

**Town of Farmington
Regular Town Council Meeting
February 20th, 2017
Farmington Community Center
6:00 PM – 7:00 PM**

Roll Call:

Mayor David Baker, Council Members: Diana Oliver, Brian Oliver, and Jason Brausen.

Visitors: Rudy and Marcella Goossen, Jaime Lopez, Lavon Erickson, Josey Booth, and Barb Dial-Flomer

Open Regular Council Meeting:

Farmington's Regular Town Council Meeting was called to order at 6:00 PM.

Approval of the January 16, 2017 Regular Town Council Meeting Minutes:

Diana Oliver **moved** for approval of the January 16, 2017 Regular Town Council Meeting Minutes. Jason Brausen seconded the motion, the motion passed.

Approval of Claims & Payroll:

Jason Brausen **moved** for approval of the January 17, 2017 through February 20, 2017 claims of \$4,642.50 & payroll of \$4,581.16 totaling \$9,223.66. Brian Oliver seconded the motion, the motion passed.

Approval of the January 2017 Treasurer's Reports:

Diana Oliver **moved** for approval of the **January 2017 Treasurers Report** showing Farmington with a cash balance of **\$209,510.43**. **\$119,819.46** in checking and **\$89,690.97** in the MMDA account. Jason Brausen seconded the motion, the motion passed.

Candidate Interviews for Town Council Positions One & Two:

Farmington Council Positions One & Two - Interview Questions
February 20th, 2017

CANDIDATES: Marcella Goossen, Jaime Lopez and Lavon Erickson were each asked the following four questions:

1. **What special skills do you possess and which of your life's accomplishments make you the best candidate for Councilman of Farmington:**
2. **What do you consider to be the two most significant challenges currently facing the Farmington Town Council?
Tell us how you would address each of these:**
3. **How would you separate your personal issues (or someone else's) while representing the Town's interests?**
4. **Is there anything that you would like to add as to why you are interested in serving as a Farmington Councilman?**

Jaime Lopez, Marcella Goossen and Lavon Erickson took turns answering the four questions while the other candidates waited in the library. Mayor Baker thanked the candidates for stepping forward and offering to sit on Farmington's council for the remainder of the term.

Appointment of Council Members to fill Council Positions 1 & 2:

Silent ballots were cast and counted by Treasurer Cody Lord and Mayor Baker. Lavon Erickson was appointed to fill Council Position 1 and Jaime Lopez was appointed to fill Council Position 2. Lavon Erickson and Jaime Lopez took the oath of office for Council Positions 1 & 2 respectively, which were vacated by the resignations of Joel Abbott and Noreen Ewing.

Property Appraisal – Methodist Church:

Mayor Baker asked Cody to advise the Council about the church appraisal and Cody said that both AWC-RMSA (the town's insurance provider) and the State Auditor's Office suggested that the town obtain a current property appraisal for the Methodist Church which will finalize the necessary items to satisfy the auditor for the lease/option of the church. Treasurer Cody Lord said that Thornycroft appraisal in Moscow is able to appraise the church property for \$500.00 while the Gem Valley Appraisal in Moscow which focuses on commercial properties, could appraise the property but couldn't get it done until the end of March and the estimated cost would be \$1,600.00. The town will move forward with the Thornycroft appraisal for \$500.00.

FVFD Pumper Truck & Department Certifications:

Josey Booth and councilmember Brian Oliver addressed the council and mayor about the potential for certification and rating changes that could affect the Town of Farmington's residential and commercial insurance rates if not addressed. Josey explained the pumper truck the town provides for the Farmington Volunteer Fire Department is not up to par with the WSRB requirements. These audit results make their way back to the insurance commissioners and they provide the rating for the fire department which affect the rates people pay for their insurance packages. Currently there are two entities operating out of the fire department; Whitman County Fire District # 10 and the Town of Farmington.

The agreed to Interlocal Agreement states that the District is 85% owner and the Town is 15% owner. This is derived from approximate money and in kind contributions during the initial construction phase. Each entity will be responsible for the maintenance on their own equipment within the station and insurance on said equipment. Allocation of expenses for operation and maintenance of the facility will be as follows: The district, as 85% owner, will be responsible for electrical, heating and general day to day maintenance expenses. The Town will supply sewer and water, mowing, watering, fertilizing and spraying of grass and insurance on the building for replacement value. All future capital expenses will be split 85% / 15% and will be divided as soon as possible after they occur. This agreement was made the 8th of May, 2006.

Brian explains that some surrounding area fire departments are looking to surplus their tenders including the Pullman and Lewiston departments. The challenge for the town is that most pumpers a decade old will cost about \$100,000 plus but if the town could piggy back with a local department looking to surplus theirs, possibly the town could purchase at a discount or possibly even free depending on the arrangement. Brian said he is in contact with the Pullman and Lewiston fire chiefs about their pumpers. Lewiston's pumper is a 1994 model in great shape that passes all tests and has a 750 gallon tank and it will go for auction between \$20,000 and \$30,000. Pullman's truck is a little bigger with a larger drive train and is a couple years older and they will be looking to surplus that in about 6 to 8 weeks. Diana asked if Fire District # 10 will help cover any of those cost and Brian said no.

