

Town of Farmington

Regular Town Council Meeting

April 18, 2016

Farmington Community Center

6:00 PM – 7:30 PM

Roll Call:

Mayor David Baker, Council Members: Noreen Ewing, Diana Oliver and Jason Brausen. Council members Joel Abbott and Brian Oliver were absent.

Visitors:

Mark Hellinger, John Ewing, Shelly Lobdell, Royce Johnson, Layne Merritt and Cody Lord.

Open Regular Council Meeting:

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

Engineers Comments – Layne Merritt:

- **Old Jail-Storage Building:**

Farmington's Engineer, Layne Merritt of J-U-B Engineers gave the council a report on the findings of his firm regarding the structural integrity of the Old Jail-Storage building. Layne stated that J-U-B's Structural Engineer, Dave Barnette found the cause of the buildings separation problem to be the roots of the tree on the east side of the building which have grown under the foundation of the building. The professional opinion of J-U-B's structural engineer is that this tree be must be removed – unequivocally and without room for any interpretation.

J-U-B suggested that if the Council chooses to repair the building for its historical value and to use for nothing more than storage purposes, that wall stabilization techniques should be implemented so that the walls do not continue to spread. It was suggested that the stabilization be done by tying the walls together every five feet or so by fastening stabilization bars to the roof joists, hooking them through the concrete walls and fastening them to the wall with metal plates which hold the structure together. Other repair methods are available but are also cost prohibitive. Layne speculated that materials only using the stabilization method will cost approximately \$5,000.00 or \$6,000.00.

- **Pine Creek Testing Results:**

Layne presented the Council with the results from the five most current samples of Pine Creek, which all show that no degradation of the stream can be attributed to Farmington's lagoons. The creek will be tested again next week and once those results are received from Anatek lab, Layne will forward these findings to Cynthia Wall at DOE for her review and recommendation.

Citizen Comments:

- **Chris Barfus - Water Issue:**

Chris Barfus asked the council for an update on the progress of the proposed water project where in meters will be pulled at the residences of the low flow customers to determine where the problems lie. Mayor Baker told Mr. Barfus that prior to the May 16th, 2016 council meeting, he will personally assist Todd Lobdell, Farmington's water operator and they will test the water flow at Mr. Barfus's residence. Mayor Baker reminded Mr. Barfus that the Town's first priority will be to repair a potential problem with Well #2. Mayor Baker further added that information has come to his attention that this issue was dealt with during the Ron Dugan administration as Mayor. Where in three (3) separate tests were taken at his residence with the findings as follows; from the delivery side of the main to the meter on all 3 tests was anywhere from 5 1/4- 5 1/2 gallons per minute. Farmington's water operator, Todd Lobdell tested this twice when there was thought to be a town owned problem, it was tested again with Frank Triplett and Chris Barfus present finding the same flow rates. At that time it was explained to Chris that with the length of the run of pipe from the meter (which is located on the empty lot and the Lopez property line on 5th Street), to his house and then out to yard faucets and hydrants that he likely does have an issue on **his** side of the service. At that time Chris was complaining of barely having enough water to fill the horse trough let alone water grass and flowers etc. It was explained that the piping from the meter to his residence is likely galvanized and either has pinholes, holes, or something worse somewhere within the run of pipe. In October 2015, Jerry Wagner helped the town by going to each residence and flowing an outside faucet and/or hydrant to test the available water on each property (including Chris Barfus's property), the results were that which would be expected with the age of the line from the outlet at the meter to the house, (as noted above Chris has very little water at the house somewhere in the neighborhood of 1- 1 1/2 gallons per minute by his descriptions), which unfortunately is a problem that falls on the property owner to bear the burden of the replacement cost for the water line from the meter outlet to the property. At the time of the last test, Farmington's water operator installed a new meter because the old meter was running poorly and when testing the outlet side of the service there was a 1/2 gallon drop. The new meter was placed in service and this corrected the deficiency. Mayor Baker advised Chris that if he were to upgrade his line from the meter outlet to the property and **then still** had a water problem, only then should the town have to look at the town side of delivery. The town has an obligation to provide safe potable drinking water with adequate pressure and flow to the customers, but the town cannot be held accountable for the property owner's lack of investment in his or her side of the service.

