

Town of Farmington
Regular Town Council Meeting - Monday, August 19th, 2013
Farmington Community Center
6:20 P.M. – 8:20 P.M.

Opening – Farmington’s Regular Town Council Meeting:

The Farmington Town Council Meeting was opened at 6:20 P.M.

Roll Call:

Mayor Ron Dugan, Council members: Joel Abbott, Noreen Ewing, Diana Lowley, Dave Baker and Todd Lobdell.

Visitors:

Mark Hellinger, Brian Oliver, Shelly Lobdell, Steve James, James Woomack, Royce Johnson, Sandy Hansen and Garth Meyer.

Approval of Minutes:

Todd Lobdell **moved** for approval of the July 15th, 2013 Regular Council Meeting minutes and the July 23rd Special Council Meeting Minutes. Diana Lowley **seconded the motion, the motion passed.**

Steve James, J-U-B Engineers Waste Water Study Options:

Mayor Dugan advised the council that Farmington did not receive the \$24,000.00 Waste Water Planning Only Grant our engineering firm applied for in June of this year to study a study done by TD&H in 2011. Two reasons cited for the denial of the grant were that Farmington’s sewer rates are currently too low at just \$17.50 per month and that Farmington had received a planning only grant for \$33,000.00 for this same purpose in 2008. The mayor stated that later in the meeting he will be suggesting a utility rate increase to commence on January 1, 2014. Steve James from J-U-B Engineers discussed the 30 year old problem of Farmington’s sewage lagoons leaking problem. The mayor reported that in 2011 the Town’s engineering firm at the time, TD&H completed a study of the leakage situation in 2011 at a cost of \$33,000.00 in grant funding, which the Department of Ecology finally responded to in 2013. Since the \$24,000.00 grant to study the 2011 study was not granted, the next course of action will be to apply to borrow \$30,000.00 from the Department of Ecology to be paid back at 2.6% interest over a 20 year period. If this loan is granted, the money will be received in June 2014 followed by another grant application submittal for construction in 2015. The \$30,000.00 loan will be used to pay J-U-B Engineers \$15,650.00 to complete a study into options to rectify the leakage problem such as building a wetland, building an evaporative pond, or installing a drain field which would require pumping the sewage across town. The remaining \$15,000.00 would be spent on the environmental review of this new study. Attached are the Farmington Wastewater Facility Plan Update Scope Cost Proposal and Farmington Wastewater Facility Plan Update Scope Cost Proposal Loss Only prepared by J-U-B. Royce Johnson questioned why Farmington has to pay to fix a problem created 30 years ago by a design flaw that the Department of Ecology approved at the time. Mayor Dugan stated that he will meet with State Ecology about the issue and will bring the results of that meeting to the September 16th Town Council Meeting.

Unfinished Business:

• **Grading of Town Streets**

Mayor Dugan presented to the Council that ¾” minus gravel is \$17 per ton - delivered. There are 3,600 lbs of gravel in cubic yard. 2” coverage is necessary for grading if the ditches are not done. Farmington’s roadways are 16’ wide. It is 1,430’ from 5th & Washington to the Lightning Tree on 5th Street. Gravel Cost Per Linear Foot of Roadway Is: (1/6’ x 16’ x 1’) x 1.8 Tons/Cubic Yards x \$17.00 per Ton = \$3.03 per foot. The Cost of applying 2” of Gravel plus grading the roadway on 5th Street from Washington Street to the Lightning Tree will be: 1,430 x \$3.03 = \$4,333.00 PLUS Grading Time at \$80.00 per hour. The Council elected to table this issue until the September 16th Town Council Meeting.

• **Basketball Court Progress Report – Council Member Ewing:**

Councilmember Ewing reported that great progress is being made at the basketball court rehabilitation site. Paving began today and will be completed tomorrow. She expects to spend approximately \$500.00 on cement, and approximately \$820.00 for wooden posts. The goal posts will be installed during the first weeks of September. Todd Gabbard of Gabbard Electric in Tekoa has generously agreed to provide all electrical materials (including LED lights) at his cost and to donate all of his labor to the project. An aluminum can drive fund raising project is still going on and also a fund raising raffle is planned for the day of the Farmington Festival. Noreen is expecting expenses to run approximately \$ 22, 100.00.

