded, okay, that's number one. Number two is the meters, number three I've got is Chardon to meet with the fire department on how to start the pumps. Installation of the playground equipment for kid's park.

Councilman Foster said, sounds like there's a lot of high priority stuff going on. I agree with you.

Mayor Olsen continued, as far as installation of that the City crew would be involved with pulling the sod and the sprinklers out from underneath it and doing a little bit of the excavation down, so we've got sod and grass and stuff to hold the pea gravel. So, the only part the City would be involved with is just the prep.

Councilman Wall added, if I can help more with the prep, we'll try to do as much as we can to help the guys because that's why I put this on there because I actually told the mayor maybe we need to push the playground equipment back later in the year because we got a lot of things coming on, but we see by this list, we got a lot of things that are a whole lot more important. So if I could do a little more, if I'm not on a project, I'll do that and we can get it moving forward.

Mayor Olsen continued, The bulk water filling station has just been on there forever, Chardon has all the parts. We just need to get it installed and a little shed put over the top of it. I can build a shed.

Councilman Foster said, you know, as much as I see on that list to me, that would be towards the bottom of the barrel.

EXECUTIVE SESSION 74-206- An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Councilman Foster motioned to enter into the Executive Session. Councilman Wall seconded. The motion passed unanimously. 3:50 PM

Executive Session ended at 4:01 PM

Mayor Olsen stated, Gentlemen. I looked forward to this meeting after Dean asked for it and I'm glad we had it. I know I can be rough at times. And I guess that's just my nature. But I don't mean to chastise anybody on the Council. I think you're all doing a good job. I know we all have the best interests of the community at heart.

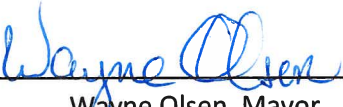
Councilman Wall added, I feel we got what we were trying to get we got it. We had a heck of a time getting there. Honestly, I'm glad we had the meeting too. The only other thing I had is I've had several requests, and I know we said we couldn't but can we attempt to plow the alleys that are plowable? The propane trucks are getting stuck trying to get to people's propane tanks. Some of them are not possible, but I'm actually going to plow my own alley tomorrow because it's about five feet deep in the end of it, but the propane truck can't get to my propane tank and so I'll plow my alley.

Councilman Foster stated, Layne Jardine said that if the City will loan me their backhoe, I'll sign up as a volunteer, I will donate a half a day for two weeks. And I think I can get most of it done. The only thing I will need is some direction on where to dump the snow that's on maybe a dump truck.

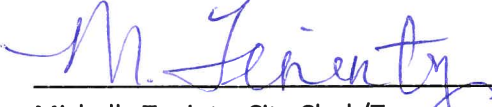
Mayor Olsen replied, it'll have to be hauled out. And I don't know if the City wants to spend the money for fuel to dig those out. Because Chardon says you can't get the little truck down. And he says some of them you can't even get the end loader down. That's two pieces of equipment. And I don't know if insurance covers volunteers using City equipment, I'd have to check to see.

ADJOURN

Councilman Wall made a motion to adjourn. Councilman Blackwell seconded. The motion passed unanimously. Meeting adjourned at 4:21 PM.



Wayne Olsen, Mayor



Michelle Teninty, City Clerk/Treasurer