

# Town of Farmington

## Public Hearing – Six Year Street Plan 2016-2021

### Regular Town Council Meeting

June 15th, 2015

### Farmington Community Center

6:00 PM – 9:30 PM

#### Roll Call:

Mayor Pro-Tem David Baker, Council Members: Joel Abbott, Diana Lowley, Billie Wolff, and Noreen Ewing.

#### Visitors:

Katherine Barnes Pawson, David Vaudrin, Jason Bond, Jerry Wagner, Kirby Kiehle, Max Mohan, Brian Oliver, Dave Hooks, Ron Johnson, Ron Dugan, Todd Lobdell and Mark Hellinger.

#### Open Public Hearing Farmington's Six Year Street Plan:

- **Proposed Six Year Street Plan – Layne Merritt, J-U-B Engineers:**

The Public Hearing for the discussion of Farmington's Six Year Street Plan was called to order at 6:00 P.M. Engineer Layne Merritt from J-U-B Engineers recommended that the 2016-2021 Six Year Street Plan remain the same as the 2015-2020 plan. Projects listed in order of priority are as follows: #1 - 5<sup>th</sup> Street paving project, #2 - 2<sup>nd</sup> Street Reconstruction Phase One, #3 - 2<sup>nd</sup> Street Reconstruction Phase Two, #4 - Alder Street, #5 - Bridge Street from 3<sup>rd</sup> to 4<sup>th</sup>, #6 - First Street between Washington & Main, #7 – All other roadways – Phase One & Phase Two, #8 – First Street Pedestrian Bridge Project. Noreen Ewing **moved** to adopt the 2016-2021 Six Year Street Plan with any revisions in priority deemed necessary by Layne Merritt and J-U-B Engineers. Billie Wolff **seconded the motion. The motion passed.** Layne stated that he will be meeting with Gloria Bennett from the State Transportation Improvement Board and will encourage her to visit Farmington in the near future

- **Council & Citizen Comments:**

Max Mohan questioned how the priority list of projects was determined, he was advised that the Town Council has been developing this project list over the past several years.

- **Close Public Hearing:**

The Public Hearing for Farmington's 2016-2021 Six Year Street Plan was closed at 6:55 PM.

#### Open Regular Council Meeting:

Farmington's Regular Town Council Meeting was called to order at 6:55 PM.

#### Approval of the May 18th, 2015 Regular Town Council Meeting Minutes:

Diana Lowley **moved** for approval of the May 18th, 2015 Regular Council Meeting minutes. Billie Wolff **seconded the motion, the motion passed.**

#### Review of Initial Pine Creek Test Results:

Layne Merritt, J-U-B Engineers reviewed the Pine Creek test results from January 2015, March 2015 and May 2015. None of the three sets of test results showed signs of contamination from the lagoons leaking into Pine Creek. If the water flow in Pine Creek remains sufficient, the creek will be tested for the final time this year in early July. Once the June 2015 and July 2015 test results are evaluated by the Department of Ecology, it will be determined whether or not sampling will need to be conducted in 2016.

#### Unfinished Business:

- **Planning & Zoning Committee – Board of Adjustment Report: Max Mohan**

Mr. Dave Hooks from the Oakesdale Coffee House, a non-profit organization spoke to the council about his desire to assist them with developing a comprehensive plan. He stated that a town's comprehensive plan is essentially what you want your town to look like and that the town's zoning has to reflect that vision. He explained that zoning is a legal document showing what use is allowed where. Mr. Hooks also offered to create an air photo GIS zoning map for Farmington using the map created by J-U-B Engineers as a model at a cost to the town of approximately \$200.00.

Max Mohan, chairman of the Farmington Planning and Zoning Committee – Board of Adjustment reported that the committee met on May 28<sup>th</sup> he stated that present for the meeting were the following committee members: Max Mohan, Chairman. Ronny Johnson, Jason Bond and Brian Oliver. Absent: was Secretary, Steve Martin.

