

**Town of Farmington**  
**Open Public Hearing & Regular Town Council Meeting**  
**May 15th, 2017**  
**Farmington Community Center**  
**6:00 PM – 7:00 PM**

**Roll Call:**

Mayor David Baker, Council Members: Lavon Erickson, Jaime Lopez, Diana Oliver, Brian Oliver and Jason Brausen.

**Visitors:**

Cody Lord, Rebecca Quincy, George Martzall, Nick Martzall, Max Mohan, Mark Hellinger and Katherine Barnes Pawson.

**Open Public Hearing – Regarding Farmington’s Zoning Map:**

Farmington’s May 15<sup>th</sup>, 2017 Open Public Hearing was called to order at 6:00 PM.

**Public Comment on the Adoption of the Replicated Zoning Map from 1981:**

Mark Hellinger addressed the following letter to the Council – the answers to Mark’s questions are noted in the red ink below.

May 12, 2017

Farmington City Council

Farmington WA 99128

Re: Replacement Zoning Map

It's my understanding that the town's official zoning map is lost, presumed destroyed and no copy has been located.

**TOWN OF FARMINGTON ANSWER: It has been explained that no such official map has been ever approved, published or furnished in town hall and no clerk/treasurer in the existence of clerk/treasurers since 1981 has made an official change to the proposed zoning map. Without official notification of some sort there is no option but to rely on the approved zoning ordinance and the proposed map that matches the approved ordinance.**

As a community member and business owner I have the following questions and concerns regarding the proposed replacement zoning map:

- 1) How has the replacement map been developed? Have any and all possible revisions to the 1980 draft and/or 1981 adopted map been considered? It is my understanding that the proposed replacement zoning map was drafted by the town's engineering firm (JUB), based in-part or wholly on a 1980 newspaper publication of a previously proposed Town of Farmington zoning map at that time, and that the 1980 newspaper proposed draft was likely the official zoning map adopted by council Jan 1981.

**TOWN OF FARMINGTON ANSWER: The map furnished by JUB was an exact replica of the proposed zoning ordinance map of 1981 that was adopted by ordinance in 1981. No other revisions to the map have been furnished or located in the numerous hours spent researching this matter. In addition to not finding “another map”, no ordinance, resolution or minutes have been located dealing with revisions to the proposed zoning map of 1981.**

- 2) If revisions were made to the zoning map over the past 37 years, would there be record of those changes in the city council meeting minutes? If so, does this replacement zoning map reflect any such changes made since 1981?

**TOWN OF FARMINGTON ANSWER: No minutes have been located that reflect any changes made to the proposed zoning map of 1981. The JUB replicated map made no changes since none were identified.**

3) Can City Council provide documentation and/or explanations as to how this proposed replacement zoning map was developed?

**TOWN OF FARMINGTON ANSWER:** The engineers were contacted because the zoning map went missing so they were hired to replicate the proposed zoning map of 1981 that was adopted by ordinance.

4) It is my understanding the proposed replacement zoning map shows my property (located at 604 N. First Street, Farmington) as zoned residential. To my knowledge, prior to this replacement zoning map, my property was zoned commercial.

**TOWN OF FARMINGTON ANSWER:** Cody and Barb have looked to try and find documentation to support that but have been unable to do so. Both have encouraged you as the owner of the property to meet with the council and address the matter so they could either accommodate your property as commercial going forward or you may continue to operate as a non-conforming property until such time you wish to seek zoning changes.

5) If my 604 N. First Street property is being shown as zoned residential on the proposed replacement zoning map, why would property reportedly previously zoned as commercial that has a business located on it be zoned as residential?

**TOWN OF FARMINGTON ANSWER:** There has been no information located showing it zoned commercial and therefore it is a matter for the council and mayor to take up with the property owner on how they would like to proceed.

6) Is there a reason not to have the replacement zoning map to reflect current and actual property use in the town?

**TOWN OF FARMINGTON ANSWER:** This meeting is to make the proposed replicated map furnished by JUB Engineers the official zoning map. Possibly another public meeting will need to take place in order to address properties that are non-conforming or zoned for uses other than what they are being used for.

