

**Town of Garfield**  
**TOWN COUNCIL PUBLIC HEARING and**  
**REGULAR MEETING MINUTES Preliminary Draft**  
**Town Hall – July 8, 2015**

**CALL TO ORDER:** Mayor Ray McCown called the meeting to order at 7:00 PM

**ROLL CALL:** Mayor Ray McCown, David Jones, Sharon Schnebly, Daymon Marple, Mark Young and Tim Southern. Staff: Public Works Assistant Brad Hasenoehrl, and Public Works Assistant Mark Phillips  
Absent: Cody Lord, Tammy Howard taking minutes for the town.

**PUBLIC HEARING:** Six Year Street Plan for 2016-2021

Ray opened the Public Hearing at 7:00 pm.

Sandra Cavallo asked if consideration has been made for plumbing under the streets to be updated when the streets are repaired or replaced.

Ray said no, without grant funding it is not an option – we have to deal with things as they come up.

Tim Southern **MOVED** to approve the Six Year Street Plan. Mark Young seconded the motion and the motion carried unanimously.

The public hearing was closed at 7:06 pm.

**GUESTS** Joseph Hojnacki with Apollo, Sandra Cavallo, Neal Leon, Scott Bowman and Mike Fuentes.

Ray turned the floor over to Joseph Hojnacki of Apollo Solutions Group, who handed out a presentation folder to the mayor and each council member. Joseph introduced Mike Fuentes, the business manager at Apollo who joined us for the meeting.

Apollo would like to work with the town to improve infrastructure with energy efficiency. He compared Garfield to Pateros (population 600) who they have worked with and have helped gain grant funds and work on a lighting retrofit for their tennis court and the park along the river. They also had aging pumps and sewer treatment plant. Apollo assisted them to obtain a \$500,000 grant – so they have replaced their pumps and are now looking at an energy reduction plan with solar power.

Tim asked for clarification regarding whether Apollo would be replacing the town's civil engineer or if they would work with them. Mike explained that they would work as project engineer, working with the town's civil engineer, they do not compete with existing engineers, but instead they work with them to find grant funds and energy savings.

Ray asked, what can you do for us? (Ray noted that the street light project that neighboring communities have already completed will be down the road for Garfield – possibly in 2017.)

Joseph said that there are a number of things that could be improved for Garfield. Wells could be updated, waste water treatment plant upgrades, improvements to HVAC systems, heating systems and building lighting, water meters, and any equipment that uses energy: oil, gas, water, electricity. They would tailor Garfield's needs to available grant opportunities.

They would weigh the potential for costs with the opportunities for savings and the available grant monies. An example was new water meters. They would read more accurately bringing in 5 to 8% more income. The updated system could locate leaks and non-income water use. The meters could be read electronically, using less manpower.

Tim commented that upfront costs may be returned to us at a rate of about 20% per year but with loans and interest, we aren't seeing cost benefits for 7 years.

Joseph shared an example in Prosser who got a low interest loan from the County Treasurer. The energy savings paid the loan payments and helped absorb inflation in energy costs.

Mike went on to say the Apollo guarantees the savings during the loan term. If the Town does not save enough, Apollo will pay the difference. That is what performance contracting is.

Ray – We are willing to go along with Apollo if grants can be utilized.

Sharon – Do you have a sample contract we can look at?

Joseph – Engineers will look at things, then a sample copy of a contract can be provided.

Mike – The town's contract would be with the State Attorney General – Apollo then contracts thru them. This provides financial safety for the town.

Ray – There will be no contract until you show us what you can do for us.

Mike – We have no problem with that. We will look at Avista bills and energy use the water meter project if the town is interested.

Sandra – Would this water meter project increase costs to residents? If we reduce non-revenue water and find solutions and end up saving money will the bills go down or do the coffers get bigger?

Tim & Ray – We just don't know.

Joseph concluded his presentation at 7:40 pm.

Sandra asked the council if all these planned improvements reduce our costs, where will the money go. Will the residents see reduced costs?

