

MINUTES OF THE SPECIAL COUNCIL MEETING

May 20, 2021

At 6:00 p.m. the meeting was called to order by Mayor Pooler.

A roll call of the Council resulted as follows:

Terry Douglas
Dennis Norris
Ron Mercado
Anna Moody
Ron Delcamp

Joining by telephone: City Attorney Caitlin Kling

Officers present were:

Mayor Mac Pooler, City Clerk/Treasurer Nila Jurkovich, Deputy Clerk Bobbyjean Jurkovich

Council absent: Sid Armstrong

Councilmember Mercado led in the Pledge of Allegiance.

Bid Received for City-Owned Real Property Located at 323 Main St.

Council President Douglas reminded the Council that only one bid was received for the purchase of real property located at 323 Main Street and the bid received is considered non-responsive. Council President Douglas stated he still believes the bid received is the best for the City.

Councilmember Moody as the liaison to the library, stated she recognizes the library roof needs to be fixed as it was leaking throughout the winter months. She believes it is in the library's best interest to stay where it is.

Councilmember Mercado agrees it is best to accept the bid and with the City acquiring the McConnell Hotel lots as it will continue to appreciate in value. It's a win-win deal, stating there are a couple of places for a building for the library to be built.

Councilmember Delcamp is in favor of accepting the bid, the comparisons are fair, and asked what steps are necessary to do the land swap, as he believes a hearing may be needed.

City Attorney Caitlin Kling clarified the steps necessary for the Council to move forward with the property as Idaho Code provides broad discretion when a property is listed for sale, no bids were received for the requested \$475,000. We cannot accept anything less than that amount, and the bid is non-responsive. If the Council deems this is the best for the City, then the Council can move forward with no additional hearing. If the Council would be interested in going back out to bid and seeing if there is other interest from the public, then another public hearing would be necessary.

Councilmember Norris agrees it would be best for the City to move forward as having the two locations (the old McConnell Hotel and the old Shoshone News Press) would provide the City with great opportunities.

Council President Douglas reiterated that the offer in the bid received was a ten-year lease for the library, offering the first five years locked into \$1,000 per month with it being prepaid by the City. If the library is in its location less than five years, the bidder will pay back the remaining dollars to the City that it prepaid. The second five years is negotiable with the bidder, not to exceed \$1,500 per month. We are looking at a starting point of \$475,000, reducing it by \$130,000 for the McConnell properties and reducing the price by \$60,000 for the library lease. The City will receive a check in the amount of \$285,000 and the City will have five years of pre-paid rent in addition to the McConnell lots.

City Attorney Kling will draft up the lease and the quitclaim deeds.

It was moved by Councilmember Douglas and seconded by Councilmember Delcamp to move forward with the disposing of said real property described as Lots 1, 2 & 3 Block 28, Kellogg Townsite, Shoshone County, State of Idaho and exchange of both parcels of land located at 210 Main Street, enter into a five-year lease to cover rent of \$1,000 per month which includes utilities and maintenance for the City Library to remain at their present location, which equals \$60,000. If the library moves out before the five-year term is up, the City will be refunded any remain lease dollars. The roof shall be repaired by October 31, 2021, with a net cash price to the City in the amount of \$285,000 and paid by Hugh MeHaffie III and Ashley Malcom of Augustinian Brewing.

Councilmember Moody inquired if it would be acceptable to add in the motion language that would assist them if they could not locate a contractor to complete the repairs and paint by October.

Councilmember Douglas stated by being asked for prepayment of five years in rent, they will need to have the roof on by October and paint.

A roll call vote of the Council resulted as follows:

Councilmember Mercado-Aye
Councilmember Moody-Aye
Councilmember Delcamp-Aye

Councilmember Norris-Aye
Councilmember Douglas-Aye

Motion carried.

Face Coverings while in Kellogg City Hall, Social Distancing at meetings and COVID Policies for City Employees and Continued Use of Zoom or Uber Conference

At 6:24 p.m. Mayor Pooler excused himself and turned the meeting over to Council President Douglas to conduct in his absence. Before leaving, Mayor Pooler stated under Stage 4, employees at City Hall should have the decision to wear face coverings or not. Stating if the employee had the vaccine and feels comfortable, the employee should have the option on whether to wear face coverings or not. Mayor Pooler stated the employees have been great during this time.