Harvest Festival Liquor License:

Todd Lobdell **moved** to allow for a onetime exemption to the Farmington Alcohol Ordinance to allow for alcohol to be sold and consumed on Town owned property for the Farmington Festival on September 21, 2013 from 11:00 A.M. to Midnight. Joel Abbott **seconded the motion, the motion passed.**

Approval of Claims & Payroll:

CHECK REGISTER

Town Of Farmington
MCAG #: 0806

07/16/2013 To: 08/19/2013

Time: 17:02:53 Date: 08/19/2013

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
490	07/31/2013	Payroll	1	EFT	Internal Revenue Service	754.24	940 Deposit For 07/01/2013 - 07/31/2013
484	07/31/2013	Payroll	1	1478	Barbara Dial-Floemer	835.42	
485	07/31/2013	Payroll	1	1479	Samuel Stone	111.44	
486	07/31/2013	Payroll	1	1480	Brian Oliver	373.17	
487	07/31/2013	Payroll	1	1481	Todd Lobdell	377.21	
488	07/31/2013	Payroll	1	1482	Duane Groom	46.17	
489	07/31/2013	Payroll	1	1483	Robert Hill	460.60	
510	08/15/2013	Payroll	1	1484	Barbara Dial-Floemer	835.42	
512	08/15/2013	Payroll	1	1485	Samuel Stone	343.17	
513	08/15/2013	Payroll	1	1486	Brian Oliver	266.12	
468	07/22/2013	Claims	1	3376	Tulsa Hoops	4,294.00	TT-72-885 Premium Hoop System X 2 Farmington Basketball Court Rehabilitation Project
474	07/23/2013	Claims	1	3377	John Ewing	40.00	Reimbursement For Backhoe Diesel & Rock Compactor Gasoline.
475	07/23/2013	Claims	1	3378	Palouse Hills L.L.C.	236.08	Basketball Court Rehabilitation Project Rock 11.7
477	07/24/2013	Claims	1	3379	Speciality Asphalt & Construction	3,389.67	Tons Of 1+ Drain Rock US Deposit On Basketball Court Asphalt.
506	08/09/2013	Claims	1	3380	Bill's Tree Service	1,347.50	2013 July - Tree Trimming In Town Park & On Town Owned Property At E. 102 Pine Street (Cherry Tree).
516	08/19/2013	Claims	1	3381	John Ewing	15.08	Reimbursement For Rust Remover - BMS Restroom Toilet Bowl
517	08/19/2013	Claims	1	3382	Anastak Labs, Inc.	20.00	2013 July - Water Testing
518	08/19/2013	Claims	1	3383	Avista Utilities	1,423.58	Avista - Electrical Usage July 2013
519	08/19/2013	Claims	1	3384	Bank Of Fairfield	1,075.00	2013 JULY - VISA Charges
520	08/19/2013	Claims	1	3385	Bill's Tree Service	269.20	Limb Removal From Community Park
521	08/19/2013	Claims	1	3386	Bishop Law Office	200.00	2013 July - Legal Retainer
522	08/19/2013	Claims	1	3387	Crosser's	465.26	2013 June-July-August Charges Including 25 Cases Of Chlorine Bleachfor The Water Department.
523	08/19/2013	Claims	1	3388	Barbara Dial-Floemer	38.14	Vinyl Upholstery Fabric To Recover Town Owned Library Chairs
524	08/19/2013	Claims	1	3389	Don's Computer Clinic	25.00	Computer Repair
525	08/19/2013	Claims	1	3390	Empire Disposal	36.52	2013 July - Garbage Collection
526	08/19/2013	Claims	1	3391	John Ewing	40.00	Basketball Court Rehabilitation - Diesel Reimbursement.
527	08/19/2013	Claims	1	3392	Frontier Communications NW, Inc.	125.27	2013 July - Phone & Fax
528	08/19/2013	Claims	1	3393	Heffy Seed Company	42.14	Promital 25E-LPI Spray
529	08/19/2013	Claims	1	3394	John Deere Financial	124.58	John Deere Lawn Mower Bags
530	08/19/2013	Claims	1	3395	Moscow Building Supply	531.17	2013 July Charges - Moscow Building Supply
531	08/19/2013	Claims	1	3396	State Of Washington	4.50	Building Code Council Account Fee - RCW 19.27.085 - Gooosen - Basement & Home Relocation
532	08/19/2013	Claims	1	3397	Takoa Hardware & Supply	190.27	BB Court Cement & Rebar And Shop Supplies
533	08/19/2013	Claims	1	3398	Town Of Farmington	116.07	2013 July - Water & Sewer - Park & City Hall
538	08/19/2013	Claims	1	3399	Palouse River Rock	260.43	BASKETBALL COURT REHABILITATION - 5/8" Minus Rock For Approach To Court For Paving Trucks.

