

Town of Garfield
TOWN COUNCIL
REGULAR MEETING MINUTES *DRAFT*
Town Hall – January 24, 2018

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

ROLL CALL: Mayor Jarrod Pfaff, Neal Leon, Dave Ulrick, Tom Tevlin, Mark Young and Cande Hasenoerhl were present. Staff: Public Works - Reuel Klempel and Mark Phillips and Clerk-Treasurer Candi Fisher.

GUESTS: Visitors included Scott Lewis from Apollo Solutions, Laurie Meyer, Roger Million, Cheri Curtis, Erin Olsen and Rick Wride.

APPROVAL OF MINUTES: Cande Hasenorehl **MOVED** to approve the minutes of the previous meeting, Neal Leon seconded and the motion carried unanimously. David Ulrick asked if the minutes should be posted on the Town website before being approved by the council. Mayor Pfaff stated it was fine if they were labeled as a draft.

VISITOR COMMENTS:

APOLLO: Scott Lewis - Scott stated the purpose of Apollo Solutions is to reduce energy and lower utility cost. He was tasked to come up with a list of potential projects for the town. That list was subsequently pared down to two projects: 1) Variable Frequency Drive (VFD) and motor on the well pump and 2) 100 kW solar array.

- David Ulrick asked about sites being considered for the solar array. He was told we looked at the recycling facility and gun range but don't want to clog up range area. The recycling center and land near the well pump seem to be the best options. We need to check feasibility of splitting the array over two smaller sites – 100 kW per solar array.
- It was decided to put lighting and heating at town hall on the back burner to focus on variable frequency drive and motor installation on the well pump.
- Grand total for the project cost including 3 years M&V is \$882,190 with \$99,164.00 returned from Avista for utility incentives which is based on the amount of kW hours produced over 8 years. Motor and VFD and controls installation will garner \$7,800 back from Avista.
- Grant request will be \$525,000 dollars with an out of pocket amount of \$357,190 with the amount of utility leverage paid by the utility savings estimated to be \$250,226.00 with a 15-year payback.
- Cash flow was reviewed. This project should be cash neutral to a cash positive situation. Utility incentives could possible push it over the top. Only years 9 and 10 should have a cash negative situation.
- Thus far, much of the work and planning has been done on Apollo's dime. At the next step, Apollo will be able to guarantee cost savings and performance – fencing and gravel is included in project.
- The third stage includes the investment grade audit where Apollo will be able to project guaranteed savings and performance and then apply for grants. Garfield has a good chance to get over \$500,000 of grant monies, according to Scott Lewis. The cost of the audit is already factored in.

David Ulrick **MOVED** to move forward with Apollo's plan, Mark Young seconded and the motion carried unanimously.

Cher Curtis was next to speak. She asked how many dogs a resident can have. Someone in town has 5 dogs. There is no limit, currently, on the number of dogs. She was advised to call the police and they will talk with the owners about the barking. The Mayor plans to speak with Attorney Hanson on the matter.

Erin Olsen attended to answer any questions the council may have about the day care center she runs in the Methodist church. She states they are serving 25 kids and is concerned about continuing to operate at the church. The insurance is in question, and the Olsen's have checked into it and are looking at some options. Currently they are insured under the Methodist Conference. Mayor Pfaff recommends that the town go ahead and buy the church for \$1.00. David Ulrick is not in favor of the town owning another building. Olsen stated that the brickwork and ceiling has been redone. Cheri Curtis brought up the restaurant building and wonders why money isn't put into it to keep it up. Mark Young spoke in favor of taking the church if it is feasible financially. Tom believes the restaurant and the church are not the same issue. Tom said sometimes it is a positive thing to take a risk. Cande stated we need to really promote downtown businesses. Cheri requests to please investigate the financing of it. May will be the last month of church operation.

Cande Hasenorehl **MOVED** to obtain ownership of the church and Neal Leon seconded. All were in favor except David Ulrick who abstained.

POLICE DEPARTMENT REPORT: Chief Jerry Neumann was available to report.

California street cleanup is moving in the right direction.

Trailer Park – Issues are coming up again at the trailer park. He was told to do what needed to be done.

They are continuing in the process of hiring a new officer. The previous candidate declined the current offer.

PUBLIC WORKS REPORT: Reuel reported Diana Washington was here to inspect the sewer plant yesterday and would like a book of the standard operating procedures for the plant. She seemed very pleased with how the plant was running and what had been done. The rain stopped enough so that the plant was functioning at capacity with no violations.

Mark has priced some flow meters and a camera, and Cynthia Wall previously stated DOE will reimburse us for them. David Ulrick brought up cleaning the polishing cell this year. It is on the mayor's list.

OLD BUSINESS: Mark Phillips is getting bids on replacement dumpsters because we could use a couple more.

NEW BUSINESS: Mayor Pfaff appointed members for various boards as follows: 1) Cande Hasenorehl – Fire Board; 2) Tom Tevlin – Planning Commission; 3) Mark Young & Neal Leon - Finance Committee.

FINANCIAL: Mark Young **MOVED** to approve the claims and payroll, Neal Leon **seconded** the motion. It carried unanimously.

CLAIMS	\$7,433.43
PAYROLL & EFT	<u>\$4,691.22</u>
	12,124.65

EXECUTIVE SESSION: The Council went into executive session at 7:40 p.m. to discuss personnel for a period of 30 minutes.

Reuel Klempel agreed to stay employed by the town part-time to help with the WWTP at \$1,500 month for 24 hours per month. Mark Young **MOVED** AND David Ulrick seconded. The motion was approved unanimously.

ADJOURNMENT: Mark Young **MOVED** to adjourn the meeting at 8:20 p.m. Cande Hasenorehl seconded and the motion carried unanimously.

Mayor

ATTEST:

Clerk-Treasurer