

Minutes
City of Mackay
Regular Meeting of the City Council
Tuesday, January 10, 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, Mike Foster, Greg Blackwell, Richard Mangum, and Michelle Teninty.

RECOGNITION OF VISITORS

Mike Evans, Bob Bagley, Al Krouse, Chris Harvey and Amber Beck.

SHERIFF'S REPORT

Deputy Harvey stated that patrol Mackay has about doubled since last month because of new deputies here now. So that helps. Lots and lots of stuff going on behind the scenes. As far as any news on investigations are happening, we haven't really come up with that recently. So unless you guys have questions or concerns or need to get us in line about something.

ANNUAL MEETING OF THE CITY COUNCIL

Mayor Olsen Started, This is the annual meeting of the Mackay City Council. It's required by Idaho code that we hold this meeting. And one of the things that is normally done is the swearing in of new Council Members and a new Mayor or whatever. Because we didn't have an election this past year, we don't need to do that. The other thing that we can do is establish a date and time for the coming year for all of our regular City Council meetings. The reason for doing this is we have to publish it in the paper only once.

Councilman Mangum stated, we have a Planning and Zoning Commission now, And that's kind of why we took that on last year. We've had extra special meetings in the past year and we can always call one if we need to.

Councilman Foster said, I agree with Richard, but frankly we had one meeting a month during the winter period when things seem to be a little slower, if we think we need to change it, if there's a lot during the summer. I think Richard raises a good point we can always call a special meeting if we need to.

Councilman Blackwell added, I would agree. I mean I think the biggest reason that we changed it is the building permit approvals.

Mayor Olsen asked Clerk Teninty, do you want to as part of this part of the meeting, go over the report that you have. So that everybody can see the State of the City of Mackay.

Clerk Teninty replied, so in the budget versus actuals report, I have a little bit of work to do. And I already kind of moved some stuff around, from having the different Clerks, there were things put in many different areas. So, I'm trying to clean that up. Once I get everything cleaned up, it'll

be easier to break it out. It's not finished just yet, and we're just in the first quarter, just reflecting October November December.

Mayor Olsen said, this is a good start. But one of the things that we need to remember is that the budget that the City Council approved, is imaginary. That's what we hoped for. And in a lot of instances, that's exactly what we will get. But for example, taxes from the County, we were pretty locked into that figure, but we don't get them right now. So we're counting on those coming in, that would take away that negative. And we're told by the County in their budget that we will get that money. Now, another example is the liquor fund. We only get those certain times in the year, and we're counting on that. But that changes based on the legislature and what they want to do with the liquor funds, and the same with the fuel tax. So I think this is a very good start. If you have suggestions for Michelle, or for me, please share them.

There was a lengthy discussion on the variations in percentages, Clerk Teninty said she still needed to clean some accounts up, and it would make more sense once that was completed.

COUNCIL MEMBER REPORTS

Councilman Wall

Konnex is out of the warehouse as of the end of the month. I actually just got down there today to inspect the building and make sure that everything was good. So they're done. They were planning on going through January, but they cleaned out moved out and given it back to us. The warehouse looks great. I actually have never been in that building when it wasn't full of rocks. So, it looks a whole lot different.

Mayor Olsen asked, would you jot down just a letter to file regarding what you found on your inspection, so we can put that into Konnex file.

Councilman Wall replied, okay, I'll do that. K squared construction wants to rent it immediately if they can, if it's available, you and I discussed retaining it for some usage for the City. I mentioned that to him, that we may have some items we need to store in there for a period of time, he said he would give us a corner. He wants to rent it out for six months right now with the option to continue renting it but he did say he would commit to six months for sure, at .27 cents a square foot, and I'll get the exact square feet and let you know.

Mayor Olsen said, okay, so we can write up the contract for six months. Now Dean and I were talking, we don't know when the equipment for the playground is going to be delivered. If it comes before we can get it installed, then we need a place to store it. The airport hangar is full right now. We're trying to get it cleaned out. We've got this \$30,000 grant to buy new street signs, so we would need a place to put them if they come right away but they wouldn't take up much space.

Councilman Foster made a motion to approve this rental agreement for six months, Councilman Blackwell seconded, Motion passed unanimously.

