

City of Mackay
Regular Meeting of the City Council
Tuesday, March 11, 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, Karen Hames, Mike Foster, Suzanne Whitworth and Cynthia Smith.

RECOGNITION OF VISITORS – Mat Warnke announced the PRCA Rodeo for June 20 & 21, 2025. Terminate the current lease and reserve rodeo grounds through city hall; sign a new agreement; offer a \$1,000 scholarship; provide insurance proof. The event will be like last year, with Kevin Donahue supporting behind the scenes.

MAYOR RICHARD MANGUM REPORT – Cindy Smith has been experiencing difficulties with recording minutes, primarily due to multiple people speaking at once which makes it challenging to understand the discussion. I would like to remind everyone that we follow Robert’s Rules of Order here, and as the moderator of the meeting, all questions or comments should be directed to me. If someone wishes to speak, they should raise their hand, and I will decide whether to acknowledge them when appropriate. This is not an open meeting, and her task of transcribing the minutes from council meetings is complicated by the overlapping conversations. There is some confusion about what is being said and recorded.

SHERIFF'S REPORT – Sheriff report provided. Sheriff not in attendance.

LRED – Working with National Travel Council & Rural Development to finalize efforts. The 2025 corporate fund-raising package roll-out process is being defined. Mike Evans attended 2025 Spring Idaho Economic Development conference in Boise. Economy review – small modular reactors and micro reactors. Micro reactor can power the City of Arco. Mike Evans going to Sandy, UT March 20 – 24th for International Sportsman Expo.

LRED is collaborating with a potential new business startup in Mackay, which will employ 8-10 individuals initially. Custer County is experiencing economic leakage from Mackay, and this company aims to mitigate that issue. The request involves an executive session with the owner to review his business plan. Councilman Foster remarked that we need to be mindful of Idaho Sunshine laws, as they impose restrictions on what can be discussed during an executive session. It is essential to ensure that the topic is permissible for discussion. Mayor Richard Mangum noted that the council’s involvement is sought to ensure compliance.

Owner Doug has mentioned that after having discussions with several council members, there are additional questions requiring further detail. To provide comprehensive information, he proposes a closed-door session followed by a public meeting. Councilman Dean Wall emphasized that a decision cannot be made until the Idaho Statutes have been reviewed. A location within the Industrial Park has been identified for the business, which is highly engaged in small communities and community events.

There are a few hurdles. INL parks their buses there and we will need to see if we can come up with an agreement with INL to move the buses to another lot which would be behind the dump station. We would need to bring in some gravel and move the electrical. Councilman Dean Wall commented that before we can even meet a second time we need to see if INL buses could even be moved to another location. Councilman Foster as if part of the proposal was to build a pad for the INL buses.

RESOLUTION 2025-01 SUMMER WATER RATES – Draft copy of a new resolution for the \$15.00 surcharge for water rates in the summertime. Councilman Foster asked if this is an attempt to collect the \$15.00 meter charge year-round. Mayor Mangum stated that is why it is brought to the council for discussion. Councilman Foster commented that we have been looking at the water/sewer deficits for a year now and it is my opinion that we are digging a hole that we need to stop digging. If we were to go with the \$15.00 surcharge year-round instead of 6 months but when I did the math it would take 1 year and 9 months to finish the job. This may not be quick enough. We are so deep in and if we go to \$25.00 people are going to scream. Councilman Foster supports the year-round charge. We need to present the \$15.00 year-round charge to the public. We are going to need to make a hard decision on our water and sewer rates. Mayor Mangum and Councilman Wall had discussed maybe raising it to \$20.00 and earmarking \$18.00 to meters and \$2.00 to capitol improvement. It could be done but would need another resolution. We need to come up with a water fee schedule that meets our expenses. Councilman Wall clarified his thinking on raising the rate was if we could shorten the time up a bit, but that when we put the \$15.00 on to pay for the meters, which in the summer the pumping bills are up because of the wells, we've never accommodated the percent of the power bill raising every year