7) If the city adopts the replacement zoning map without modification, how will the city resolve present and future non-conforming uses?

**TOWN OF FARMINGTON ANSWER:** By way of Public Hearing and addressing the matter with the property owner.

Thank you for your time and consideration in my questions and concerns.

Sincerely,

Mark Hellinger

PO Box 6

Farmington WA 99128

Councilmember Jaime Lopez expressed concern over having never seen Farmington's Zoning Map prior to this meeting. It was explained that the map has not been changed or amended in any way since the zoning ordinance was adopted in January of 1981. Tonight's adoption of the reproduced copy of Farmington's original zoning map is simply a formality. It will give those wishing to have changes made to their current zoning status, a map from which to base their request.

Mark Hellinger requested that next month's agenda reflect his desire to have the council consider changing the zoning of his property at 604 North First Street, from residential to commercial.

**Ordinance 235-17 Adoption of Farmington's Replicated Zoning Map:**

Diana Oliver **moved** to adopt ORDINANCE 235-17. A Zoning Map produced in 1981 and replicated by J-U-B Engineers in 2015, as the official Zoning Map for the Town of Farmington. Jason Brausen **seconded the motion, the motion passed.**

**Close the Open Public Hearing:**

The open public hearing was closed at 6:30 PM.

**Open Regular Council Meeting:**

Farmington's May 15th, 2017 Regular Town Council Meeting was called to order at 6:30 PM

**Approval of the April 17th, 2017 Regular Town Council Meeting Minutes:**

Diana Oliver **moved** for approval of the April 17th, 2017 Regular Town Council Meeting Minutes. Jason Brausen **seconded the motion, the motion passed.**

**Approval of Claims & Payroll:**

Brian Oliver **moved** for approval of the April 18th, 2017 through May 15th, 2017 claims of \$13,013.28 & payroll of \$4,425.32 Totaling \$17,438.60. Diana Oliver **seconded the motion, the motion passed.**