Councilman Wall continued, So second thing in discussion with him today. We discussed the bathrooms in the park. He still wants to help us do something with the bathrooms, he would like to work with us to remodel existing buildings. What I would suggest is that we remodel what we have because it's got good bones except for the roof needs to be replaced and maybe some door casings and we've just had it repainted two summers ago and last summer we poxy the

floor and we could use some new plumbing fixtures and because they've been gutted out in the kids park.

Mayor Olsen said, okay, let the minutes show that the Council approved Dean to discuss the remodel with k squared construction.

Councilman Wall replied that he would contact Kelvin to get in touch with Councilman Mangum to finish the plans.

Mayor Olsen added, one of the things I would like in this remodel, and it's not very expensive. That we have a place to put in cameras, because we're getting new equipment, and we can put cameras to look at different parts of the park and put all the equipment in our utility area. I think we can do the whole thing for \$1000 or less.

Councilman Wall said, even some outside lights on the restroom would help with the pitch black. Not that they light up the whole park but at least the restroom area. The next thing, I would just like to get something put together with the meeting on the bridge with the engineer, but really like to get moving.

Mayor Olsen replied, I talked with the engineer that's over the bridge. And right now, they are trying to put together a group of bridges in a certain area so that they can work and do a package on those, and they haven't got that ready. He will advise me as soon as that's done. They know that that bridge has to be either designed so it can go in two pieces, or it's set in place so it can be done in a couple of days. But right now, that's where we stand with that.

Councilman Wall continued, Okay, that's perfect. The next thing I don't know if we need to do something on our par, K2 has sold or traded their warehouse that they built over here in the business park, back to Proud Source, Proud Source needed a bottling facility, and so it's no longer owned by K2. I just found that out today. The apartments are gone. It's strictly back to an industrial complex.

Mayor Olsen stated that just negated the whole the contract.

Councilman Wall replied, it's already done. It's recorded.

Councilman Foster added, so let me recap for my benefit. It was the agreement that they were going to build tiny homes, as I recall there. And that contention of acquiring that City land was that you had to employ so many people in the enterprise. Is there any record of either of those occurring?

Councilman Blackwell replied, It wouldn't have time to be recorded. It wasn't that long ago that it was finished.

Mayor Olsen said, I think we need to have Kelvin come and explain what he's doing because he doesn't own that property, that's not his for five years. if you didn't go belly up that property still belongs to the City of Mackay.

Councilman Blackwell stated, correct me if I'm wrong, with several other empty properties back there with the same type of agreements that are just empty with his name and Proud Sources name on it. There's still a couple of them they haven't been developed back there.

Councilman Wall replied, I think they're full.

Councilman Foster said, so I think it's good to have Kelvin come with the goal for keeping things on the lowest level possible, working out. But I also think that given the complexity of this, and, frankly, the money that could be involved, that maybe we talked to Steve Stevens and make sure our agreement with K-Squared is legal, and defensible. I would really like to make sure the city is on solid ground,

Councilman Wall added, then maybe meet with Kelvin and Ryan.

Mayor Olsen replied, right now is still a City building even though he has a quitclaim deed, that quick claim deed is contingent upon him fulfilling his five-year contract. We have already set the precedence when we took the property back from Sayer and Premier Technologies because they didn't meet their obligation.

Councilman Wall added, like I said, it's a complicated mess. I mean, Proud is probably the largest employer right now. So, it still fits the criteria. So that's why I think, if you want to check with Steve, as far as to make sure, like Mike said, we're on solid ground. After I hear back from you, I'll set up a meeting with Ryan and Kelly. It's recorded at the county courthouse. I did text him back today and say, I hope that apartments are done. And he said, that's no more. So, I think that special permit is done. I think if we were cleaning this out, we need to clean that. And I felt so much better when he said no more apartments. So, one thing came up, but I think it really came up quite some time ago, and I wasn't here, when they met with you on the subdivision, about the streets and plowing them. Sometime in December, they had an emergency, and they were concerned about getting the fire truck in there, and so part of the homeowners contacted me to see what could be done, and so in between now and then I talked with the other part of the subdivision, they told me that there is an HOA established in there and that the HOA needs to take care of snow removal, and that the City does not need to be involved, they would hire, they need to get it set up and move forward. The person that contacted me when emergency vehicles couldn't get in there, because of the snow, there was not a need for a fire truck, but they were able to get in there with their pickups. That's why it came to me, was out of concern of a house on fire and it can't get down the street. So, I think it's corrected itself again. My thought was just to do a snow removal contract, not take possession of the streets, but just a snow removal contract or something, just for safety. But like I said that we don't need to at this time, it's bits we don't need to worry about. So, the only other thing I got is I just got the text on this government infrastructure grant that's come up immediately for water and sewer. And they want a letter of request by Friday if we are interested in any more grants.