Sharon – We would like to look at passing the savings on.

Sandra – I feel that the entire community is at risk.

Tim – the budget currently doesn't have money to play with. I'm inclined to think we would build reserves first to provide for equipment failure or repairs. Then long term see about savings to the residents.

**APPROVAL OF MINUTES:** Sharon Schnebly **MOVED** to approve the minutes of the Regular Council Meeting June 10<sup>th</sup>, 2015. Tim Southern seconded the motion and the motion carried unanimously.

**POLICE DEPARTMENT REPORT:** Officer Merry present for the Police Department

Police Report – Joe Merry reported that it was a calm 4<sup>th</sup> of July. There were 6 to 8 locations with well-mannered fireworks. In the past couple of weeks they have been responding to domestic assaults – shots fired – search warrant for drugs.

**PUBLIC WORKS REPORT:** Brad Hasenoehrl and Mark Phillips present for the Public Works Department

**Water-** Brad reported that we have been having problems with the chlorine pump at well 3. Strom Electric may have to come out, but it should still be under warranty.

Daymon – Call them – get it fixed.

Brad said that a water leak has been repaired at 507 Spokane St. It has been backfilled, but they still need to go back and smooth things out more.

They have installed two new meters – at Loves & Pickrons.

**Sewer** - At the sewer plant – 8 valves have been replaced on a seal, and it has solved the problems we have been having. Would it be OK with the council to continue with more valve replacement at a cost of \$200 to \$250?

Damon – Yes, fix it.

Brad brought a battery operated composite sampler that has been slightly used that the Town could purchase for \$1,200. A new one would be around \$4,000. Brad has tried it out, and it works well. Brad mentioned that we have one, but we are required to have two, and this one is better than the one we have.

Brad said that two truckloads of bio-solids have been hauled out. We are down to 18 on the fecal coliform so we are in compliance with DOE.

Daymon – we need to contact DOE to let them know all we have accomplished and that we are in compliance.

**Garbage** – the truck was out of service a couple of weeks ago due to some electrical troubles. It was taken to Spokane for repairs and everything is working much better now.

**Streets** – Two potholes were repaired today.

Oiling for dust control will take place soon. Brad presented 3 bids for the work to the Council.

Tim Southern **MOVED** to hire Lyman Dust Control do oil the town roads since they were the lowest bidder and they have done a good job in the past. Mark Young seconded the motion and the motion carried unanimously.

Neal mentioned that oiling will last longer if you can grade and compact the street first. Brad has contacted the County about grading, but they will not do it until we have some rain. Neal said that if you grade and compact it every year, after a few years you will not have to do it so often.

Mark asked about the fire hydrants in town that are not working. Will they be removed or replaced? There is a list of 5 hydrants that are not working.

Brad said that they need to dig down 6 feet and unbolt the hydrant to exchange or remove it. It is difficult to find the time to do it.

Sharon – We are doing a disservice to the Town to not address this.

Scott Bowman – This is a public safety issue and should be addressed as soon as possible.

Ray – The sewer plant is a priority right now.

Mark also asked about the paint for the doors at the fire station.

Ray – Cody has the color sample, but was not sure who should pay for the paint.

Daymon **MOVED** to have the town purchase the paint for the doors at the fire station. Sharon Schnebly seconded the motion and the motion carried unanimously.

### **OLD BUSINESS:**

#### 1. CDL Expense for New Public Works Employee

Mark Phillips needs to get a CDL, and Ray thinks that the Town should pay for this.

Sandra – If having a CDL was a requirement for the job, then he should have to pay for it himself.

Tim – I agree with this.

David – My feeling is that we should pay for it.

Ray – I think we should pay for it.

Tim – I think I cannot vote for it, because it sets precedence.

Sharon – There is only \$500 in the training budget, and since this would cost about \$3,000, we would have to do a budget amendment.

