

City of Mackay
Regular Meeting of the City Council
Tuesday, January 14, 2025

CALL TO ORDER - Mayor Mangum called the meeting to order at 6:00 p.m. Recited the Pledge of Allegiance.

ROLL CALL - Richard Mangum, Dean Wall, Mike Foster, Suzanne Whitworth and Cynthia Smith.

RECOGNITION OF VISITORS – No visitors for three minutes at this time.

SHERIFF'S REPORT – Dave Wallace. Deputy Harvey resigned. New individual in background procedure now. One opening in Challis. We used to get a detail list with the calls with names all blacked out. We get the normal count sheet but would like a little more detail if possible.

LRED – Out of the 6 deliverables for Grant-4, 4 are complete. The corporate funding package for 2023 to 2024 has been finalized, generating \$650,000,000.00 in Custer County, with 80% spent outside the county (leakage). Efforts to reduce this leakage include bringing businesses back to the community. The LRED SAM number has been updated.

We are collaborating with Konnex and the City of Mackay on municipality grants. Preliminary radon issues in building 1 are being addressed by the City of Mackay. Proud Source is increasing shifts. There are four commercial properties for sale. We are working with the American Legion on a kitchen remodel, with three potential contractors.

Winterfest was successful. We are planning a St. Patrick's Day event and a Mother's Day Gift and Craft Show on May 3rd at South Custer Fire Hall.

Discussion on Council Meeting – Motion to keep meetings on second Tuesday of each month at 6:00 p.m. by Councilman Wall, 2nd by Councilman Foster, Council passed.

Discussion on Council Member Roles – Councilman Foster nominated Councilman Wall to continue with President of Council, 2nd by Councilwoman Whitworth, passed by council. Positions for each council member remain the same.

Ordinance 452 – There is a concern about the revenue stream and the need to build a fund for repairs. A draft of 452 is being proposed. The original draft appeared to combine several ordinances into one. Two points for discussion include the consideration of billing property owners who were not using water a base rate for depreciation. Due to numerous administrative changes, it has been challenging to track all the fees associated with the water system. There is also a fee for reconnecting water after disconnection due to delinquency, which is suggested to be removed since affected individuals are already managing financial difficulties. This is an early draft, very similar to the previous version with a few changes. Passing an ordinance is a lengthy process, potentially taking at least six months. According to the statute, small changes can be amended. It is necessary to review this draft, determine if it is suitable, and consult with the attorney.

Water Study and Moving Forward – We need to determine if the cost of meters is sustainable and whether we are generating sufficient revenue to maintain the system. It is essential to ensure that all commercial meters are installed. Additionally, we should evaluate the base rates and consider whether changes can be made without requiring voter approval. After reviewing the water study report, the agenda should prioritize short-term objectives before addressing long-term goals. Examining the base rates is a prudent starting point. Councilman Foster is unclear about the discrepancies in base rates between commercial accounts and the different brackets.

Bill Pay Approval – Motion to pay bill Councilman Wall, 2nd by Councilwoman Whitworth. Passed by council.

Update on Meeting with Doran regarding QuickBooks – met with Doran last week and he will be here January 30th and will go through QuickBooks with me.

Meeting with Black Mountain – Accounting/Payroll go live May 1st and Utility billing will be June 1st. Clerk/Treasurer Cindy will get a schedule for deadlines and contacts. Met with the guys regarding BMS pay which will take over all the other pay sources we use. Changing payroll so we are holding back one week and paying them every two weeks.

Destruction of Documents – Would like to start cleaning out old documents. Will do spreadsheet for approval before destroying.

Review To Do List – Copy of To Do list was emailed to everyone. How are we coming with getting cost for meters.

COUNCIL MEMBER REPORTS

Karen Hames - Parks & Recreation – Not in attendance.

Mike Foster – Sewer & Water – Do we have a status report on delinquent accounts? Some of these accounts were forgiven by the council in 2018. Ken Day highlighted this issue. Address current delinquencies first, then work backwards. For delinquent accounts, send a letter, follow up with a door hanger, then proceed to water shut-off. If still unpaid, file a lien.

Dean Wall – Streets – The Lost River Highway District received numerous complaints from residents on Old Loop Road regarding trucks traveling to Proud Source. Currently, the street off Park is being rebuilt. Proud Source will install a sign as required. Additionally, a new road is being constructed at the back end of the runway. The project is ongoing and includes stipulations for signage to redirect traffic off Old Loop Road.

Suzanne Whitworth – O.W. Business Park – Eagle Rock Dental must vacate by January 31st. **Potential new tenants:** accountant, attorney, barber. Splitting dental area may be possible. Fred Rodriguez might want a small space. Issues: door not working, heaters' thermostat malfunctioning. Richard, Chardon, and Suzanne will check heaters at O.W. building. Gutter needs finishing; there is a leak. Dean to send a text to Metal Man regarding the gutters. Contact Fish & Game to move truck to the back. Councilwoman Whitworth asked if the ditch on Rose leading to the back of the school could be filled.

CLERK/TREASURERS REPORTS

Motion to approve December 10th special meeting minutes and regular meeting minutes Councilman Wall, 2nd by Councilwoman Whitworth, Council approved.

