

Town of Garfield
TOWN COUNCIL MEETING MINUTES
February 24, 2010

CALL TO ORDER: Mayor Jarrod Pfaff called the meeting to order at 7:00 p.m.

ROLL CALL: Jarrod Pfaff, Larry Hunt, Tim Southern and Rob Watkins. Staff – Public Works Superintendent David Ulrick, Town Attorney Stephen Bishop, Police Chief Jerry Neumann, Clerk/Treasurer Annie Pillers. Absent: Andrew Flodin and Daymon Marple.

APPROVAL OF MINUTES: Rob Watkins **MOVED** the minutes of February 10, 2010, and February 15, 2010, be approved as written. Tim Southern seconded the motion and the motion carried unanimously.

PUBLIC WORKS: David Ulrick updated council on the following:

1. Water Meter Replacements: Price quotes were received as follows: 3/4 inch meter was \$88.60, with \$2.00 off that price for the epoxy meters and \$5.00 for the low lead; 1 inch meter was \$124.50; 2 inch meter was \$914.29. Dave noted the price was not firm as metal prices were volatile. Rob Watkins asked about the low lead requirement. Dave confirmed it was not yet in place in Washington but would likely be in place soon. He noted the last time the town got the epoxy coated meters it was because there were on sale from a sale that hadn't gone through. Rob Watkins asked if the epoxy would wear off with low flow usage like residences. Dave said they had not had any problems with the current epoxy meters. He noted, however, that if the state required low lead and the town had the epoxy meters they might not meet the standard. Dave had spoken with JE Love's and they agreed they would be fine with a 1 inch meter rather than a 2 inch meter. Dave noted he still had some 2 inch meters out there such as Heusser and Marple. He would be talking with them about switching away from the 2 inch meter. Council approved the purchase of 30 low lead meters. Rob Watkins asked about the number of meters over 40 years old. Dave was not sure of the exact count but said in his time they had changed over about 150 meters. He noted his mother-in-law's meter was since the system was put in place. Mayor Pfaff asked if Public Works could have the 30 meters replaced by the end of March and Dave did not think so. The Mayor asked about April. Dave thought that might be possible. The Mayor said Dave should shoot for the end of June to have replaced the 30 meters. Council agreed if there was a significant difference in water usage this year they would consider replacing another 30 meters, if not they would stick with the intended replacement plan of 30 meters per year.

2. Water Leaks: 4 water leaks had been recently fixed.

3. Gravel: After checking prices, council consensus was to get 500 tons of gravel this year at a price of approximately \$6,000 without tax.

4. Used Sweeper: The sweeper arrived. Dave ordered a manual for it and a set of decals for the gauges. He also ordered filters. The vacuum manual was \$33. The manual for the chassis was \$800 so he did not order this. Rob Watkins noted the town might be able to get the manual on a cd rather than a printed copy for a much lower price. Dave said they are going through it now and changing the oil, transmission fluid, etc. before using it.

5. Pesticide Class: Dave completed his class last week and is awaiting his test results. Perry will take the class next month.

6. Sewer Class: Perry will be taking the sewer operator class in Moses Lake this June.

POLICE DEPARTMENT: Chief of Police Jerry Neumann provided the bi-monthly Garfield Activity Log. Larry Hunt advised Chief Neumann about the potential of speeding cars mid-afternoon after school is out. Chief Neumann agreed to follow up on this with the school and extra patrols. Tim Southern asked how the junk car enforcement was going. Chief Neumann said fine. It was noted Hatter Creek Salvage would take hulk cars. Chief Neumann reported the speed radar trailer was set up near the 2nd Street project to reduce speed and damage to the roadway.

OLD BUSINESS:

1. Ordinance No. 380N – Utility Account Deposit: Mayor Pfaff reported this ordinance came from the council meeting decision to raise the upfront account deposit to equal one month's current bill for water, sewer, and garbage as may be increased. Larry Hunt **MOVED** to adopt Ordinance No. 380N setting the

utility account deposit equal to the-then current monthly fee for water, sewer and garbage. Rob Watkins seconded the motion and the motion carried unanimously.

NEW BUSINESS:

1. Resolution 2010-08 – May 2010 Street Levy Ballot Measure: Mayor Pfaff discussed putting the street levy on May 2010 ballot for the same levy amount as this year, \$55,000. This would give the November ballot if the levy were to fail. Rob Watkins **MOVED** to adopt Resolution 2010-08 setting a one-year excess property tax levy to be used to finance street maintenance and repair and improvements and requesting the Whitman County Auditor place this \$55,000 ballot measure on the May 18, 2010 election. Tim Southern seconded the motion and the motion carried unanimously.