Approval of the March 21, 2016 Town Council Meeting Minutes:

Diana Oliver **moved** for the approval of the March 21, 2016 Council meeting minutes. Jason Brausen **seconded the motion, the motion passed.**

Approval of Claims & Payroll:

Diana Oliver **moved** for approval of the March 22, 2016 – April 18, 2016 claims of **\$4,455.79** & payroll of **\$4,937.65** totaling **\$9,393.44**
Noreen Ewing **seconded the motion, the motion passed.**

CHECK REGISTER

Town Of Farmington Time: 18:35:26 Date: 04/14/2016
MCAG #: 0806 03/22/2016 To: 04/18/2016 Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
202	04/01/2016	Payroll	1	EFT	DIVISION OF CHILD SUPPORT DSHS	100.00	03/01/2016 To 03/31/2016 - DSHS - Child Support
203	03/31/2016	Payroll	1	EFT	Internal Revenue Service	844.14	941 Deposit For 03/01/2016 - 03/31/2016
204	03/31/2016	Payroll	1	EFT	Department Of Labor & Industries	509.45	1ST Quarter 01/01/2016 - 03/31/2016
205	03/31/2016	Payroll	1	EFT	Employment Security Department	23.44	Unemployment Quarterly Report
207	04/03/2016	Claims	1	EFT	Department of Revenue	715.71	State Excise Tax For Qtr 1 2016
197	03/31/2016	Payroll	1	1659	Barbara Dial-Flomer	385.34	3/16/2016 Thru 3/31/2016
198	03/31/2016	Payroll	1	1660	Robert Hill	35.79	Gross = 1/2 Of \$77.50 Brian Westagate Re-Roof
199	03/31/2016	Payroll	1	1661	Todd Lobdell	409.54	3/1/2016 Thru 3/31/2016
200	03/31/2016	Payroll	1	1662	Cody Lord	735.99	03/16/2016 Thru 03/31/2016
201	03/31/2016	Payroll	1	1663	George Martzall	885.47	03/01/2016 Thru 03/31/2016
227	04/15/2016	Payroll	1	1664	Barbara Dial-Flomer	385.34	04/01/2016 thru 04/15/2016
228	04/15/2016	Payroll	1	1665	Cody Lord	623.15	04/01/2016 thru 04/15/2016
196	03/31/2016	Claims	1	5848	Barney Buckley	50.00	March 2016 Waste Water Operator Services
233	04/18/2016	Claims	1	5849	Anatek Labs, Inc.	360.00	2016 March - Water Sampling And Pine Creek Testing
234	04/18/2016	Claims	1	5850	Avista Utilities	1,483.27	2016 March - Avista Charges
235	04/18/2016	Claims	1	5851	Bank Of Fairfield	724.80	2016 March - VISA Charges
236	04/18/2016	Claims	1	5852	Bishop Law Office	200.00	2016 March - Legal Retainer
237	04/18/2016	Claims	1	5853	Cougar Graphics	43.34	Town Of Farmington FOR DEPOSIT Stamp
238	04/18/2016	Claims	1	5854	Empire Disposal	40.07	2016 March - Garbage Collection
239	04/18/2016	Claims	1	5855	Frontier Communications NW, Inc.	113.00	Phone Charges Thru 4/7/2016
240	04/18/2016	Claims	1	5856	H.D. Fowler Company	155.10	2016 March - Water Supplies For Co-Ag Repair
241	04/18/2016	Claims	1	5857	Palouse Hills L.L.C.	161.70	2016 April - Waterline Repair Near Co-Ag
242	04/18/2016	Claims	1	5858	Tekoa Hardware & Supply	18.06	2016 March - Charges
243	04/18/2016	Claims	1	5859	Town Of Farmington	217.86	2016 March - Water And Sewer Service Town Of Farmington Accts. # 85, # 465, And #546
244	04/18/2016	Claims	1	5860	Crossett's	172.88	2016 April - Supplies
						3,968.72	
001 Current Expense						1,293.24	
101 City Street						2,264.08	
401 Water Fund						1,867.40	
409 Sewer Fund							
						9,393.44	Claims: 4,455.79
							Payroll: 4,937.65

Approval of Treasurer's Report:

Jason Brausen **moved** for approval of the March 2016 Treasurers Report showing Farmington with a **\$191,542.07** cash balance. **\$101,926.26** in checking and **\$89,615.81** in the MMDA account. Diana Oliver **seconded the motion, the motion passed.**

Resolution 372-16:

Diana Oliver **moved** for approval of Resolution 372-16 - EXCESS LEVY PROPOSITIONS:

Proposition 1 - to finance street maintenance and repair and street improvements for the Town of Farmington. This proposition would authorize the town to collect an excess property tax levy upon all taxable property within the town in the amount of \$12,000.00, an estimated \$1.38 or less per \$1,000.00 of assessed value in the year 2016 for collection in 2017 and **Proposition 2** - a proposition to finance the current expense fund for the Town of Farmington. This proposition would authorize the town to collect an excess property tax levy upon all taxable property within the town in the amount of \$8,000.00, an estimated \$.92 or less per \$1,000.00 of assessed value in the year 2016 for collection in 2017. Noreen Ewing **seconded the motion, the motion passed.**

Council Comments:

Noting that Well #2 is currently out of service, Councilmember Jason Brausen questioned where the money will come from in the event the well is in need of major repairs. Mayor Baker stated that will be a decision for the council to make once the extent of the problem at the Well is known. Mayor Baker stated that Todd Lobdell, Farmington's water operator will collect 3 bids for the necessary repairs, and those bids will be presented to the Council at their May 16th meeting. It will take a Well specialist to diagnose the problem which is speculated to possibly be the vary Drive or the entire pump mechanism (which has not been pulled nor checked for several years) The 2015 catastrophic bid from Strom Electric in Troy, ID for repairs was in the \$16,000.00 range.

Councilmember Jason Brausen asked that the Town's maintenance employee be counseled about blowing rocks and debris off the streets and sidewalks into the resident's yards.

Councilmember Noreen Ewing reported that she has received one fencing quote for the additional necessary parts and installation of the chain link fencing at the Children's Playground Park, from Wilder Fencing in Moscow, ID for \$4204.00. She is expecting a quote from Quality Fencing in Princeton, ID and another from Pearson Fencing in Colfax. John Pearson advised Noreen that should his company be awarded the job, he would need a waiver releasing his company from responsibility for the portion of materials used which were not purchased from his fencing company.

Councilmember Noreen Ewing reminded everyone that the Town's 2nd annual Arbor Day Celebration will take place on Saturday the 30th of April beginning at 2:00 PM with a tree planting ceremony in the park.

Clerk-Treasurer Comments:

- Records Retention:
Treasurer Cody Lord advised the Council that he has prepared Farmington's older records for transport to the State Archives Office in Cheney, WA where they will be stored in a fire protected pressurized vault. City Hall will house only the most current of the Town's records as per the State of Washington's records retention schedule. Mayor Baker stated that he will appoint Councilmember Joel Abbott as the records retention liaison officer to work in conjunction with Cody on the retention and transfer of records.
- Cody Lord gave the Council a summary of Farmington's first quarter financial position which is right in line with all projections.
- Late Notice Reversal Request:
Treasurer Cody Lord presented the Council with a request from the Wolff-Kiehle's for the reversal of a \$20.00 late fee which was assessed to their water account in March due to a late payment. Jason Brausen **moved** for the reversal of the late fee on the Kiehle-Wolff water bill. Noreen Ewing **seconded the motion, the motion passed.**

Mayor Comments:

- Mayor Baker advised the Council that the water line leak in the area of Co-Ag has been repaired and that the area west of the tanks is being monitored for a possible leak. Councilmember Ewing questioned whether or not it would be more cost effective to replace the entire water line (approximately 1000 feet of pipe) rather than to continually patch the holes. Mayor Baker stated that would be the preferred solution, however it all comes down to prioritizing the water fund's expenditures by level of urgency.
- Mayor Baker asked that in the future, all complaints regarding Town employees be addressed to him personally in a private forum, either by E-mail or a personal phone call.
- The Mayor reminded the Council that \$4,000.00 was set aside in the 2016 budget to be used on either dust abatement or the purchase of more gravel. It was agreed that 5th Street and 2nd Street are the two busiest Streets in Farmington during the summer months. Cody Lord advised the Council that Lyman Dust Control was able to treat all of the gravel streets in Garfield with dust abatement material last summer for \$3,200.00 total. The Council asked Cody to obtain a price estimate from Lyman to treat Farmington's approximately 3 miles of gravel roadways. Cody agreed to report his findings at the May meeting.
- Mayor Baker asked Cody Lord to explain the concept of "Volunteering" to assist a governmental agency (ie a Town) to anyone who may be questioning the process. Cody stated that volunteers should never be used to assist with public works projects due to the liability involved on both sides. He further stated that it is an extremely poor management practice (and essentially not feasible) to make payroll adjustments, by adding citizens who want to volunteer their services to the town, to the Town's payroll to make them eligible for L&I benefits.

Meeting adjourned 7:30 PM

David L. Baker, Mayor

Attest: _____
Barbara Dial-Flomer, Clerk-Treasurer
Town of Farmington
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Monday, April 18, 2016 - Farmington Community Center
6:00 PM - 7:30 PM