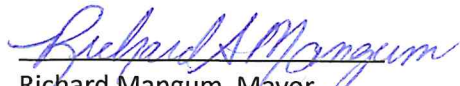
Profit and loss spreadsheet. 2022 taxes that needed to be filed. Transaction report attached to profit and loss sheet for a few of the classes so that you could see what came out.

MAYORS REPORT – Crystal from the water district reported on radon. Levels over 4pCi/l are high. The city bought a meter to test levels for one week, with results to be given to Teton Radon.

Mountain West Electric will handle highway lighting. Population signs were removed and are expected to be fixed. A light by US Bank will be repaired. A CD maturing at the end of January will be reviewed for better interest rates and shorter terms. Property tax funds are incoming.

Jim Landon will provide a new lock for the gym, with Steve paying half. INL property rental was a courtesy from the city. Solutions for water meter issues need to be expedited, with options including bonding, a low-interest loan from DEQ, or self-funding. Meter costs have increased by 26%, with 137 installed and 62 on hand. Propose a public questionnaire on actions to take and consider increasing the surcharge to \$25.00 for 12 months.

ADJOURN – No quorum to adjourn meeting.


Richard Mangum, Mayor


Cynthia Smith, Clerk/Treasurer

City of Mackay
Special Meeting of the City Council
Wednesday, January 22, 2025

CALL TO ORDER - Mayor Mangum called the meeting to order at 10:00 a.m.

ROLL CALL - Richard Mangum, Dean Wall, Mike Foster, Suzanne Whitworth and Cynthia Smith.

RECOGNITION OF VISITORS – No visitors for three minutes at this time.

OSCAR WORNEK RADON MITIGATION & MAINTENANCE – Radon readings were taken at the Water District 34 office for about a week. Mayor Richard Mangum consulted Teton Radon, who recommended using a certified testing unit from Idaho Falls. The new unit was set up in the gym, and readings can be monitored via an app, with data exportable to Excel for emailing to Teton Radon.

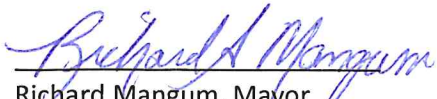
Mayor Mangum also purchased a tester for personal use and plans to test different sections of Oscar Wornek building 2 for accurate readings. Councilman Foster confirmed that protocol is being followed, and a licensed radon vendor will review the data to recommend mitigation. Mayor Mangum will obtain a quote for mitigation costs, which typically range from \$820 to \$2,500.

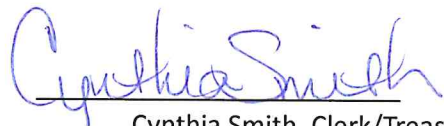
MAINTENANCE – The garage door on the 7C Tire building has been disconnected and is now used manually. The door for the LRED building has been fixed. The Irrigation District has noticed some wet spots on ceiling tiles that need to be inspected. Councilman Wall had Metal Man examine the roof for any leaks, but no issues were found. It was noted that with a metal roof, leaks could originate from various parts of the building, making it difficult to trace. During a rainstorm, the source of the leak may become more apparent. Councilman Wall is interested in knowing who repaired the door at the LRED building to see if they can also fix the garage door at 7C Tire. Councilwoman Whitworth inquired about the cost and details of the gutter's installation. The gutters are seamless, except for a seam over the gym area. She requested that the gutters extend to the end of the building, which would require changing the direction of water flow. Councilman Foster questioned whether seamless gutters were paid for, noting the presence of a seam. Councilwoman Whitworth commented that the heaters were still constantly on. Mayor Mangum, Councilwoman Whitworth and Chardon Hartley to meet at Oscar Wornek to look at heaters.

ROAD EXTENSION – Councilman Wall followed through with this. Highway District has been getting complaints for trucks getting on Old Loop Road and College Road. Councilman Wall got a hold of Proud Source who informed him that they could not put a sign on the property past the lumber yard as the gentleman would not allow it. Proud Source wanted to know if we could move the road. Let's see if we can get the County involved and we'll continue the road across Park to Airport Way and then turn onto Miners Way. Proud Source was good with this change and agreed to pay for all costs and fuel so city did not incur and costs. So while discussions were happening the county was building the road. Need council to approve road. Councilman Foster called Idaho Aeronautics because of the airport. The concern was the glide flow factor but Mayor Mangum felt we were in the clear. The Highway District did the work and Proud Source paid for fuel and signage. Councilman Foster suggested we needed a motion to approve the road and with wording to address the Airport with a caveat that there is no issue with the FAA and the ability to move the hydrant at no expense to the city. Councilman Foster made motion to tentatively approve the road that continues off Park and Airport Way contingent upon approval from Idaho Aeronautics and movement of fire hydrant and the expense of the signage and movement of hydrant be incurred by Proud Source Water, sign that show Proud Source with arrow to be done by Proud Source and coordinated with the state, 2nd by Councilwoman Hames, council approved. Maintenance of road by the city as it is a city street. No parking signs on both sides of the runway, yield

sign, two new no parking and no enter signs. Once we get the bill Councilman Wall will take it to Proud Source.

ADJOURN – Motion to Adjourn by Councilwoman Hames, 2nd by Councilwoman Whitworth, council approved.


Richard Mangum, Mayor


Cynthia Smith, Clerk/Treasurer