Brian thinks they could file for a FEMA 80/20 split fire grant but that application process won't be accessible until November of this year. Josey said until that time they can limp the tender along until they can come up with plan B. Other fire departments will be making purchases from the November 2016 approved FEMA grant cycle so possibly there will be some other options in the surrounding areas. Currently the town is at Protection Class 9 and if the tender issue is not resolved the town could go to a Protection Class 10 which makes the residences in town uninsurable. The inspectors will be back in 2 years to make sure the tender issue is resolved so they have some time to make a plan. Brian suggested the town could possibly take out a loan to cover the cost of the pumper and Mayor Baker said he hasn't had to outside finance anything since he has been mayor and he doesn't really want to entertain that option. Mayor Baker questioned if they have thought about getting the packing replaced on the pumper and tested. Josey said General Fire is going to pump test the pumper for them but they don't have a firm date on when that is going to happen yet. They did a preliminary consult over the phone and said there is about a 95% chance the repairs will cost more than the pumper is worth.

Diana asked Brian and Josey if there is a directory the fire department could list with spelling out the town's needs and they replied yes there are a couple options they will look into. Barb Dial-Flomer was in the audience and said historically the town has favored the fire department and if the residents of Farmington knew the importance of the pumper truck, possibly they would support a levy to help make that purchase. Mayor Baker said he would be interested in knowing more information to possibly run a levy at the next election cycle. Cody confirmed to be on the Primary Election ballot they would need to have a resolution to the county with levy details by May 12th. This would give the council two more meetings to find out additional details to list on the levy resolution. There hasn't been a fire levy in a while and this would be used to purchase equipment to help potentially lower the cost of insurance in town and make the town safer. Mayor Baker said the town used to collect an equipment levy as well and at some point it may be a good idea to think about that again as the town currently needs to hire out work each time they need digging equipment.

Brian said he would also like to talk about adding an enclosed clean training room at the fire station. They estimate the town's portion of the building expense will be around \$578. If the town is willing to contribute Brian suggests he will just have the materials put on the town's account at Moscow Building Supply with a job note "Fire Station". Jason Brausen **moved** to commit an estimated \$578 of the town's money to contribute towards the renovation of a clean training room at the fire station. Diana Oliver seconded the motion and the motion carried unanimously.

Metered Water for Farm Use Only:

At the January meeting Mayor Baker advised the council that Hefty Seed Company had expressed an interest in making water available to their farm customers through the Town of Farmington’s water supply. The Mayor consulted with the Town’s Water Operator Todd Lobdell to ascertain whether or not Farmington’s system can support the increased usage. So far the repairs done to well # 2 with the new varidrive seem to be working but they won’t know the full success of the repair until the spring when water flows increase. Mayor Baker thinks they could use the hydrant at the end of 2nd Street for the farm meter access and he believes they have a meter in the shop that would suffice. He projects there will be about \$500 worth of upgrades and parts to make the program work. Cody explains in Garfield they charge farmers a flat usage fee of \$50.00 a year and then it is meter at \$1.00 per thousand gallons of water. Farmers are required to keep records of their usage and make a payment at the end of each year. So far the program has worked out well. Jason asked if using water out of the hydrant will cause any water quality issues and that is an issue they need to talk with Todd about before moving forward. Diana thinks if they have a chance to capture more revenue then she would be in support of it. Jaime Lopez **moved** to institute a farm use account. Diana Oliver seconded the motion and the motion carried unanimously.

Council’s Comments:

Jason asked who to be in contact with about a street light burning out and Mayor Baker said you can call those into town hall and they will notify Avista of the outage. Cody explained that the Transportation Improvement Board will be providing a grant for the new LED lights throughout town. Currently Avista is in Garfield and almost complete with the replacement work there and once done they will be making their way over to Farmington. Once the project is completed Avista will bill Farmington for the work and Farmington will invoice TIB which will then send a check to pay Avista. The projected cost of the project is \$31,500. Cody also explains the cost of savings from the 100 watt to the 200 watt is significant per light so from a financial standpoint it would make more sense to have the 100 watt bulbs throughout town. The 200 watts are very intense and so far in Garfield everyone has been good with the 100 watt bulbs.

Clerk-Treasurer Comments:

Everything looks great on the financials so far this year.

Mayor’s Comments:

Mayor Baker said that Cody will be the project manager for the TIB road project here in town. The county will be crack sealing and chip sealing on 1st Street from Railroad to Main Street and on Washington Street from Garfield Farmington Road to 5th Street. George will be cleaning the cracks with a weed burner and pressure washer before the county comes in and starts the project. Brian said the town does have a pressure washer but he thinks it isn’t a very good one and possibly they will need to invest in a new one for this project.

Meeting adjourned at 7:00.

Mayor David L. Baker

Attest: _____
Cody Lord / Treasurer
Town of Farmington
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Monday, February 20th, 2017 - Farmington Community Center
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