

**Town of Garfield
TOWN COUNCIL
REGULAR COUNCIL MEETING**

March 10th, 2021 - 7:00 PM

405 W California

Public Phone in Option: 1-904-580-9870 PIN: 312 726 764#

CALL TO ORDER: Mayor Pfaff called the meeting to order at 7:00 pm.

ROLL CALL: Mayor Pfaff, Council Members: Neal Leon, Mike Olsen, Cande Hasenoehrl and Tom Tevlin, Staff: Clerk/Treasurer: Cody Lord, Public Works: Shon Clark, Marshal's Office: Joe Handley Absent: Jesse Parkins

INTRODUCTION OF GUEST: Josh and Kyra Hightree, Alice Lane, Windy Tevlin, Teria Manzano, Connie Schaut, Christopher Marshall, Eric and Andrea Mills, Dan Richards, Marti Masten, and Cam and Jennifer Heusser.

Mayor Pfaff explained that most people were in attendance for the Josh and Kyra Hightree proposal and said he would give Josh for the floor for 15 mins. Josh handed council a printed version of his PowerPoint presentation which is on file at town hall. Josh explained the creation of their farm endeavor was because of an illness that he overcame, to fulfill the needs of his family, to fill a void in the locally sourced food market within Garfield and because of his family's religious convictions. Josh proposed instead of the town following current ordinances that limit density of animals, that council take into consideration the size and proximity of his property and how it could benefit the town as a whole. He believes the best option is for the council to take up and amend or abolish current ordinances and put in place new modern ones with allowance for properties with favorable lot size and proximity but that restrict other families from doing the same thing based on the size of acreage, claiming not many families in the town proximity have 5 acres or more so would not be a candidate to have such a similar arrangement. Josh feels that by allowing this, it could invigorate things like a small local farmers market, a brewery, renewed interest in guests coming to town, and provide a learning experience for the citizens of Garfield.

Mayor Pfaff explained to the audience there isn't just an easy fix for what the Hightrees are asking. Seven ordinances would need to be changed in order for them to be able to do what they are suggesting. Currently the animal ordinance has been in place since 1941 and only amended in 2011 to exclude roosters in town limits. The limits on chickens and pigs are 10 maximum chickens, and zero pigs allowed within the town limits. In addition to the ordinance changes, there would need to be two zoning changes, and if the town makes this accommodation, they would need to make it for everyone within town limits. Mayor Pfaff said he called various towns and asked them what their policies were on animals within town limits. Currently, no surrounding town allow pigs, most allow chickens but in very limited numbers. Mayor Pfaff asked the audience with a show of hands who was for and against the proposed idea Josh was presenting. 5 were in support and 5 were against the idea.

Community members were given an opportunity to express their concerns or support while the council listened. Some of the community member expressed the desire to have something that was going to grow the community and provide for the town and would like to see another business in town where guests could come and have an interactive experience. They were also excited about the thought of having locally grown and sourced food that was economical and natural. Other members of the community were apprehensive to have so many animals so close to town and said it could be smelly, bring unwanted animals, and even lead to a property value decline for neighboring homes. There was concern about changing ordinances for the Hightrees which would then allow more families surrounding town be able to do this same thing but also, there may be community members who would come forward and ask for other ordinances to be altered. Several community members said they weren't opposed to a small farm but that pigs were not a consideration for them. Several letters of support and concern were delivered to town hall and disseminated to the council for observation.

Councilmembers talked about their concerns and gave feedback. Mike Olsen said he knows that all the councilmembers would like to support the success of another business but they must also keep in mind the community that lives here as well. Possibly the Hightrees can propose something that is feasible for them and their neighbors, maybe swapping something like goats for pigs since pigs don't seem to be a real favorable prospect for the town. Neal Leon explained why the ordinances were put into place in 1941 and when he arrived here there were several families in town with animals and horses. Nuisances were dealt with and so ordinances were put into place to handle the nuisances. Now the Hightrees are asking the council to revert to pre-1941 standards and he is not in support of this. Cande Hasenoehrl has concerns about the other businesses that Josh is proposing and says there could likely be zoning conflicts with those as well. She is also concerned about the water runoff in the spring through the draw where the pigs will be housed and possibly this runoff will make its way to town. Tom Tevlin said he believes that the numbers that they are proposing would be better suited for a farm outside of town and not within the town limits.

