

Town of Farmington
Open Public Hearing: 2017 Revenue Sources & 2017 Preliminary Budget Hearing
Regular Town Council Meeting
October 17th, 2016
Farmington Community Center
6:00 PM – 7:30 PM

Roll Call:

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

Visitors:

Katherine Barnes-Pawson, Mark Hellinger, George Martzall, Don Schaffer, Karen Kiessling and Mary Collins.

Open Public Hearing:

• **2017 Revenue Sources:**

The public hearing for revenue sources was opened at 6:00 P.M. Resolution 377-16 - Revenue Resources, Jason Brausen motioned for the collection of the 1% Tax Allowable Per RCW 84.55.120 of the 2016 property tax amount collected totaling \$34,783 (approximately \$347.00) to be collected in 2017. Diana Oliver seconded the motion, the motion passed

• **2017 Preliminary Budget Hearing:**

Treasurer Cody Lord presented the preliminary budget to the council. Farmington's revenues and expenditures are expected to remain close to those of 2016, and therefore the budget did not undergo many significant changes from 2016 to 2017. Cody noted that the proposed 2017 budget was written assuming that the Street Levy will pass and does not allow for any allocations to go toward either Jail/Storage Building rehabilitation or a Well Two Pump/Vary Drive project.

Close Public Hearing:

Farmington's open public hearing for the 2017 Revenue Sources and the 2017 Preliminary Budget was closed at 6:10 PM.

Open Regular Council Meeting:

Farmington's Regular Town Council Meeting was called to order at 6:10 PM.

Approval of the September 19th, 2016 Regular Town Council Meeting Minutes:

Jason Brausen moved for approval of the September 19th, 2016 Regular Council Meeting minutes. Diana Oliver seconded the motion, the motion passed.

Approval of Claims & Payroll:

Jason Brausen moved for approval of the September 20th, 2016 through October 17th, 2016 claims of \$5,361.01 & payroll of \$5,683.52 totaling \$11,044.53. Diana Oliver seconded the motion, the motion passed.

CHECK REGISTER						Time: 10:51:02	Date: 10/14/2016
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MCAG #: 0806						09/20/2016 To: 10/17/2016	
Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
629	09/30/2016	Payroll	1	EFT	DIVISION OF CHILD SUPPORT DSHS	100.00	09/01/2016 To 09/30/2016 - DSHS - Child Support
630	09/30/2016	Payroll	1	EFT	Internal Revenue Service	1,019.30	941 Deposit For 09/01/2016 - 09/30/2016
632	10/01/2016	Payroll	1	EFT	Department Of Labor & Industries	645.20	3RD Quarter 07/01/2016 - 09/30/2016
633	10/01/2016	Payroll	1	EFT	Employment Security Department	27.70	Unemployment Quarterly Report
642	10/07/2016	Claims	1	EFT	Department of Revenue	698.04	2016 3rd Quarter Excise Tax
623	09/30/2016	Payroll	1	1698	Barbara Dial-Flomer	499.18	09/16/2016 thru 09/30/2016
624	09/30/2016	Payroll	1	1699	Robert Hill	90.16	50% Of Building Permit 000032
625	09/30/2016	Payroll	1	1700	Todd Lobdell	463.42	09/01/2016 Thru 09/30/2016
626	09/30/2016	Payroll	1	1701	Cody Lord	700.86	09/16/2016 thru 09/30/2016
627	09/30/2016	Payroll	1	1702	George Martzall	1,185.62	09/01/2016 Thru 09/30/2016
648	10/15/2016	Payroll	1	1703	Barbara Dial-Flomer	385.34	10/01/2016 thru 10/15/2016
649	10/15/2016	Payroll	1	1704	Cody Lord	566.74	10/01/2016 thru 10/15/2016
628	09/30/2016	Claims	1	5938	Bamey Buckley	50.00	September 2016 Waste Water Operator Services
654	10/17/2016	Claims	1	5939	Ace Elliott Land	238.24	2016 September - Water & Sewer Supplies
655	10/17/2016	Claims	1	5940	Anatek Labs, Inc.	20.00	2016 September - Water Sampling
656	10/17/2016	Claims	1	5941	Avista Utilities	1,520.46	2016 September - Avista Utility
657	10/17/2016	Claims	1	5942	Bishop Law Office	200.00	2016 September - Legal
658	10/17/2016	Claims	1	5943	Crossett's	60.59	2016 September - Community Center Supplies
659	10/17/2016	Claims	1	5944	Department Of Ecology	980.71	2016-2017 - Annual Biosolids Permit Fee
660	10/17/2016	Claims	1	5945	Empire Disposal	40.07	2016 September Garbage Collection
661	10/17/2016	Claims	1	5946	Frontier Communications NW, Inc.	110.07	September 2016 Phone Fax And Internet Charges
662	10/17/2016	Claims	1	5947	John Deere Financial	30.08	2016 September - Tractor Grease
663	10/17/2016	Claims	1	5948	Palouse Hills L.L.C.	961.04	2016 September - Excavation On Water Leaks Potter And Wilbur Ellis
664	10/17/2016	Claims	1	5949	Town Of Farmington	240.00	2016 September - Town Of Farmington's Water And Sewer Consumption
665	10/17/2016	Claims	1	5950	VISA	211.71	Keys And Fuel Purchased
001 Current Expense						3,464.40	
101 City Street						1,441.12	
401 Water Fund						3,656.50	
409 Sewer Fund						2,482.51	
						11,044.53	Claims: 5,361.01 Payroll: 5,683.52