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

14,782.41	
1,336.87	
1,851.03	
942.11	
<hr/>	Claims: 14,509.46
18,912.42	Payroll: 4,402.96

Dave Baker **moved** for approval of the July 16, 2013 thru August 19, 2013 claims & payroll totaling **\$18,912.42**
Todd Lobdell **seconded the motion, the motion passed.**

Mayor Dugan's Financial Report:

A copy of Mayor Dugan's year-to-date financial summary was given to the council. The mayor noted that Farmington had a negative \$ 5,504.00 variance through July. He stated that the levy figures are not reflected in the budget and therefore in actuality, Farmington is \$ 9,000 ahead for the first six months of 2013. The mayor had warned the council last month to expect a negative variance for the next few months.

Snow Plow Operator:

The mayor stressed concern over getting a qualified snow plow operator for this coming winter. Two people have expressed interest in getting their class "B" CDL's but this may or may not happen. The mayor stated that he will send out a note in the September 1st utility bill along with letters to the surrounding area Towns to see if anyone is interested in filling this position.

Earlier Discussions:

Mayor Dugan advised the council that in the future they must be forward thinkers and not wait to discuss Town issues until the problem is already an issue. Such as mosquito spraying should be discussed in March before mosquito season and dust control should be discussed in May instead of August.

Utility Rate Increase:

The Mayor presented the Council with the following facts in regard to utility rates here in Farmington:

1. Utility Rate History

<u>DATE</u>	<u>RATE</u>	<u>TAX</u>	<u>TOTAL</u>
May 2005	\$50.00	\$0.00	\$50.00
January 2007	\$56.50	\$0.00	\$56.50
January 2008	\$61.50	\$0.00	\$61.50
February 2010	\$63.50	\$3.81	\$67.31

In the last 8 years, charge has gone up 35% or just under 4% per year

2. Last increase was in February, 2010

**\$2.00 Rate Increase
\$3.81 Tax Increase**

3. Increases have been:

January, 2007	\$6.50 Increase
January, 2008	\$5.00 Increase
February, 2010	\$5.81 Increase

4. Current Reserves:

July 31, 2013

WATER	\$ 16,702.00
SEWER	\$ 35,794.00

5. Base Rate:

WATER	\$ 46.00
SEWER	\$ 17.50

6. Expenses through July 2013:

WATER	\$ 15,870.00
SEWER	\$ 12,555.00

7. Proposed increase and adjustment of water/sewer rate as of January 1, 2014

- a. Increase overall rate from \$63.50 to \$68.50
- b. Adjust Water/Sewer rate to \$34.25 each
- c. With tax total charge will be $\$68.50 \times 1.06 = \72.61 vs. \$67.31 currently

8. Proposed rates would increase reserves:

WATER \$430.00 Per Month
SEWER \$670.00 Per Month

9. Discussion:

Given the need for waste water funding requirements, the State looks at sewer rates, the higher, the Better. Many municipalities in the State charge over \$50.00 for monthly sewer services. As we apply For grants and/or loans, we may have to boost our sewer rates even further.