THE ISSUES DISCUSSED WERE:

1. To address and finalize the variance request. All committee members were in agreement that the Wolff-Kiehle variance request for the structure/building placed on the South side on Pine St of their property was in violation of the Town's zoning requirements. All agreed to recommend to Town Council to deny the variance.
2. Many in the absence of the "Original Zoning" map felt the need to update and formalize the adoption of the existing map till such time a new zoning map was created with the changes/additions since 1981. Jerry Wagner felt it would be a simple resolution at the next Council meeting to adopt it as an interim measure.
3. The Washington State Planning and Community Affairs Agency (WSP) has formalized the definition, process of variance applications and penalties for violations.
4. Citizen Mark Hellinger felt the need to broaden our tax base by bringing in new businesses to generate sales tax revenue to address the possibility of becoming unincorporated and become wards of Whitman County.
5. It was pointed out the Planning Commission Committee is also tasked to make decisions as "Board of Adjustment" (confirmed by email by our Town Attorney), whose decisions regarding zoning, variance request, etc. is final.
6. This application has given the Town of Farmington an opportunity to formalize the application for variance process in conformance with WSP.
  - a. Spell out the ordinance set out for boundaries of homes and businesses, conforming to them, before a citizen approaches the town with an application. The ordinance spells out per event/day fines and penalties that shall be levied on said citizen. If fines are not paid in 30 days, the matter will be referred to a collection agency and a court ordered lien placed on the subject property.
  - b. Proceeding w/o an application and/or embarking on construction of the project without approval will invite the following steps. A cease and desist letter for Council. If not complied with, a formal legal letter from our Attorney.
7. It was unclear whether Mark Hellinger was interested in formalizing his property to be zoned "Commercial" or not

Billie Wolff asked how, without a zoning map the Planning & Zoning Committee – Board of Adjustment can determine boundaries. Max Mohan discussed fines, penalties, attorney involvement and liens for failure to comply with the decision of the Board of Adjustment as outlined in Farmington's Zoning Ordinance adopted in January of 1981. Kirby Kiehle questioned Max Mohan on the committees finding of facts and conclusions of the law. Ron Johnson a member of the Planning & Zoning Committee and Board of Adjustment stated it was never the intention of the committee or board to impose fines on the Wolff/Kiehle's, and that the committee/board would be satisfied and the issue dropped if the Wolff/Kiehle's would just move the building to be in compliance with Farmington's zoning ordinance. Mayor Pro-Tem Dave Baker tabled the subject until a later date.

- **Revisit Proposed Uses for the Farmington Festival Donation of \$7,752.90:**

Councilman Joel Abbott reported that he spoke to Royce Johnson about repairing the separation of the cinderblocks on the back side of the old jail/storage building. Mayor Pro-Tem Baker said that he would contact local resident Mark Doneen (whose occupation is mortar work) and obtain from Mark a quote for these repairs.

Councilmember Ewing suggested repairing the fire pit at the park with new rock, interior fire brick and a cover screen in memory of a local resident who recently passed away. It was noted that public funds cannot be used to provide for private memorials but that minus the "memorial" aspect of the project, it is a worthy project and valid for consideration.

Councilmember Lowley mentioned adding storm windows to the East side of the Community Center Building and painting the roof and cinder block wall at the Fix It Shop.

It was decided to table this discussion until quotes for the above mentioned projects are obtained.

**Facebook –wwwfarmingtonwa.com Link:**

Joel Abbott reported that the Town of Farmington’s Web Site has been in and out of service over the past few months due to an error with the hosting company, Network Solutions. Joel suggested switching from Network Solutions to a different hosting company who offers better services for a lesser fee. Councilmember Lowley **motioned** and Councilmember Wolff **seconded the motion**, to allow Joel to make whatever changes to the hosting company he feels to be in the town’s best interest, and to allow Councilman Abbott to develop and link a Facebook page for the Town of Farmington, WA (which he will administer) to the Town’s web site, **the motion passed**. It was noted that developing a “Town of Farmington, WA” Facebook page will eliminate the posting of any town events to the “Farmington Court” Facebook page which Councilmember Ewing stated she will de-activate once the Town of Farmington, WA page is activated.