Approval of September’s Treasurer’s Report:

Noreen Ewing moved for approval of the **September 2016 Treasurers Report** showing Farmington with a cash balance of **\$219,554.47. \$129,893.72** in checking and **\$89,660.75** in the MMDA account. Jason Brausen **seconded the motion, the motion passed.**

The League of Women Voters of Pullman - Whitman County Poverty Study Results:

Karen Kiessling and Mary Collins from the Pullman Chapter of the League of Women Voters presented the council with the results of a two year study done by the LWV on Poverty in Whitman County.

Old Business:

- **1971 F900 Ford Fire Truck: Joel Abbot and Brian Oliver**

This topic was tabled until the November 21st Council Meeting as Councilman Oliver nor Councilman Abbott were present at tonight’s meeting.

- **Jail-Storage Building Restoration Bids: Mayor Baker**

A verbal quote was received from Zack with Iron Mountain Construction for \$15,000.00. A written bid was received from Authentic Restoration Services, Inc. for \$22,285.35. This topic was tabled until the November 21st Council Meeting when a full council should be in attendance.

Hourly Pay Rate Increase – Water Operator Todd Lobdell:

Jason Brausen **moved** for the increase of the Water Operator’s hourly pay rate from \$11.67 per hour to \$13.00 per hour. Diana Oliver **seconded the motion, the motion passed.**

Resolution 380-16 Setting Employee Salaries for 2016-2017:

Jason Brausen **moved** for approval of **Resolution 380-16 Setting Employee Salaries for 2016-2017.** Diana Oliver **seconded the motion, the motion passed. 2016-2017 Salaries shall be set as follows:**

- Clerk Treasurer - \$ 18.25 Per Hour
- Grounds-Maintenance - \$13.00 Per Hour
- Water Operator - \$13.00 Per Hour
- Sewer Maintenance - \$50.00 Per Month
- Building Inspector – 50% Of All Permits Sold
- Snow Plow Operator - \$16.00 Per Hour

Opening of Sealed Bids:

- **Twenty Six (26) Bags of Sakrete Concrete Mix:**

Mayor Baker opened the one sealed bid received on the Twenty Six (26) Bags of Sakrete Concrete Mix, Brian Westgate placed the winning bid of \$76.00.

Clerk-Treasurer Comments:

Treasurer Cody Lord reported that 80% into the 2016 budget year, Farmington is right on target with revenues and expenditures.

Council’s Comments:

None.

Mayor’s Comments:

- **Water Issues:**

Jamie & Heather Lopez are requesting that they be provided adequate water pressure as soon as possible as they were promised that their water pressure would be restored before the end of the summer. The Lopez water project was pushed back when water lines at Porter’s and Co-Ag took presentence due to water line breakages.

Julie Bussing is requesting an audit of the valves affecting her water service to make certain one was not inadvertently turned down. She has new 1” pipe from the main valve and has checked her lines. Julie reports a marked change in her water pressure from mid-summer through the current date. Water operator Lobdell is slated to investigate this issue in the very near future.

Chris Barfus reported that his new water meter is full of water following a week of rain fall. Chris was advised that this is not surprising due to the disturbance of the ground when his new meter was recently installed. Water Operator Lobdell will check the situation.