2. Town Sponsorship of Events: Mayor Pfaff reported a recent inquiry from the WRD (Whitman Rural Development) to sponsor May Day. After checking specifically with the insurance company and Stephen Bishop the definitive answer was no. Only the town is covered under its insurance for its events. Another volunteer organization is not covered. Larry Hunt suggested WRD get in insurance. It was noted they were exploring this themselves.

3. Garfield Cemetery District No. 2: Mayor Pfaff reported the Cemetery District did not get their levy on ballot in time for this year. They were asking for a one year deferral on their water bill. Council consensus was to allow up to a one year deferral for the Cemetery District, with the payment due May 2011. Stephen Bishop confirmed interest was not required. He would draft the ordinance for council approval.

4. Ordinance No. 381N – 2010 Zoning Update: Mayor Pfaff reminded council this ordinance was from the first slew of zoning changes done awhile ago. It allowed for an existing residence in the commercial district (he noted Tom Tevlin and Randi Fredrick request) to now stay residential in perpetuity, even if sold. It also allowed for processing of crops grown onsite as a conditional use in Ag 1, 2, and 3, as well as a 10,000 sf minimum lot size for R1; 2 acre minimum lot size for Ag 3; and a minimum of 1,000 sf of living space in the residential zones. Larry Hunt **MOVED** to adopt Ordinance No. 381N amending the Zoning Code, thereby authorizing certain residential uses in the C-1 Zone; providing a conditional use for the processing of crops grown onsite in the AG-1, AG-2, and AG-3 zones; establishing a 10,000 square feet minimum lot size in the R-1 zone and a two acre minimum lot size in the AG-3 zone; and, establishing a minimum requirement of 1,000 square feet of living space for dwellings located in the R-1, R-2, and R-3 zones. Tim Southern seconded the motion and the motion carried unanimously. Stephen Bishop clarified, as the original zoning code was formatted and adopted, it made amendments in that format very difficult. He said normally the protocol is to amend certain sections, repeating that section in the ordinance. Because of the current formatting, it was hard to write, hard to describe, with no sections or subsections, so he used a different format for this ordinance.

5. Ag Zone Considerations: Mayor Pfaff said with the recent plan for development on some of Paul's property, the original change from a 3 acre minimum to a 2 acre minimum in Ag 3 would now need to be a 1 acre minimum. In further review and discussion with Stephen Bishop the Mayor talked about consolidating all 3 Ag zones into 1 Ag zone. Tim Southern agreed and said he never understood why there were 3 Ag zones. The Mayor suggested carrying all the outright uses and conditional uses forward into one zone. He noted this area was the only place for growth. Larry Hunt was supportive. Council consensus was to send the following recommendations to the Planning Commission: change the lot size in Ag 3 from 2 acres to 1 acre and to consider consolidating all three Ag Zones into one Ag Zone carrying forward all the outright and conditional uses.

APPROVAL OF CHECKS/4 QUARTER 2009 SPOILED/VOIDED CHECKS REGISTER: Larry Hunt **MOVED** to approve the following bills presented to council for payment and the 4TH Quarter 2009 Spoiled/Voided Checks Register presented. Tim Southern seconded the motion and the motion carried unanimously.

Check Register #9373-9375 Claims: \$36,483.00 Payroll: \$0 TOTAL: \$36,483.00

Annie Pillers noted check numbers 9373-9375 had been paid between council meetings and that this was

rarely done except in special circumstances – the used chipper, the used street sweeper and the pesticide license test fee.

Check Register #9376-9388 Claims: \$9,099.15 Payroll: \$5,032.04 TOTAL: \$14,131.19

EXECUTIVE SESSION: Larry Hunt **MOVED** to go into Executive Session for personnel – employee performance review, for approximately 45 minutes when the council will reconvene and close the meeting with no additional matters to be discussed or decided upon. All present except the Mayor and Council left the meeting at 7:45 pm.

The council reconvened at 8:15 pm from executive session.

ADJOURNMENT: Larry Hunt **MOVED** to adjourn the meeting at 8:15 p.m. Tim Southern seconded the motion and the motion carried unanimously.

Jarrod Pfaff, Mayor

ATTEST: _____
Annie Pillers, Clerk/Treasurer