**CHECK REGISTER**

Town Of Farmington  
MCAG #: 0806

04/18/2017 To: 05/15/2017

Time: 11:07:28 Date: 05/15/2017  
Page: 1

| Trans | Date       | Type    | Acct # | Chk # | Claimant                         | Amount   | Memo  |
|-------|------------|---------|--------|-------|----------------------------------|----------|---|
| 274   | 04/28/2017 | Payroll | 1      | EFT   | Internal Revenue Service         | 777.72   | 941 Deposit For 04/01/2017 - 04/30/2017   |
| 269   | 04/30/2017 | Payroll | 1      | 1746  | Barbara Dial-Flomer              | 428.91   | 04/16/2017 thru 04/30/2017  |
| 270   | 04/30/2017 | Payroll | 1      | 1747  | Todd Lobdell                     | 396.18   | 04/01/2017 Thru 04/30/2017  |
| 271   | 04/30/2017 | Payroll | 1      | 1748  | Cody Lord                        | 537.03   | 04/16/2017 thru 04/30/2017  |
| 272   | 04/30/2017 | Payroll | 1      | 1749  | George Martzall                  | 985.47   | 04/01/2017 Thru 04/30/2017  |
| 301   | 05/15/2017 | Payroll | 1      | 1750  | Barbara Dial-Flomer              | 598.15   | 05/01/2017 thru 05/15/2017  |
| 302   | 05/15/2017 | Payroll | 1      | 1751  | Cody Lord                        | 701.86   | 05/01/2017 thru 05/15/2017  |
| 273   | 04/30/2017 | Claims  | 1      | 6038  | Barney Buckley                   | 50.00    | April 2017 Waste Water Services   |
| 305   | 05/15/2017 | Claims  | 1      | 6039  | Anatek Labs, Inc.                | 20.00    | April 2017 - Monthly Water Testing - Bacteria   |
| 306   | 05/15/2017 | Claims  | 1      | 6040  | Avista Utilities                 | 1,103.73 | April 2017- Avista Electrical Charges   |
| 307   | 05/15/2017 | Claims  | 1      | 6041  | Bishop Law Office                | 200.00   | April 2017 - Legal Retainer   |
| 308   | 05/15/2017 | Claims  | 1      | 6042  | Department of Health             | 327.00   | April 2017 - Operating Permit & Operator Certification System Fee   |
| 309   | 05/15/2017 | Claims  | 1      | 6043  | Department of Retirement Systems | 25.00    | 2017 Tax Year - OASI Administrative Fee Per RCW 41.48   |
| 310   | 05/15/2017 | Claims  | 1      | 6044  | Empire Disposal                  | 42.65    | April 2017 - Garbage Collection   |
| 311   | 05/15/2017 | Claims  | 1      | 6045  | General Pump Mechanics, Inc      | 652.20   | April 2017 - Lift Station Malfunction Emergency Call Out  |
| 312   | 05/15/2017 | Claims  | 1      | 6046  | Palouse Hills L.L.C.             | 788.01   | April 2017 - 2 Loads Of Gravel Delivered & Spread On Whitman Street. Invoices 271698 & 271700   |
| 313   | 05/15/2017 | Claims  | 1      | 6047  | Palouse River Counseling         | 10.65    | May 2017 - 2% Of The Liquor Taxes Received From The State For The Last Qtr - Per RCW 70.96A.087.  |
| 314   | 05/15/2017 | Claims  | 1      | 6048  | Roto Rooter Service              | 8,332.94 | April 2017 - Lift Station Malfunction Emergency Call Out  |
| 315   | 05/15/2017 | Claims  | 1      | 6049  | Town Of Farmington               | 240.00   | April 2017 - Water & Sewer Services TOF Accounts #465 - 85 - 546.   |
| 316   | 05/15/2017 | Claims  | 1      | 6050  | VISA                             | 469.28   | April 2017 Visa Charges   |
| 317   | 05/15/2017 | Claims  | 1      | 6051  | Whitman Co. Public Works         | 84.30    | April 2017 - Bridge Inspection - Farmington #1 Bridge (DOT# 8576700) - South Fork Of Pine Creek At First Street And Lincoln Street In Farmington. |
| 318   | 05/15/2017 | Claims  | 1      | 6052  | Whitman County Auditor           | 26.33    | August 2016 - Primary Election Ballot - Levy Resolution Fee   |
| 325   | 05/15/2017 | Claims  | 1      | 6053  | Frontier Communications NW, Inc. | 114.51   | 2017 April Phone / Fax / Internet   |
| 326   | 05/15/2017 | Claims  | 1      | 6054  | Hahn Rental                      | 526.68   | Air Compressor Rental TIB Project 2017  |

001 Current Expense  
101 City Street  
401 Water Fund  
409 Sewer Fund

3,386.82  
2,309.42  
1,632.98  
10,109.38  

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Claims: 13,013.28  
Payroll: 4,425.32

**Approval of the April 2017 Treasurer’s Reports:**

Brian Oliver **moved** for approval of the **April 2017 Treasurers Report** showing Farmington with a cash balance of **\$219,484.87**. **\$129,772.03** in checking and **\$89,712.84** in the MMDA account. Diana Oliver **seconded the motion, the motion passed.**

**Proposal for Salaried Mayoral Position:**

Mark Hellinger requested that the Town Council give consideration to reinstating the Mayor’s salary.

Mark wrote the following letter to the Council:

May 12, 2017

Farmington City Council

Farmington WA 99128

Re: Reinstating the Mayor’s salary.

I propose council consider reinstating our town's mayor's salary during this coming Monday's council meeting, since it is my understanding that the next council meeting is the last before the close of the upcoming election’s filing week, and with that: It's my understanding that if adjustments are to be made to the salaries of elected positions, those adjustments should be enacted before the start of the new terms. And if so, I'm a proponent of council considering making an adjustment to especially the mayor's salary before filing week.

I'm of the understanding that a reinstated mayor's salary could be donated back to the town in-part or wholly by the subsequently elected or reelected mayor should he or she decided to do so.

I don't intend to run for mayor in the 2017 election, so I have no vested interest in the mayor's salary from that standpoint. However, I am a proponent of reinstating our mayor's salary as a potential investment in our town's future.