The Council decided to notify residents by way of their October 1st utility bill of the upcoming January 1, 2014 utility rate increase. The notice will advise residents that the rate increase will be discussed at the October 21st Council Meeting and adopted by ordinance at the November 18th Council meeting with the new rates to take effect on January 1, 2014.

Informal Arrangements:

The Mayor advised the Council of the fact that several "informal arrangements/agreements" exist in Farmington, where past mayors and councils have made verbal agreements with residents which may not currently be of any benefit to the Town. One example is the unmetered water that is currently used by area farmers in two different locations in Town. Mayor Dugan also spoke of the five acres of Timothy Hay ground owned by the Town which is planted and bailed each year by Ron Johnson with no benefit to the Town. Mayor Dugan suggested than possibly another farmer in the area would be willing to hay the ground and also split the proceeds from the sale of the hay with the Town. The Council asked that Mayor Dugan meet with Ron Johnson regarding this issue and to report the outcome of that meeting at the September 16th Council meeting.

Funding Strategy:

The Mayor advised the council of a conference to be held in Wenatchee on October 22 through October 24, where 27 funding agencies will be in attendance to educate applicants as to the strategies for obtaining a grant or loan from their agency.

Excess Levy:

Mayor Dugan advised the Council that Farmington's levies both passed in the Primary Election held on August 6th. Proposition one was for \$9,000.00 - The Street Maintenance levy. Proposition Two was for \$6,000.00 - The Current Expense levy. Both are to be collected in 2014. The Mayor noted that Farmington voters have been very consistent and immovable in their voting patterns.

Maintenance Hours:

The Council advised the Mayor that when doing the 2014 budget, they would like him to calculate maintenance hours for 2014 at the same rate as was done in 2013 which was a total of 1300 hours.

Approval of Financial Reports:

Todd Lobdell **moved** for approval of the July financial reports, Diana Lowley **seconded the motion, the motion passed.**

Citizens Comments:

James Woomack requested that gravel be placed on Pine Street at Third Street. Brian Oliver stated that he would take care of this issue.

Royce Johnson and Sandy Hansen asked that the Town rectify the nuisance beaver problem along Pine Creek. Mayor Dugan and the Council agreed to call in a trapper out of Colfax. Once the beaver have been trapped, the four or five dams they have built in Pine Creek between First Street and the Garfield-Farmington Road will be dislodged.

Mark Hellinger encouraged the council to take into consideration the possibility of Farmington's future growth when deciding upon the solution to the lagoon leakage issue.

Council Comments:

Todd Lobdell resigned from Farmington Town Council Position 5 after serving for just over six years. He cited the need to spend more time with his wife and children as the reason behind his resignation. Joel Abbott **moved** to accept Todd Lobdell's resignation from Farmington's Town Council position 5. Noreen Ewing **seconded the motion, the motion passed.** The Clerk Treasurer will advertise locally for Lobdell's replacement, interviews for his replacement will be conducted at the September 16th, 2013 Town Council Meeting.

Noreen Ewing asked Todd Lobdell if keys to the EMS Shed bathroom had been copied and distributed to city hall yet. Todd stated that they had not. Noreen requested that he have keys made at his earliest opportunity and that he then give the copies to the clerk and mayor. Noreen also asked why the children of EMS personnel are in possession of the code to the ambulance shed, Todd stated that he was aware of this issue and that he had ordered a new key pad for the door. Ewing and Dave Baker instructed Lobdell to advise both the mayor and clerk of the new code once it's installed.

Clerk-Treasurer Comments:

None.

Mayor's Comments:

None.

Meeting adjourned at 8:20 P.M.

Mayor Ronald S. Dugan

Attest: _____

Barbara Dial-Flomer, Clerk/Treasurer

Regular Town Council Meeting, August 19th, 2013