Daymon – I think a training repayment agreement should be established, so that if he didn't stay with us for at least 2 years, he would have to pay us back.

Ray – I think that we should just do it – Mark Phillips is known for job loyalty.

Tim – But we are setting precedence.

Scott – Putting a requirement on the job after he is hired does not seem fair.

Mark – Before we amend the budget, we have to decide if we are going to pay for this.

David Jones **MOVED** to have the town pay for Mark Phillips CDL license with the agreement that if Mark Phillips leaves before 2 years of employment with the town that he pays back the cost of the class. Mark Young seconded the motion. Those in favor Daymon Marple and those opposed Tim Southern and Sharon Schnebly. The motion carried.

Ray reminded everyone about the idea of a Community Garden. He spoke to Roger Pfaff about using some of his property at the north entrance into Town. The drawback to this property is that it is low, and subject to early frost. Additionally, water would have to be brought out about 100 feet. David volunteered to take the reins and talk to Roger about this. Another option is to consider the property across the street from Mark Young.

Scott – How are you going to come up with the money for it?

Ray – the owners would donate the use of the property, so there would be no cost.

There was more discussion regarding grading the gravel streets. Neal Leon would be willing to do it, using Pfaff's grader. Neal could either become a part-time employee, or contract the job. Neal will bring an estimate to the Council. Brad will work with Neal on accomplishing the grading and scheduling the oiling.

#### **NEW BUSINESS:**

1. Resolution 2015-4 Six Year Street Plan 2016-2021

Tim Southern **MOVED** to approve the Six Year Street Plan for 2016-2021. Mark Young seconded the motion and the motion carried unanimously.

2. Resolution 2015-5 Street Levy Measure (Backup)

Tim Southern **MOVED** to approve the street Levy Measure under Resolution 2015-5. Daymon Marple seconded the motion and the motion carried unanimously.

3. Composite Sampler Purchase for WWTP

Sharon Schnebly **MOVED** to purchase the used composite sampler from Reuel Klempel for \$1,200.00. Daymon Marple seconded the motion and the motion carried unanimously.

4. Crop Dusting in Town

Mark reported that his neighbor Loren Olson had a complaint that a crop duster dusted his home. Mark said that his home & David's home were also dusted. Mark knows this has happened at least three times. The plane flies over the house at about 20 feet, and Mark believes he is breaking several FAA regulations. Mark would like the council to look at resolving this formal complaint. He would like to be able to provide Loren with how to address the problem or who to go to for help.

Sharon – I agree that if we could, we should be helpful to provide contact information.

Mark – We can look at this later, if the council would give it some thought.

Ray – You should talk to Stephen Bishop about it.

#### **FINANCIAL:**

Tim did not feel he could sign the checks because of the payment made out to Reuel Klempel for a consultation performed at the WWTP.

Sandra asked for clarification – is this a case that one person makes the decision and the council doesn't want to pay him?

Ray – I spoke to two members of the council here at this table before I asked him to work on the waste water treatment plant. He did a lot of good work for us that day.

Tim – But it was not a quorum.

Approval of Checks: Daymon Marple **MOVED** to approve the following bills presented to council for payment. Mark Young seconded the motion. Those in favor David Jones, and those opposed Sharon Schnebly and Tim Southern. The motion passed.

Check Register # 11911-11913 PLUS EFTPS	Payroll: \$4,829.60	
Check Register # 11914-11917 PLUS EFT DRS	Payroll: \$6,835.74	
Check Register # EFT DOR	Claims: \$1,543.84	
Check Register # 11918-11919 Qtrly Payroll Taxes	Payroll: \$1,977.72	
Check Register # 11920-11945	Claims: \$20,420.05	Total: \$35,606.95

**ADJOURNMENT:** Daymon Marple **MOVED** to adjourn the meeting 8:27PM. Mark Young seconded the motion and the motion carried unanimously.

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**Ray McCown, Mayor**

**ATTEST:** \_\_\_\_\_  
**Cody Lord, Clerk/Treasurer**