

**Town of Farmington
Regular Town Council Meeting
January 12th, 2025 – 6:00 PM**

Open Regular Town Council Meeting:

Farmington's January 12th, 2025, Regular Town Council Meeting was called to order at 6:00pm

Roll Call:

Mayor Blanche Rhea, Councilmembers: Lavon Walser, Rudy Goossen, and Josh Gamez.

Visitors:

Mark Hellinger

Citizen Comments:

Mark reported that he has a presentation for the old zoning maps to present in the old business portion of the meeting.

Approval of the Consent Agenda:

- Check Register from December 18th through December 31st, 2025, \$7,159.53 including claims of \$4,000.91 and payroll \$3158.625.
- Check Register from January 1st through January 12th, 2025, \$6,308.27 including claims of \$6,308.27.
- Minutes from December 15th, 2025, Regular Town Council Meeting.
- December 2025 Treasurer's Report.

Lavon Walser **MOVED** to approve November 17th, 2025, Regular Town Council meeting consent agenda. Josh Gamez **seconded the motion, and the motion was carried unanimously.**

Old Business:

Mayor Rhea stated that 3 of the 4 no parking street signs were set up by the county but that they were put in the wrong spots. Robbie with the county said that he will get with the mayor to get them put in the correct spots. They are being put up to try and avoid accidents on the street. Mark asked if the town would be painting the curbs yellow to also mark the no parking areas. Mayor Rhea said it was not required to do so. Council member Lavon stated that she would have to look to see if the town even had any yellow paint and the town would have to do it themselves because the county would charge the town if they were to do the painting.

Council member Josh stated that he has a draft completed for the new planning and zoning book. Josh has sent it off to the town's attorney to review. Josh will forward it to the clerk/treasurer when it is completed for review at the next meeting.

Mayor Rhea stated that the town ordinance for burning needed to be reminded of the community. People in the community have been complaining about the smell of garbage being burned. While burning is allowed in town, burning of trash is not allowed.

Council member Rudy came into the office and got a copy of the 2015 zoning map that is the town's most current map. He did not agree with it. Rudy believes that the ag land on Whitman Street needs to be residential on the map. Lavon stated that 2015 is the most current map and read of the rules and regulations that state that the most current map is the one that the town will go by, which would be the 2015 map. Mark has been working with Rudy on research into the town's zoning map history and did research on the town ordinances to see when the town was first originally zoned. Mark went over the town's history in detail for when records and ordinances were created throughout the years dating back to 1878. JUB Engineering created the 2015 zoning map in town hall and ordinance #235-17 was created. Lavon stated that if anyone wants to change the zoning of any area that they would need to take it to county. Rudy stated that he has a map with his property on it showing it as residential when he bought it. Mayor Rhea suggested that maybe that paperwork wasn't ever taken to county to correctly complete the process of getting rezoned from agriculture to residential. Mark stated that the JUB 2015 map was created going off the original map from 1981 that was posted in the Gazette. Back in 2017 is when Mark noticed the map and he had conflicts with it with his property as well. Mayor Rhea asked if anyone has reached out to JUB to confirm where they originally got the information to go off to create the 2015 zoning map. Mark stated that he had just heard that JUB had gone off the classified posting in 1981. Mark instigated this research and project back when he was getting a building permit and that was when he realized that he believed the map showed his property as incorrectly zoned. This is when he went to different locations including the county to find a map and could not find one. Mark believes if JUB

went off the 1981 map it would not be accurate for anything that happened between then and 2015 when the new map was created. Mayor Rhea stated that it sounds like more research needs to be done. Mark asked if the town has a comprehensive plan and Mayor Rhea stated that the town is in the works of one right now with a grant in place to be completed by June this year. Mark asked when the last town survey was completed and Mayor Rhea responded that it was back in 2021 but there was low response back from the community to the zoning committee. Mayor Rhea encouraged Rudy and Mark to keep working on this project and research. Mark stated that he is interested in getting this resolved not only for himself but also for the town. Rudy stated that he would like to see what town records are in the old bank vault at Farmington Bank if there are any. Mark provided copies of the old and new town plats to the council.

New Business:

Resolution #434-26 for 2026 employee salaries was shown to council and there was no question or concerns on it. Josh Gamez **MOVED** to approve Resolution #434-26. Rudy Goossen **seconded the motion, and the motion was carried unanimously.**

Mayor Rhea stated that council should think about creating an ordinance for the no parking signs to back them up if a citation ever happens.

The water/sewer rates – Water fund is in good shape, but the sewer fund is low. In the past the rates were raised 6% and the late fee is currently \$20. Lavon stated that the water rate should stay the same since that fund is in good condition. Josh and Rudy agree with Lavon. Josh stated that a \$5 raise of the late fee would be good. Rudy is skeptical whether a \$5 dollar raise would make a difference in getting people to pay on time. Rudy stated that he believes that using a scale to raise the fees could be a good idea. Mark commented that he has been to many different council meetings for different towns and says that all towns seem to have delinquent payers. Only thing that seems to work for other towns is to turn the delinquent accounts services off. Mark says to be careful with raising rates as he believes you cannot legally raise them more than 18%. Josh said that it would be a good idea to double-check that rate. Rudy and Lavon agreed. Mayor Rhea stated that there are state rules to turning off services in the winter to be aware of. Clerk/treasurer said will research RCW to how much you can charge for late fees and when you legally can/can't shut people off for their services. Any changes to the prices need to be decided and be in effect by March 1st.

Maintenance Comments:

Council Comments:

Clerk/Treasurer Comments:

Mayor's Comments:

- The street levy will be on the primary ballot for voting again.
- There is no update on the GMA grant that is in process.
- RMSA should have their new year member trainings coming out soon. Will email them out to council members and clerk/treasurer once the mayor has received them.
- Thank you to everyone that helped with the town events for Christmas. This was all done by donation so none of the events cost the town anything, which is great. Special thanks to the Church.
- Mayor Rhea put in her notice for resignation of the mayor position. Last day as acting mayor will be January 31st. This will be posted on the town's event page and on the board outside of town hall. Friday before the next town council meeting on February 23rd any letters of interest should be turned into town hall. Josh is the mayor pro tem and Blanche will help him as much as she can along the way.

Josh Gamez **MOVED** to adjourn the meeting. Lavon Walser **seconded the motion, and the motion carried unanimously.** The meeting was adjourned at 7:18 pm.

Mayor Blanche Rhea

Attest: _____
Jamie Erickson, Clerk-Treasurer

Town of Farmington - Regular Town Council Meeting

January 12th, 2025 - Farmington Community Center
6:00 PM – 7:18 PM