Mayor Pfaff said there is a big difference between sustenance farming and production farming. What Josh and Kyra are presenting is production farming. They should be able to have enough animals to provide for their family but if they are wanting to be a farm producer, they should be located in the county where this is permissible like all the other pig and chicken production operations. Mayor Pfaff asked if the council would like to act tonight and the council decided they will do a little more research and talking with members of the community within the next two weeks and take it up again at the next council meeting. Josh closed by saying they would be willing to start with 5 pigs if permissible and have the council up to see how that is going and then evolve from there if it was approved. They are willing to make accommodations but ask that the council also recognize there is a cost to doing business and there are certain numbers that will simply not be profitable for them.

APPROVAL OF MEETING MINUTES:

Mike Olsen **MOVED** to approve the minutes of the Regular Council Meeting February 24th, 2021. Neal Leon **seconded the motion and the motion carried unanimously.**

POLICE REPORT:

Marshal Handley submitted a written report and said that a little later in the agenda the revised dog and cat ordinance is on the table and he would like to see that get enacted so that he can start to act on the cat issues within town.

PUBLIC WORKS REPORT: Shon Clark for Public Works

Water

A water leak was repaired on 8th and Main Street.

Sewer

Everything operating as normal.

Garbage

Everything operating as normal.

Streets

They will begin working on the roads soon with grading, filling pot holes and street sweeping. They haven't had an opportunity to run the street sweeper yet since it was sent to Spokane for repairs.

OLD BUSINESS:

- Hightree's Zoning and Animal Density (talked about at the opening of the meeting).

NEW BUSINESS:

- **ORDINANCE 479-N Amending Ordinance to Regulate Dogs and Cats in Town**

Mayor Pfaff explained there is a feral cat issue in town and the dog ordinance was amended to also include cats with some new guidelines on fines and trapping to be taken to the human society under a trap/neuter/release program. Alice Lane said she believed this to be a great disservice to the elderly population in town. Marshal Handley responded to Alice's concern of the animal going to a kill shelter and said if they are a feral cat, they will be spayed or neutered and rehomed or brought back to the community. Marshal Handley also clarified if he is having to write a citation for an animal violation, it is likely because he has had several encounters where the animal has been a nuisance and warnings were given. Mike Olsen also clarified this is something that gives the town recourse to deal with animal owners who don't take care of their pets. Most people would handle these situations cooperatively but if they don't, then there is some recourse to be able to take-action and solve the situation. Cande Hasenoehrl **MOVED** to approve Ordinance 479-N amending the dog and cat ordinance within the Town of Garfield. Mike Olsen **seconded the motion and the motion carried.** Tom Tevlin was a Nay vote.

Alice Lane asked the town council if they would consider picking up everyone's leaves in town when they fall stating they could be moved to the street and the street sweeper could be used to collect them. Mayor Pfaff said this would not be taking place, they are property owners leaves and you will have to deal with them. Shon Clark also stated that the street sweeper is not equipped to suck up the leaves. There was also some concern about how quickly the cardboard recycling bin fills up and Shon explained the

county is the agency responsible for hauling off full and bringing back empty containers, so the town is at their mercy. He tries to give the county plenty of heads up so that the town can have an empty available container back as soon as possible.

FINANCIAL: Approval of checks

Tom Tevlin **MOVED** to approve payment of bills. Cande Hasenoehrl **seconded the motion and the motion carried unanimously.**

Payroll: Checks 14653-14658 PLUS EFT AWC & DRS

Total = \$13,220.76

Claims: Checks 14659-14674

Total = \$17,021.03

Total of Payroll & Claims = \$30,241.79

ADJOURN:

Cande Hasenoehrl **MOVED** to adjourn the meeting. Tom Tevlin seconded the motion and the motion carried unanimously. The council meeting was adjourned at 8:25 pm.



Jarrod Pfaff – Mayor

ATTEST:


Cody Lord – Clerk/Treasurer