

City of Mackay
Regular Meeting of the City Council
Tuesday, February 4, 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 – Sheriff stopped in and introduced the new deputy for Mackay area. He is a younger gentleman and still in training. No official sheriff report. Will email it to us when completed.

LRED – Marketing grant – Mike Evans has been coordinating with a travel assignment agent to complete the 4th and 6th deliverables. Two additional deliverables are required, one of which involves community outreach. Corporate fundraising has generated \$625 million within Custer County, with 80% of that amount leaving the area, referred to as leakage. Efforts are needed to address this leakage and close the gap.

During the recent Quarterly Board of Directors Meeting, several topics were highlighted, including the Proud Source Water expansion and the exploration of daycare possibilities. Konnex Resource is seeking additional financial resources following an investor withdrawal. LRED met with BLM to discuss the distribution of Family Friendly Hiking maps. Additionally, US Bank will be closing on May 12th.

Events – Mother's Day Gift and Craft Show May 3rd at South Custer Fire Hall. Bob to create a yearly calendar to be released soon.

Discussion Consent Agenda – Mayor Richard Mangum asked for consent agenda. Mayor Mangum and Chardon Hartley met with Idaho Rural Water Association today and they are going to do a rate study for us. Jeff Cook is doing the water side and Craig Sturman is doing the wastewater side. This will not happen overnight. Letter of interest was sent to DEQ. Looking at budget and numbers and breaking it down. Will do a presentation for the council. Ultimately we will go through judicial confirmation. Councilman Foster asked if we can get rid of the gallonage brackets without judicial confirmation. Craig Sturman is the Mayor of Ucon and Jeff works for City of Glens Ferry.

Request for Waiver – RV's for 419 Elm Ave. – Councilman Wall made a motion to approve for 1 permanent RV with a visitor with the stipulation that we are under the quota for numbers of RV, 2nd by Councilwoman Hames, council approved.

Estimate on Operations & Maintenance Expense for Water and Sewer – Councilman Foster commented that we allocated water and sewer money in our 2025 budget. We took employee expenses out of that. The remaining was \$61,000.00 in sewer and \$135,000.00 in water which includes the money generated with the \$15.00 summer surcharge for meters. If we have 425 meters x \$15.00 x 6 months equals \$38,000.00 that we could pull out for meters which would leave \$97,000.00 for water. The question is how much does it cost to operate and do the basic maintenance on our water and sewer systems on an annual basis. That number from the \$97,000.00 tells you what our revenue is. Councilman Foster commented that several years ago we had raised rates and that there was a portion from each bill that was to go to Capitol Improvement fund. The City Clerk/Treasurer will try to confirm the amount to go into the capitol improvement fund.

Meter Surcharge – Resolution 2021-04 for \$15.00 surcharge. Mayor Richard Mangum stated that this amount can be changed and shall continue until the water meters can be replaced. Nothing in here that states we cannot change this amount. Council could decide that the \$15.00 could be a year round

charge instead of changing the amount for six months. Three items that Councilman Foster and Mayor Mangum need to ask attorney is base rate, surcharge and gallon brackets.

Discussion of Ordinance 452/453 – Council agreed to table until water/sewer rate study from Idaho Rural Water Association is completed. Councilman Foster agreed but wanted it recognized that he thought we would have to formally do an ordinance to implement some of the changes and that is usually a couple of months out. Motion to table discussion of Ordinances and put on March agenda by Councilman Wall, 2nd by Councilwoman Hames, council passed.

Water Funds Shortage Decision, Change Gallonage Brackets or Base Rate – Mayor Richard Mangum to discuss with Attorney Stephen Stevens and follow-up at March council meeting.

Parks – Tourist Park reservations are currently being processed. Fairharbor is increasing their processing fee by 6%, and it is our intention to pass this fee on to the consumer. Cindy suggested that we retain Fairharbor for a few more months to facilitate a smooth transition of all reservations to Black Mountain Software.

Currently, we have a \$40.00 processing fee, but there is consideration to change this to a nightly fee along with passing the 6% processing fee charge to the consumer. The revenue generated at present covers the hosts' wages and janitorial supplies, but it does not cover water expenses for irrigating the park or maintenance fees. Councilman Foster recommended that Karen Hames, who oversees the parks, review the current operations and reservations at the park and evaluate whether our practices are sensible. It may be necessary to reassess and simplify our approach.

A motion was made to increase the fees according to Fairharbor's charges and pass these costs on to the consumer was made by Councilman Wall. Additionally, Councilwoman Hames is tasked with providing recommendations on the management of Tourist Park. This motion was seconded by Councilman Foster and subsequently approved by the Council.

Motion to go into executive session
Councilman Dean Wall – Yes
Councilwoman Karen Hames – Yes
Councilwoman Suzanne Whitworth – Yes
Councilman Mike Foster – Yes

Motion to come back from executive session by Councilwoman Hames, 2nd by Councilwoman Whitworth, council passed.

Review To Do List – Copy of To Do list was emailed to everyone.

COUNCIL MEMBER REPORTS

Karen Hames - Parks & Recreation – Cost for one kiosk is about \$5,800.00 for the dump station. Working on getting one grant.

Mike Foster – Sewer & Water – Drafting water and sewer ordinances. Randy Ivie raised a concern from a citizen about the fire hydrant on Larter St. Mayor Mangum noted that repairing it will involve replacing the line between Larter St. and Green Way, and possibly getting a new hydrant. A quote is needed, and we might ask Ferguson for a bid. Konnex is willing to contribute if we get a bid.

Dean Wall – Streets – Quote to finish gutters at Oscar Wornek building has been supplied to council.

Suzanne Whitworth – O.W. Business Park –

- Doran mentioned that grant money and Oscar Wornek's funds must be separated in one bank account.
- Thermostat locations: building 1 behind microwave, building 2 on top of cabinet in lobby.
- Review cleaning contract for Oscar Wornek building.
- Fred Rodriguez noted a leak in the gym, Richard will schedule repairs with Chardon.
- Check the dental office now that it is vacant. Councilwoman Whitworth has a new renter; expedite preparations.
- Pro-rate rent if the renter moves in before next month, but inform them of an upcoming rent increase. Councilman Foster suggested a one-month lease with a letter stating the rent will be discussed in March.
- Councilman Wall suggested a walkthrough with Chardon to check water quality.
- Councilwoman Whitworth asked if water and sewer bills are in homeowners' names to ensure they remain responsible if a renter leaves.

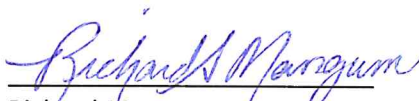
CLERK/TREASURERS REPORTS

Motion to approve January 14, 2025 minutes by Councilwoman Whitworth with modifications, 2nd by Councilman Foster, council passed.

Motion to pay bills Councilman Wall, 2nd Councilwoman Whitworth, council passed.

MAYORS REPORT – ON

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


Richard Mangum, Mayor


Cynthia Smith, Clerk/Treasurer