I don't have a recommendation for what I believe would be a suitable salary for our town's mayor. My research indicates that annual mayors’ salaries in Washington State are typically between \$3 and \$5 per the town or city's capita. At \$5 per capita, that would be an annual Farmington mayor's salary of approximately \$750. If our town's mayor's position was to be considered a part-time job of 20 hours per week, at the current Washington State minimum wage of \$11.00 per hour, 20 hours a week would be an annual salary of \$11,440. However, Washington State minimum wage will increase to \$13.50/hr. by 2020, with L&I calculating the minimum wage for 2021 and beyond. I'll offer \$14/hr. as a rough estimate of the state's minimum wage during the final year of our next mayor term in 2021, which would put the annual salary for a 20 hour per week job at \$14,560, which would be approximately \$97 per capita, being roughly 20 to 30 times the typical mayor's salary in this state. At \$14/hr. estimated 2021 minimum wage, a \$750 annual salary would equate to a 1 hour/week (at minimum wage) job.

Whether suitable annual pay for the job is \$750 or \$14,560 or somewhere above/below or in-between, and while I’m grateful of our present and previous mayors who served without pay, I believe offering the job without pay up-front (hoping someone will continue to do it for free) may be an unrealistic expectation likely resulting in severely limiting potential candidates.

Thank you for your time and consideration of my proposal.

Sincerely,

W. Mark Hellinger 509-287-2020

Treasurer Cody Lord and Mayor Baker both advised the Council that Farmington is slated to receive less in revenue in 2017 than in years past and that a mayoral salary was not written into the 2017 operational budget.

The Council agreed that due to budgetary constraints they will not consider the implementation of a mayoral salary.

**Council’s Comments:**

None.

**Clerk-Treasurer Comments:**

Treasurer Cody Lord announced that he has accepted a job offer in Tampa, Florida and that his last day working for the Town of Farmington will be June 2<sup>nd</sup>. Cody introduced his replacement Rebecca Quincy from Rosalia. Rebecca began training on May 15<sup>th</sup> and will be on her own as of June 5<sup>th</sup>. Rebecca’s schedule will be Monday thru Friday from 8:00 AM to 12:00 Noon.

Cody also advised the Council that he will be returning to the area periodically to work on the Methodist Church project.

Cody reported that the Records Retention project has been wrapped up and that United Security Data will be at City Hall on Wednesday, May 17<sup>th</sup> to shred the items that the State Achieve Office deemed unnecessary to keep. This will consist of approximately 35 boxes of materials at a cost of approximately \$200.00. Mayor Pro-Tem Jason Brausen inspected and signed off on the materials to be destroyed.

Cody informed the Council that Farmington's Sewer budget is already 72% spent with 7 months left in the year. This is due to an unexpected \$9,000.00 in expenditures for the repair of damages to the Sewer Lift Station when a power outage - surge occurred as the result of a drunk driving accident. An Avista power pole on State Route 27 between Farmington and Garfield was destroyed and power was knocked out to the surrounding area. Avista and The Town of Farmington are currently working to recover financial compensation for the damages from the drunk driver's insurance company.

**Mayor's Comments:**

- **Jail Restoration Project Update:**  
Mayor Baker advised the Council that Iron Mountain Construction has the Jail rehabilitation project scheduled to begin in early September 2017.
- **TIB Project Update:**  
Treasurer Cody Lord reported to the Council that the TIB Project is underway. An air compressor was rented last week and the debris was removed from the cracks in the streets which are encompassed within the scope of the project. Whitman County Public Works will be in the area in the near future to apply sealant and later to do the chip sealing. Cody also advised the Council that Gloria Bennett from TIB wants to include the paving of one block of West Main Street from 1<sup>st</sup> Street to "C" Street in this TIB Grant project. Motley and Motley bid the job at \$28,980.00.

**Meeting adjourned at 7:00.**

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Mayor David L. Baker

Attest: \_\_\_\_\_  
Barbara Dial-Flomer, Clerk  
Town of Farmington  
Regular Town Council Meeting  
Monday, May 15th, 2017 - Farmington Community Center  
6:00 PM – 7:00 PM