**Lawn Mower Purchase:**

Mayor Pro-Tem Dave Baker reported to the council that the town’s 2004 John Deere X475 Lawn and Garden Tractors which is being used for everyday mowing, has approximately 7000 hours on the engine and should be held back for other uses such as sidewalk snow removal, he stated that he would like to see the council vote to replace it with a less expensive everyday mower. Jerry Wagner noted that the town owns a large mowing attachment (which is stored at the lagoons) for use with the 1979 John Deere 2440 Tractor which could be utilized for mowing along the edges of the streets. Councilmember Lowley asked about the Town’s 2012 Toro Zero Turn Mower and was advised that it works well as a back-up mower but was never designed to be used as a commercial mower.

**Approval of Claims & Payroll:**

Diana Lowley **moved** for approval of the May 19, 2015 through June 15, 2015 claims of \$6,428.07 & payroll of \$3,739.00 totaling **\$10,167.07**. Billie Wolff **seconded the motion, the motion passed**.

**CHECK REGISTER**

Town Of Farmington MCAG #: 0806		05/19/2015 To: 06/15/2015				Time: 15:58:51	Date: 06/11/2015
Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
362	05/31/2015	Payroll	1	EFT	DIVISION OF CHILD SUPPORT DSHS	100.00	05/01/2015 To 05/31/2015 - DSHS - Child Support
363	05/29/2015	Payroll	1	EFT	Internal Revenue Service	676.40	941 Deposit For 05/01/2015 - 05/31/2015
356	05/31/2015	Payroll	1	1611	Barbara Dial-Flomer	840.42	
357	05/31/2015	Payroll	1	1612	Todd Lobdell	431.09	
358	05/31/2015	Payroll	1	1613	George Martzall	850.67	
385	06/15/2015	Payroll	1	1614	Barbara Dial-Flomer	840.42	
388	06/15/2015	Claims	1	5696	Anatek Labs, Inc.	444.00	2015 May - Pine Creek Testing & 2015 May - Water Testing Fee
389	06/15/2015	Claims	1	5697	Avista Utilities	1,530.19	2015 May - AVISTA Charges
390	06/15/2015	Claims	1	5698	Bank Of Fairfield	465.31	2015 May - VISA Charges
391	06/15/2015	Claims	1	5699	Bishop Law Office	200.00	2015 May - Legal Retainer
392	06/15/2015	Claims	1	5700	Cougar Graphics	198.24	2015 May - Notary Stamp & NCR Building Permit Inspection Sheets
393	06/15/2015	Claims	1	5701	Crossett's	27.51	2015 May - EMS & Community Center Cleaning Supplies
394	06/15/2015	Claims	1	5702	Empire Disposal	40.07	2015 May - Garbage Collection
395	06/15/2015	Claims	1	5703	Frontier Communications NW, Inc.	115.60	2015 May - Phone / Fax/ Internet
396	06/15/2015	Claims	1	5704	Gabbard Electric	189.29	2015 May - 2000 Watt Heater Unit And Installation - Library Area - Community Center
397	06/15/2015	Claims	1	5705	Gabbard Electric	1,000.00	2015 May - Electrical Upgrades Town Park - Old Jail Storage Building
398	06/15/2015	Claims	1	5706	Gabbard Electric	1,000.00	2015 May - Electrical Upgrades Town Park - BBQ & Gazebo Area
399	06/15/2015	Claims	1	5707	Gabbard Electric	1,000.00	2015 May - Electrical Upgrades Town Park - Bell Tower
400	06/15/2015	Claims	1	5708	Town Of Farmington	72.62	2015 June - Water & Sewer Account #85
401	06/15/2015	Claims	1	5709	Town Of Farmington	72.62	2015 June - Water & Sewer Account #465
402	06/15/2015	Claims	1	5710	Town Of Farmington	72.62	2015 June - Water & Sewer Account #546
						5,988.99	
001 Current Expense						1,244.72	
101 City Street						1,534.45	
401 Water Fund						1,398.91	
409 Sewer Fund							
						<b>10,167.07</b>	<b>Claims: 6,428.07 Payroll: 3,739.00</b>

**Approval of Treasurer’s Report:**

Diana Lowley **moved** for approval of the May 2015 Treasurers Report showing Farmington with a **\$201,185.35** cash balance. **\$111,655.43** in checking and **\$89,529.92** in the MMDA account. Billie Wolff **seconded the motion, the motion passed**.