Pump & Vary Drive Bids:

Mayor Baker advised the Council that prior to their November 21st Meeting he will contact vendors and obtain bids for the purchase and installation of the proper size Vary Drive for Well Two, he will also obtain quotes for the purchase and installation of an entirely new pump for Well Two.

Citizen Comments:

Methodist Church Proposal:

Cody Lord made a proposal for the use of the town owned Methodist Church building in Farmington. The church was gifted to the town in 2009, and clause was mysteriously added to the quit claim deed that reads: SUBJECT TO the restriction that the grantee shall not sell or otherwise dispose of the property any time before October 1, 2024. This clause has, and continues to present an obstacle for the Town of Farmington since the town does not have the financial ability nor the manpower to remodel the space into something that is usable for the town, or even the resources to maintain the structure in a proper manner. Community members would like to see this historic building rehabilitated and maintained, and are uncomfortable that this building is slated to do nothing more than sit and deteriorate until October of 2024 at which time it will most likely have to be destroyed due to the natural progression of deterioration which happens to a building when it sits without any attention or maintenance for over fifteen years. It's common knowledge that small towns all too often see their historic buildings being abandoned or surrendered due to both the time and financial commitment involved in their up-keep. These buildings quickly deteriorate to the point of becoming eye sores and often times become a liability issue to the town government, and more often than not, end up being destroyed due to dilapidation. Cody's thought for the church is to remodel it into a storybook themed venue that can be leased by people in the community and the surrounding area for events such as weddings, family reunions, community gatherings, holiday celebrations, funerals and numerous other types of events. However, Cody stated that before any of that could safely or legally occur, the space needs serious repair. Cody further stated that the transition of the building into a usable space will not be a cheap endeavor and will require a major commitment on his part to get the manual labor completed. Some of the things that are needed immediately are:

- Adding gutters on the roof to move water away from the concrete foundation
- Moss removal from the roof
- Abatement of the mold in the basement and installation of new walls
- Repair and replace windows
- New energy efficient heating system
- Full Paint job inside and outside the building
- Siding repair on South side of the structure
- Full demo and replacement of men's and women's restrooms
- Update the electrical
- Update the plumbing

Long term projects would include:

- Water proofing the foundation from the exterior
- Full replacement of the kitchen
- Landscape the exterior to make it appear more attractive
- Adding handicap access so that it is fully accessible to the event attendees
- Adding design elements of a storybook setting to make it more attractive and desirable as a venue.

It was agreed that something has to be done **SOON** in order to salvage the structure, and that the project will be lengthy, time consuming and costly, and because the town is not in a position to sell the space or pay to upkeep and use the space, Cody proposed to the Farmington Town Council, that the Farmington Town council allow him to lease the church building with an option to purchase it in October 2024. He asked to lease the space for \$300 annually up until Oct. 1, 2024 at which time he would exercise the option to purchase the church from the town for \$35,000.00. During the time of the lease Cody would be responsible for all expenses including taxes, insurance, utilities, and expenditures to enhance the property. Cody asked that the council take into consideration that he will be investing his time and personal resources to make this a viable agreement and the building a structure that can be mortgaged at the completion of the lease. Cody stated that the \$35,000.00 offered to purchase the church on Oct. 1, 2024 is double the fair market value of the space as it sits at this time.

During the length of the lease Cody would agree to continue to enhance the appearance of the structure and its grounds, thus increasing the value of the property. Cody also stated that during the length of the lease, the property will be used as an event venue which will be conducted professionally and with consideration to the surrounding neighbors and to the community. Clerk Dial-Flomer consulted with the town's attorney to see if a lease-option would be contractually feasible. Bishop Law Office advised her that they see no reason why it would not be, based on the language added to the Quit Claim Deed. Council found Mr. Lord's proposal to be very appealing and in order to allow time for others to come forward to present alternative viable options for the space, Council asked to revisit this issue at their November 21st meeting at which time they will make a final decision on Cody's proposal.

Proposed Special Limited Water Consumption Rate:

Mark Hellinger asked the Council to consider a "Seasonal Use Water Rate" for patrons who would only use water seasonally for watering animals or produce. Mayor Baker advised Mark that the Council will need some time to consider this idea but will make a decision on his request in early 2017.

Meeting adjourned at 7:30

Mayor David L. Baker

Attest: _____

Barbara Dial-Flomer, Clerk-Treasurer

Town of Farmington

Regular Town Council Meeting

Monday, October 17th, 2016 - Farmington Community Center

6:00 PM – 7:30 PM