Mayor Olsen replied, we discussed that in staff meeting this morning. Vicki was going to get a hold of Chrissy and S&A engineers and see if they haven't already because we're paying them to do that for us.

Councilman Wall added, that doesn't give us much time. But if it's infrastructure, I was wondering if we could get something established on Larter Street for enlarging that water line. If it's an infrastructure water project, it's not much time but I think all you have to do is get a letter of interest out right now but that would be a great time to try to get some money for that. We could use this as a fire safety I mean, we have no fire protection in that neighborhood.

Mayor Olsen replied, after this meeting, you and I will get together and I'll give you his name with S&A engineers, Ryan Christenson. We can get with Ryan Christenson and ask him if he's on it.

Councilman Foster added, I agree with Dean, I frankly think we are very liable where we're at with that fire hydrant that doesn't work. We know it doesn't work and we've got to get that fixed.

If it's a possibility, because it seems that he's there throwing money, quick and fast the State so if we could get anything, I believe.

I was talking to Chardon, and there's a number of other fire hydrants in town that are marginal, as to their effectiveness. Maybe we can get that number.

Mayor Olsen answered, times have changed, gentlemen. We don't have the Assistant Fire Chief working for the City. So, we're paying the fire department for equipment maintenance and things like that, the fire hydrants were cleaned out by Randy Ivie, the fire chief, requesting Lost River Highway District to plow them out. We need to make sure where our money is going and what we are responsible for as a city.

Councilman Wall replied, I think the infrastructure is ours. fire hydrant water, that's ours, for fire protection

Councilman Blackwell

We set a special meeting for Mr. Farish, and he couldn't attend. So we got to get this taken care of. I'm open about it. And so whatever you guys feel comfortable with. I believe he can only attend Six o'clock. Probably within the next week or two, I would suggest, just so we can get it done.

Mayor Olsen added, read his information very carefully, because one of the things he is claiming is that he can't maintain it because it's not on his property. Okay, then neither can the City because he can't give the City permission to go on somebody else's property. I would suggest you get a hold of John. And we schedule it when he can come instead of scheduling it and then finding that he can't make it.

Councilman Mangum

I don't have a lot. Dean covered the part about the Governor letter of interest I was going to bring up and we talked about the bathroom of the park, and we discussed the playground equipment, do you know when it's going to be shipped?

Mayor Olsen replied, I haven't heard that it's even gone to the manufacturer. I haven't even heard that it's gone to design. So, we can get a hold of Devon and find out.

Councilman Foster

Just a question. Do you recall in the past, a company wanting information on the airport regarding who can post NOTAMs. There was a company called me wanting to know, somehow, they found out I was the airport manager and they wanted my email and all of this stuff. And I looked him up and it sounds legit is kind of like a private version of a clearing house and all that stuff. Have we ever done that before?

Mayor Olsen replied, we just go through the FAA. We want to keep this as simple as possible.

TREASURER'S REPORT

Councilman Wall made a motion to pay bills, Councilman Mangum seconded. Motion passed unanimously.

Councilman Mangum made a motion to approve the Treasurer's Report, Councilman Wall seconded. Motion passed unanimously.

Councilman Mangum made a motion to approve the 11/8/22 meeting minutes, Councilman Wall seconded. Motion passed unanimously.

MAYORS REPORT

Mayor Olsen said, Chardon was off today to attend his grandmother's funeral. I'm not sure whether he came back tonight or whether tomorrow but I told him he has several days of bereavement to take whatever he needs I didn't get any phone calls from Dwayne except saying that he's got a dentist appointment on Thursday so I guess he didn't get stuck plowing out to lagoon I told him he wants to do that one when there is someone else around to help him if he gets stuck. We'll get these Christmas decorations down as soon as we get some decent weather.

ADJOURN

Councilman Wall made a motion to adjourn the meeting, Councilman Blackwell seconded. Motion passed unanimously. Meeting Adjourned at 7:28 PM

Wayne Olsen
2-14-23

M. Feunty
2/14/23