Councilmember Mercado did read Stage 4, and it should be an individual's choice, stating those here at City Hall every day should count, the way it is moving, it should be an individual's choice.

Councilmember Delcamp stated that is exactly how Mr. Helkey's recommendation letter states and asked the City Clerk on how the crew feels about it. Clerk Jurkovich was not certain how everyone feels, however knows everyone is tired of wearing face coverings, further stating we need to be respectful and we need to be cautious. We have always gone with the CDC and Mr. Helkey's recommendations and has been happy with what the Council has done so far.

Mr. Helkey clarified his recommendation, stating that his recommendation states those people that are vaccinated can return to normal life and recommended customers entering City Hall and in the back offices to continue to wear face coverings. The front office is protected by the glass barrier.

Councilmember Norris believes it should be a personal choice.

Councilmember Douglas asked member Norris to specify what he means in terms of personal choice with public entering City Hall. Member Norris clarified it by stating any public that wants to enter into the second door at City Hall should be wearing face coverings. The glass barrier protects the front office area.

Councilmember Douglas asked for options on face coverings during council meetings and if the Council wants to continue with Zoom meetings.

Councilmember Moody stated we should not let our guard down too soon, The state of Washington is closing back down, and it will lead people over to Idaho. Member Moody reiterated the vaccination status is confidential and you cannot ask someone in our public

work environment if they have been vaccinated. Being cautious and following CDC guidelines is important, and agreed customers coming into City Hall should wear masks. Zoom meetings does make it more accessible and transparent and would like to continue with Zoom capability for Council meetings.

Councilmember Delcamp agrees with the Zoom meetings, it is great to have this available to the public. Member Delcamp believes it is up to the Council on whether they want to continue social distancing and is all for no face coverings.

Councilmember Mercado stated he feels comfortable around the Council without face coverings, and respects those who do not feel the same and wants to continue with Zoom meetings. If the City is not comfortable with allowing public into the working areas without face coverings, then we shouldn't.

From the feedback from the members of the Council, Councilmember Douglas stated it seems Council would like any non-employee of City Hall coming in past the second door should be required to wear a mask and the Council would like to continue offering Council meetings to be held by Zoom meetings. Member Douglas asked if the Council would like to be seated back up at the Council table seats during the June meeting, and if people chose to attend in person, they will be asked to mask up past the second door.

Councilmember Moody stated she would be comfortable with the regular seating, however if they are asking people to mask up entering City Hall then they present that also. Member Moody further stated we are not under any Order any longer and if the public can join the meetings at City Hall if they wish.

Mr. Helkey stated if the Council chooses to return to regular seating and allow public to come in, social distancing should be continued from the public, explaining although the governor has moved Idaho to Stage 4, Shoshone County is currently at Stage 3 as of today. It is not because of increasing numbers, Shoshone County went from 5% positivity in the last week to 15% positivity and it is because we have such a small number of people testing, which causes more of a positivity rate. We are still seeing a downward trend.

Clerk Jurkovich asked who would be the individual at meetings to make it be known to the public of the requirement of masking and social distancing, as each day has presented unique circumstances.

Councilmember Mercado stated it makes sense for the Mayor or Council President advise, however anyone in the Council could.

Councilmember Delcamp stated the supervisors could continue to call in which would leave more room for the public at meetings.

It was moved by Councilmember Mercado and seconded by Councilmember Moody to use the last two bullet points in Mr. Helkey's recommendation. Those entering the council room or work spaces will need to wear face coverings. If you cannot social distance in the council chambers, you are to wear masks.

A roll call of vote of the Council resulted as follows:

Councilmember Mercado-Aye	Councilmember Norris-Aye
Councilmember Moody-Aye	Councilmember Douglas-Aye
Councilmember Delcamp-Aye	

Motion carried.

There being no further business to come before the Council at this time, it was adjourned at 6:41 p.m.

ATTEST:

Mac Pooler, Mayor

Nila Jurkovich, City Clerk