Oscar Wornek Rental Rates/Audit – Clerk Cindy provided council with two spreadsheets: one detailing square footage and rental rates, and another showing expired lease agreements and missing insurance certificates. The council decided to wait for new rental rates before updating lease agreements, aiming for renewal in January. Councilwoman Whitworth noted expenses exceed income; adjustments to rates are necessary. Mayor Mangum mentioned recent costs, including sidewalk and gutters. Dental space is ready to rent following a walk-through with Austin Hocking. Mr. Hocking will obtain a lease from the city. Councilman Foster emphasized simplifying processes for future business park management. Radon levels will be monitored over summer, with potential budget considerations in fall. Councilman Wall moved to update leases, secure insurance certificates, and address rate increases when more information is available.

Request for Waiver – 315 E Spruce

Councilman Foster questioned the approval for affordable housing. He suggested tabling it and seeking clarity for an April approval. Councilman Wall proposed sending it back to the owner for clarification and also to P&Z for RV usage. Councilwoman Hames seconded the motion, and the council passed it.

Building Permit – 506 Elm St for shed/greenhouse, 903 W College for pole barn shop and 402 W Custer for new fence. All have been recommended for approval from P&Z. Councilman Wall made motion to approve building permits at 506 Elm St, 903 W College and 402 W Custer, 2nd by Councilman Foster, council passed.

Review To Do List – Copy of To Do list given to Mayor and all Council Members.

COUNCIL MEMBER REPORTS

Karen Hames - Parks & Recreation – Last resolution for the Tourist Park fees. I think we need to start charging \$20.00 per night for camping fees. We need to start bringing in money for parks. I will have it put on the agenda for next month. Also, has anyone noticed that we have a parking lot starting on Main Street. Mayor Mangum to discuss with the owner about the cars on the roadway.

Mike Foster – Sewer & Water – Can we have the meter account separated out on the budget sheet as a separate line item so that we are not having those funds added into the water budget.

Dean Wall – Streets – Are we going to be able to do any seal coating this year. The numbers should be out the end of March. Guessing it should be about \$15,000.00 a tank load.

Suzanne Whitworth – O.W. Business Park – The maintenance on our parks such as the tree branches need to be taken care of. Councilman Foster said he would cut the limbs if the City would rent a lift.

CLERK/TREASURERS REPORTS

Motion to approve January 14th, January 22nd, February 4th and March 4, 2025 minutes by Councilman Wall 2nd by Councilwoman Whitworth, council passed.

Motion to pay bills Councilman Wall, bill list was signed off by all members of council.

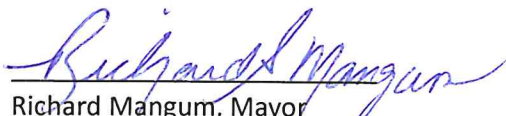
MAYOR'S REPORT – The City of Mackay has acquired a truck from the City of Shelley, primarily designed as a water truck. There is interest in converting it to a jet truck at an estimated cost of approximately \$10,000.00. Councilman Foster expressed concerns regarding the availability of funds for this conversion at the present time. Jeff Cook is expected to arrive in April with the results of the water/sewer study.

The refurbishment of the Tourist Park bathroom has commenced, in collaboration with Atlas Contractors. This project is linked to the bridge development initiative. Chris Clark from Civil Air Patrol has shown interest in constructing several hangars here, intended for storing gliders.

There was discussion about hiring summer help for lawn mowing; however, Councilman Foster indicated that budget constraints may prevent such hiring until further financial assessments are made. The employment duration is anticipated to be around five months, and the council will review the cost implications. It was suggested that direct deposit could be arranged with Cindy to streamline payment processes.

Additionally, a certified letter has been sent to Eagle Rock.

ADJOURN – Councilman Wall made motion to adjourn, Councilwoman Whitworth 2nd, council passed.


Richard Mangum, Mayor


Cynthia Smith, Clerk/Treasurer