**Citizens Comments:**

Katherine Barnes-Pawson requested that the council authorize an expenditure for the paint and supplies necessary to re-paint the community center foyer in an off-white (egg shell white) color not only to brighten the entry way but to also repair the areas where paint is missing from the walls due to the removal of photos which were recently attached to the walls with tape. Mayor Pro-Tem Baker advised Katherine to get with the Clerk-Treasure to arrange for financing for the purchase of the paint and supplies.

Mark Hellinger asked to clear any confusion about whether or not he would like his property rezoned by the planning commission. Mark stated that at last month's council meeting he simply asked that the zoning map be rendered and that he did not request nor does he want his property rezoned.

**Council Comments:**

Councilmember Lowley stated she has received complaints about the brush and grass piles at the Town's yard waste dump site being so large and out of control that they could constitute a fire hazard. Mayor Pro-Tem Baker said that he checked the area earlier today and had the same concern, therefore he placed the closed sign out.

Councilmember Lowley also stated that she is receiving complaints regarding the Barfus pasture property in the 200 block of North 5<sup>th</sup> Street which is infested with mosquitos due to the tall grass and standing water at that location. Councilmember Ewing stated that she will speak with Mr. Barfus to see what can be done to rectify this situation.

Councilmember Ewing noted that Mayor Pro-Tem Baker's position as Farmington's Mayor Pro-Tem needed to either be renewed or re-assigned at tonight's meeting, as pro-tem appointments cannot exceed six month increments. Joel Abbott **motioned** to re-appoint Dave Baker as Mayor Pro-Tem for an additional six months, Billie Wolff **seconded the motion, the motion passed.**

Councilmember Wolff requested a letter addressed to Judge Doug Robinson be signed by the Mayor Pro-Tem and Council members to attest to the fact that Kirby Kiehle did in fact provide community service hours to the Town of Farmington in excess of \$500.00 in value. Councilmember Ewing and the Clerk-Treasurer both verified that Mr. Kiehle did spend well in excess of 50 hours working on the electrical upgrade project in the City Park.

**Water System Operator's Comments:**

Farmington Town Council asked Farmington's Water System Operator, Todd Lobdell to address the subject of Farmington's Water Line Replacement Protocol. Todd stated that Farmington does not have a policy for dealing with water line replacement except that, either Todd or Frank Triplett have to oversee any and all water issues and that if for some reason a customer/service location has NO water, the town is responsible for paying to replace the line in order to provide the customer with functional water. Todd also stated that as to date this has never been an issue – most residents simply desired more water pressure and have therefore paid to have their lines upgraded. Todd advised that the State of Washington does not have an "ample water supply limit" for which to go by. As a rule of thumb 4 to 5 gallons per minute is deemed adequate. Lobdell noted that the Town is normally responsible for problems from the meter to the main and the home owner is responsible for problems from the main to the meter and that the cost of the line replacements and upgrades vary from residence to residence.

**Clerk-Treasurer Comments:**

None.

**Mayor Pro-Tem's Comments:**

Mayor Pro-Tem Baker advised that council that unless someone objects, he has arranged to have the small pile of fill dirt from the 2009 Third Street Project, (which was dumped in "B" Street) removed and the area smoothed out at no charge to the town.

Mayor Pro-Tem Baker asked the Council to be thinking about Water and Sewer rate increases, possibly at the rate of 1.5% for both water and sewer services at the beginning of each year in order to build up an emergency reserve in each fund. He noted that both the water fund and the sewer fund are mandated to be 100% self-sufficient. He noted that Farmington is not eligible for any grant funding until these rates are substantially increased.

Mayor Pro-Tem Baker asked the council to consider a pay rate increase for the Clerk-Treasurer whose last increase was in June of 2013.

**Meeting adjourned at 9:30**

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David L. Baker, Mayor Pro-Tem

Attest: \_\_\_\_\_

Barbara Dial-Flomer, Clerk-Treasurer

Town of Farmington

Public Hearing – Six Year Street Plan 2016-2021

Regular Town Council Meeting

Monday, June 15, 2015 - Farmington Community Center

6:00 PM – 9:30 PM